

Philadelphia's New Zoning Code

Revised Change Memo

Draft 3. Revised August 11, 2010



The Change Memo

Change Memo – Draft #3, revised August 11, 2010		
Section	Recommended Change	Last Revision
Module 3 – Development Standards		
General Considerations		
Document	Create a new section for Transit-Oriented Development (TOD) standards that will apply to transit nodes that will be identified by the Planning Commission as TOD-eligible sites. This new section will contain use regulations and design standards to ensure that TOD sites are pedestrian and transit-friendly. The TOD standards will also apply a moderate density increase for high-intensity TOD sites to promote development around those stations.	8.11.2010
Chapter 14-600 Dimensional Standards		
§14-601(2) Residential Dimensional Table	<p>For rowhouse districts RSA-4/5/6:</p> <ul style="list-style-type: none"> • Lot width: Exempt single-lot infill projects on non-conforming parcels. • Front setback: Consider a contextual setback equal to the greater setback of adjacent houses. • Side setback: <ul style="list-style-type: none"> - Consider reducing setback requirements. - Consider exempting side yards when constructing against an existing party wall. - Insert option to provide no side setback, or if setback is provided, set minimum of 5 or 8 ft, as required by the district. (This will allow building to the party line even if adjacent lots are vacant.) 	8.11.2010

Key Changes to Module 1

Module 1

14-203(15) Lapsing of Approvals

- Use registration permits valid for 6 months (not 3)

14-204(4) Conditional Uses

- Conditional Uses are now called “Special Exceptions”

14-204 (8) and (9) Historic Preservation

- Historic preservation procedures moved to new 14-900

14-203(6) Public Notice

- Mailed notice provisions stay the same

Key Changes to Module 2

Chapter 14-300 Base Districts

14-302 Commercial Mixed Use Districts

- Consider whether to rename CA1 to CMX-6 and permit residential uses

14-304 SP-INS (Institution)

- If > 40 acres, parking can be within 2,000 ft.
- Athletic fields added to permitted uses

14-308 SP-PHL (Airport)

- Insert new text drafted by staff

Key Changes to Module 2

Chapter 14-400 Overlay Districts

14-402 /CTR Overlay District

- Divide “height controls” into “height” and “massing” sections
- Include area-specific height, setback, sign, and parking controls
- Independence Mall, Southwark, street-specific controls, etc.
- Remove temporary South Street / HHC parking limits
- Remove sidewalk café content because controlled by Streets Dept.

Key Changes to Module 2

Chapter 14-400 Overlay Districts

14-403 /NCC Overlay

- Converted to CMX-2.5 base district
- Renamed “Neighborhood Commercial Area” (not “Corridor”)
- Germantown Avenue height limit reduced to 35 ft.

14-412 /TOD Overlay

- Replaced by new section of 14-600 (Development Standards) that automatically apply TOD standards to properties outside of Center City that are within a defined distance of key transit nodes

Key Changes to Module 2

Chapter 14-500 Use Regulations

- Merge “adult book store”, “adult video store”, “adult entertainment” store”
- Categorize “gun shop” as a regulated use
- Allow groceries to provide incidental food service
- Include working group revisions on “take-out restaurant”, “prepared food shop”, and “sit-down restaurant”
- Define “family day care” to be owner-occupied and limited to care of children (geographic distinctions still under discussion)
- Merge “check-cashing”, “pawnshop”, and “payday lenders”
- Remove requirement that “bed and breakfast” be in detached structure

Key Changes to Module 2

Chapter 14-500 Use Regulations

- Include use-specific standard prohibiting tobacco sales within defined distances of schools
- Require “junk/salvage yard” operations to occur primarily indoors and require screening of outdoor storage areas
- Apply fresh food market incentives citywide (not just in underserved areas)
- Allow stairs from ground to decks except for attached dwellings
- Allow pilot houses but require roof sloping away from street
- Require 8 foot setback for roof decks
- Allow accessory dwelling units in semi-detached houses and accessory structures, raise max size to 800 sq. ft., remove off-street parking requirement

Key Changes to Module 3

Chapter 14-600 Development Standards

- **14-601 Dimensional Standards**
 - RSA-4, 5, 6
 - Exempt single lot infill from minimum lot width standards
 - Add a contextual setback based on adjacent houses
 - Reduction of min. side setbacks under review
 - RM-1 and CMX-2 – Eliminate 100 sq. ft. min rear yard per additional unit
 - IRMX – insert current L-4 dimensional standards
 - Reduce 5 ft. allowed balustrade height above max height

Key Changes to Module 3

Chapter 14-600 Development Standards

- **14-602 Floor Area Bonuses**
 - Economic testing underway
 - Add CMX-3 bonuses for mixed income housing and green building, but only in TOD areas
 - Cap CMX-4 bonuses at CMX-5 base FAR
 - Cap CMX-5 bonuses if > 1200 ft. from market street stations -- no cap near stations
 - Replace LEED platinum bonus with green building bonus offering a menu of options and requiring builders to earn a minimum number of points to earn different amounts of bonus FAR

Key Changes to Module 3

Chapter 14-600 Development Standards

- **14-603 Form and Design**
 - Add section on multi-building complex layout/design
 - Attached houses – require habitable 1st floor room to have street-facing window & hide satellite dishes from street view
- **14-605 Open Space and Natural Resources**
 - Common open space – consider removing requirement from CMX-4 and 5 – or allow some of it to be above ground level
- **14-606 Landscaping and Trees**
 - Limit heritage tree preservation standards to key species identified by Parks and Recreation
- **14-608 Outdoor Lighting**
 - Include newer energy efficiency standards

Key Changes to Module 3

Chapter 14-700 Parking and Loading

- Allow shared parking across multiple parcels
- Remove min. parking for RSA 4, 5, 6, and RM-1 lots less than 20 ft. wide.
- Drop requirement for ZBA approval of off-street parking for infill of 4 units or less when there is rear access – new standards require rear parking if there is an alley and allow alternatives if no alley.
- Restrict attached house rear yard parking to lots served by alleys

Key Changes to Module 3

Chapter 14-700 Parking and Loading

- Include standards for mechanical parking
- Clarify that parking in legal front driveway is not “parking in setback”
- Limit requirement that parking garages be “wrapped” with retail uses to JFK/Market/Chestnut/Walnut (and move to /CTR)
- Reduce min. parking requirement for multi-dwelling uses in RM3/4/5, RMX3, and CMX4/5 from .5 to .3 per unit
- Remove min. parking requirements for retail, office, and commercial service use categories in CMX-1 through CMX-3 – (current code already removes them from CMX-4 and 5)

Key Changes to Module 3

Chapter 14-800 Signs

- Working group is considering revisions to this chapter

Chapter 14-900 Historic Preservation Chapter

- Current provisions carried over

Chapter 14-1000 Definitions

- Add rule of measurement for floor levels above and below grade
- Add foster children to definition of “family”
- Add definition for temporary event

Questions

