

Philadelphia's New Zoning Code

Module 3

Development Standards



Structure of Module 3

14-600 Development Standards

- 601 Dimensional Standards
- 602 Floor Area Bonuses
- 603 Form and Design
- 604 Connectivity and Circulation
- 605 Open Space and Natural Resources
- 606 Landscaping and Trees
- 607 Fencing and Walls
- 608 Outdoor Lighting
- 609 Historic Preservation Standards
- 610 Subdivision Standards

14-700 Parking and Loading

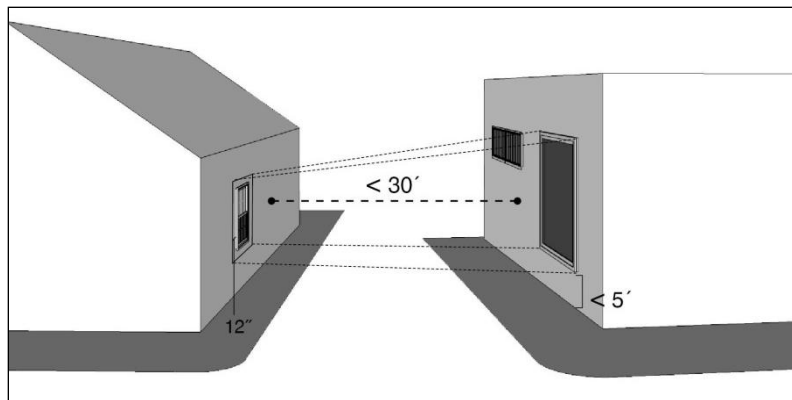
14-800 Signs

14-900 Definitions

Summary of Key Provisions

14-601 Dimensional Standards

- Base densities standardized but not lowered
- Organized all dimensions into three tables
- Simplified measurement of “open space”
- Simplified measurement of setbacks related to “legally required windows”



Summary of Key Provisions

14-602 Floor Area Bonuses

- Current “additional floor area” and “bonus floor area” system simplified into a single list of bonuses
- List of bonuses shortened and sustainability bonus added
- Suggested bonuses currently being tested for cost-effectiveness – bonus amounts will probably change
- Current provisions for Transfer of Development Rights from historic properties deleted because unused

Summary of Key Provisions

14-602 Floor Area Bonuses

Apply to CMX-4 and CMX-5 districts

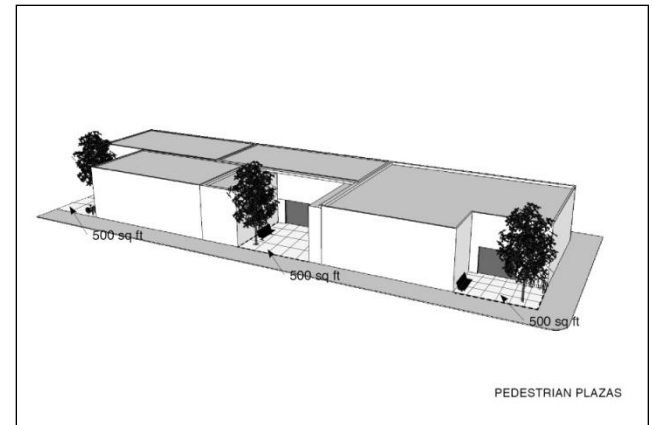
- Public Art
- Open Space/Parks/Plazas
- Affordable Housing
- Through-block Pedestrian Walkways
- Connections and improvements to Transit Concourse/Station
- Underground Accessory Parking and Loading
- Public Restrooms
- LEED certified building (or other green building standard)

1962 provisions for additional floor area in return for setbacks in R-14, R-15, and R-16 deleted

Summary of Key Provisions

14-603 Form and Design

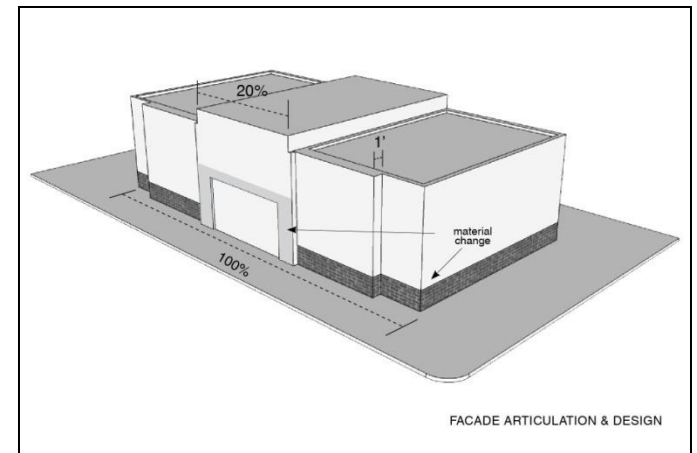
- Apply to all development except single-family detached or semi-detached, duplexes, parks, utilities, urban agriculture
- Separate standards for
 - Attached or Multi-family Residential
 - Commercial or Institutional
 - Large Retail Buildings (Big Box)
 - Industrial
 - Parking Garages



Summary of Key Provisions

14-603 Form and Design

- **Attached residential standards include:**
 - In groups of 10 or more attached houses, each house must have a habitable room on the front of the first floor
 - Parking must be accessed by a rear alley, if available
 - New utility meters must be hidden from street view
- **Multi-Family / Commercial / Institutional standards include:**
 - Building entrance emphasis
 - Façade variation and transparency
 - Pedestrian access routes
 - Bicycle access
- **Big Box standards include:**
 - Pedestrian oriented design / plazas
 - Parking lot design / layout



Summary of Key Provisions

14-604 Connectivity and Circulation

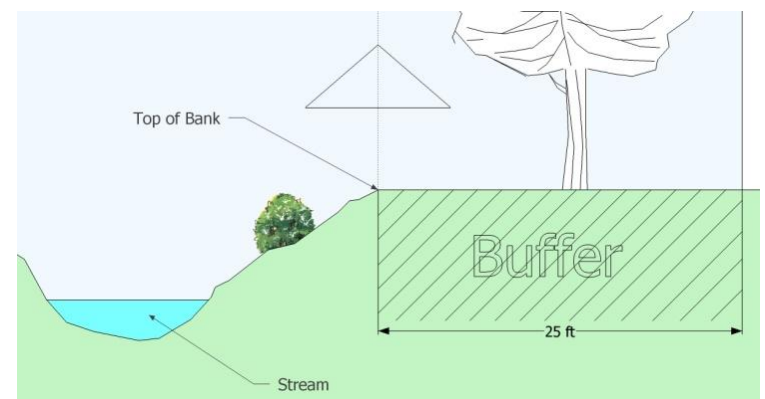
- Apply to all development except single detached, semi-detached, duplex, attached, or certain industrial uses
- Include:
 - ADA compliant site circulation
 - Safe Routes to School compliance
 - Connections to street grid
 - Walkways in multi-building projects
 - Connections to bicycle and pedestrian paths
 - 5 ft. wide sidewalks (both sides except in industrial and park districts)
 - Curb cut and driveway restrictions – carried over



Summary of Key Provisions

14-605 Open Space and Natural Resources

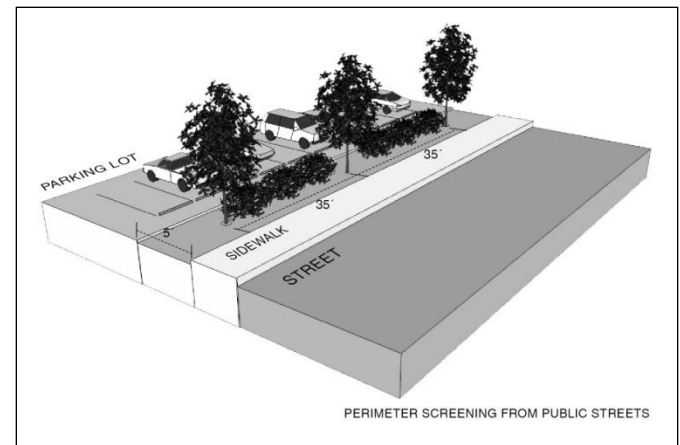
- 10% common open space requirement for most multi-family, commercial, industrial, institutional or public uses on lots larger than 10,000 sq. ft. outside of /CTR and /TOD areas
- Steep slope protections for undeveloped properties with slopes over 15% adjacent to listed rivers and waterways
- Stormwater management plan requirement (cross-reference)
- Flood protection (carryover)
- 25 ft. stream buffers adjacent to listed waterways



Summary of Key Provisions

14-606 Landscaping and Trees

- Landscaping requirements generally apply to multi-family, commercial, institutional, mixed use, and industrial development on lots larger than 5,000 sq. ft. that are required to provide 10 or more parking spaces:
 - Street frontage landscaping
 - Edge buffer landscaping if the lot is adjacent to development of a different type or scale
 - Parking lot interior landscaping
 - Alternative landscaping permitted



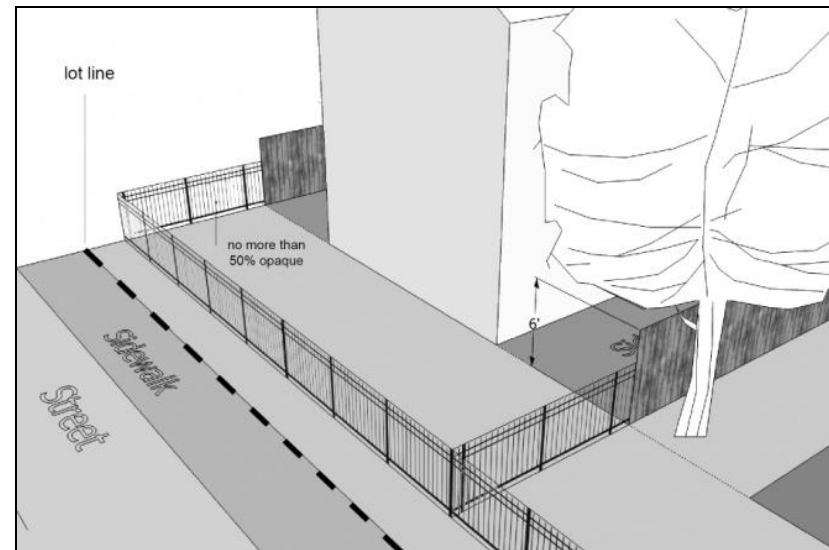
Summary of Key Provisions

14-606 Landscaping and Trees

- Preserved trees get credit against required landscaping
- Heritage trees (24 in diameter) must be preserved unless variance granted
- Healthy trees over 2.5 in diameter must be replaced

14-607 Fencing and Walls

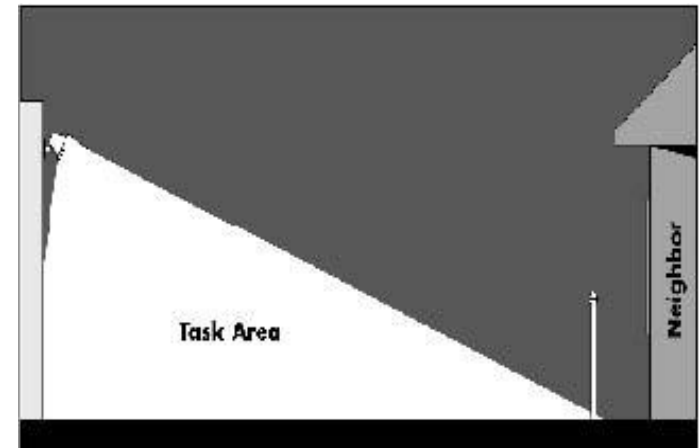
- Prohibited in defined “sight triangles” at corners
- Residential fence standards (carry over)
- Commercial / Industrial fence standards



Summary of Key Provisions

14-608 Outdoor Lighting

- Prohibits glare / light spillover onto adjacent properties
- Sets minimum energy efficiency standard for new lighting
- Sets maximum light pole heights
- Special standards for canopy and service area lighting



14-609 Historic Preservation Standards

- Carryover and reorganization of current standards
- May be retained as a separate chapter of the code (not within Development Standards)

Summary of Key Provisions

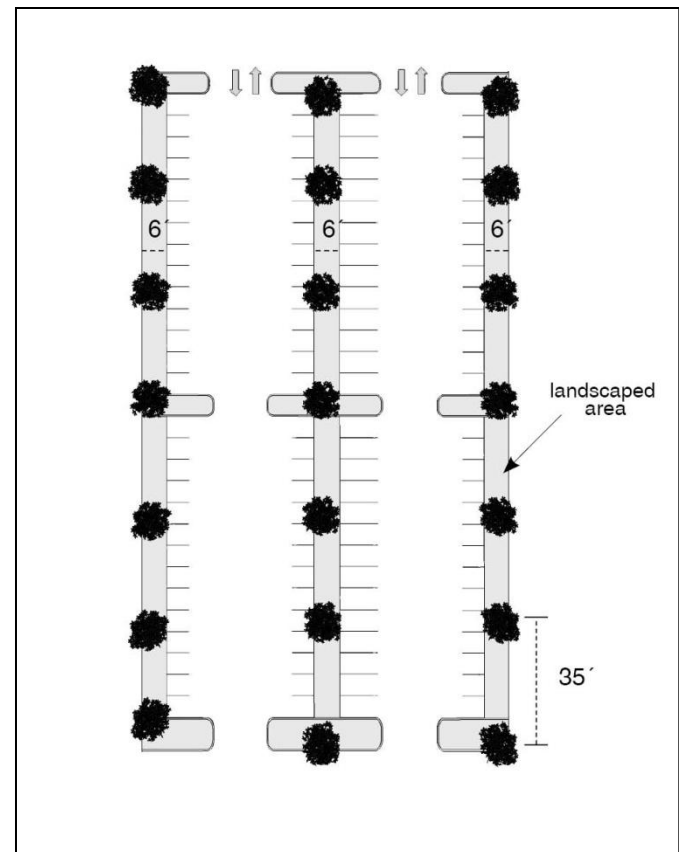
14-610 Subdivision

- Carries over current regulations with deletion of outdated material and addition of references to bicycle connectivity
- Adds a requirement that new developments over 3 acres calculate a “connectivity index” requirement for street connections to surrounding areas
- Adds a requirement that new development over 3 acres provide pedestrian connections between cul-de-sac ends and any adjacent sidewalk behind the houses on the cul-de-sac
- PCPC is considering additional revisions to this section

Summary of Key Provisions

14-700 Parking and Loading

- Minimum parking requirements are organized into tables
- Maximum parking limits are established for C and I districts
 - 110% or 125% of minimum required
- Current bicycle parking requirements carried over
- Lots with >30 spaces must set aside 5% “preferential parking” for carpool / alternative fuels / hybrids close to main entrance



Summary of Key Provisions

14-700 Parking and Loading

- Parking reductions available for
 - Shared parking with different peak hours
 - Proximity to transit
 - Transportation Demand Management
- Drive-through and vehicle stacking space standards added
- Reconciled and simplified off-street loading requirements

Summary of Key Provisions

14-800 Signs

- Generally carries over existing sign regulations
- Material reorganized to follow general sign code structure
- Prohibited signs organized into a table
- Sign regulations by district organized into tables
- Recent PCPC text on digital billboards has been added

14-900 Definitions

- Rules of construction clarified
- Rules of measurement listed
- Definitions consolidated

Questions

