

Philadelphia's New Zoning Code

Draft Consolidated Zoning Code

September 2010



The Full Draft

- **Integration of 3 modules**
 - Content from later Modules moved into earlier modules
- **Integration of Work Group recommendations**
 - Work Plan Committee
 - Topic Groups – Child Care, Eating and Drinking, etc.
- **Changes based on public letters and comments**
- **Integration of Staff clarifications**
- **Inclusion of graphics and maps**

Revised Code Structure

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14-100 General Provisions

14-200 Administration and Procedures

14-300 Base Zoning Districts

14-400 Overlay Zoning Districts

14-500 Use Regulations

14-600 Development Standards

14-700 Parking and Loading

14-800 Signs

14-900 Historic Preservation

14-1000 Definitions



14-601: Dimensional Standards

14-602: Floor Area Bonuses

14-603: Form and Design

14-604: Connectivity/
Circulation

14-605: Transit-Oriented
Development

14-606: Open Space and
Natural Resources

14-607: Landscaping and Trees

14-608: Fencing and Walls

14-609: Outdoor Lighting

14-610: Subdivision

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Key Issues for Today's Discussion



- 1. Base and Overlay Districts**
- 2. Sky Plane Center City Form Controls**
- 3. New Use-Specific Standards**
- 4. Dimensional Standards**
- 5. FAR Bonuses**
- 6. Form and Design Standards**
- 7. Transit Oriented Development Standards**

1. Base and Overlay Districts

New CMX-2.5 Base District Created

- Includes basic use controls currently in numerous neighborhood commercial “special districts”
- Land will be rezoned to CMX-2.5
- Neighborhood commercial special districts that included only those controls not included in /NCA overlay
- Those that included additional controls (for example, parking) remain in the /NCA overlay



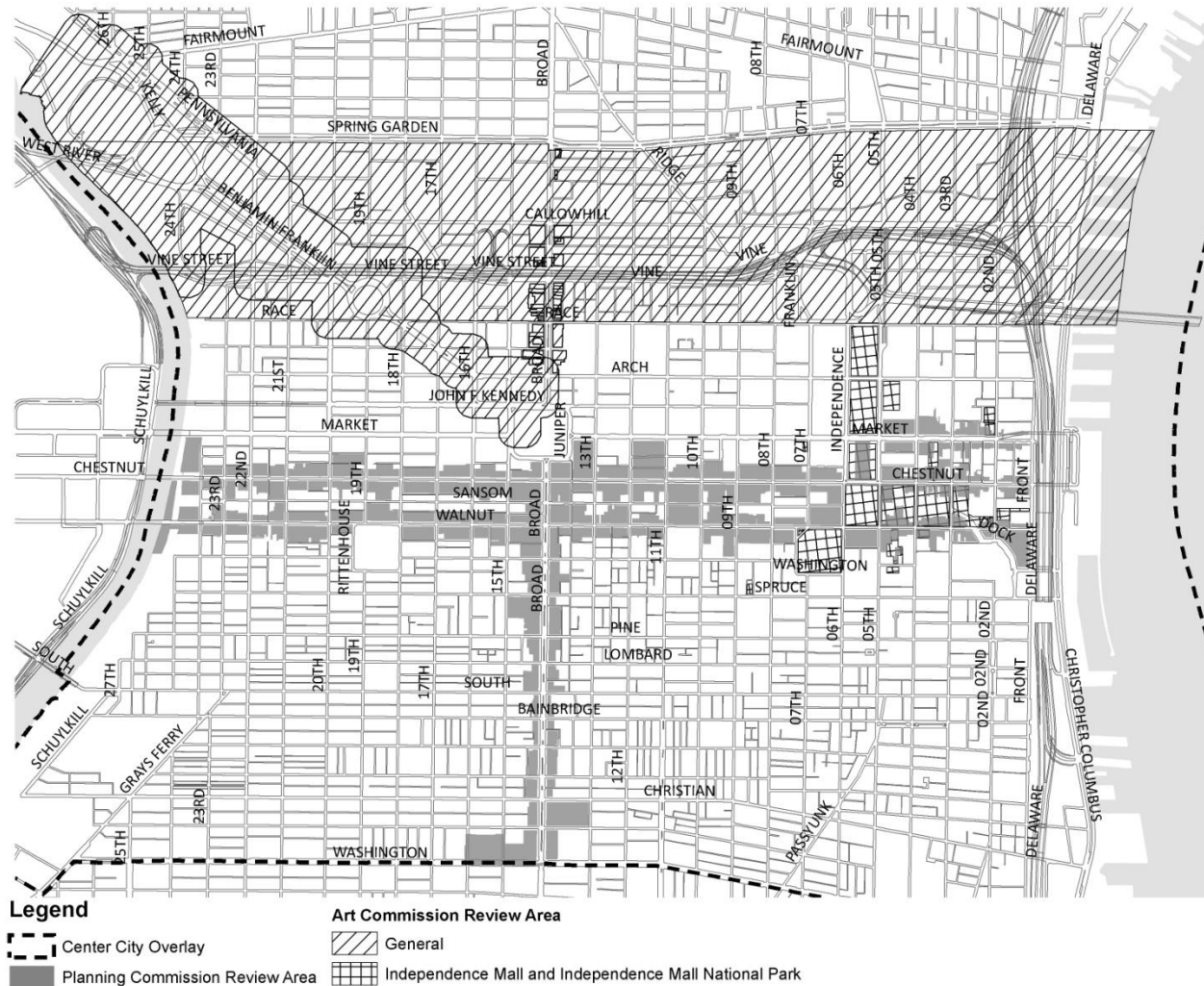
1. Base and Overlay Districts

- **NCA Areas No Longer Necessary**
 - Cecil B. Moore Ave., Fairmount Ave., Fifth St., Girard Ave., Lower/Central Germantown, Mayfair/Tacony, N. Broad St., North Central Front St.
 - Will be rezoned CMX-2.5 **OR** controls included in another overlay zone (like CTR) **OR** controls now made citywide
- **Overbrook Farms /NCA Overlay Area Added**
- **Other Overlays No Longer Necessary**
 - River Road, N. Delaware Ave., 30th & Market, TOD
- **Other Overlays Added**
 - City Ave., PHL, ANC (Airport Noise Control)

1. Base and Overlay Districts

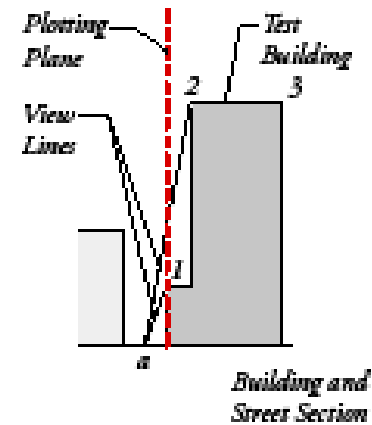
- **/CTR Center City Overlay – Lots of Changes**
 - Content from Module 3 moved added
 - Maps revised for readability / photocopying
 - Northern boundary will move north to Girard
 - Building height controls divided into one section on height and second section on form/massing

1. Base and Overlay Districts



2. Sky Plane Form Controls

- South Sides of Chestnut, Walnut, Locust now subject to 45° bulk plane starting at 50 ft. above street to preserve light at street level.
- Testing showed that this unnecessarily limits building size and shape, and that “sky plane” controls could do the job better.
- Based on computer visualizations looking upward from midpoint of proposed building frontage and midpoint of street.
- Preliminary testing shows more gross floor area and more design flexibility available without losing sky exposure at street level.
- Testing continues -- if successful, sky plane may be proposed for extension to other streets in /CTR area.



3. New Use Specific Standards

Building and Tower Mounted Antennas

- Address color and screening for lower visibility

Building Supplies and Equipment

- Address outdoor storage – screening for most and ban on small sites in some zone districts

Junk / Salvage Yards

- Address outdoor operations / screening

Satellite Dishes

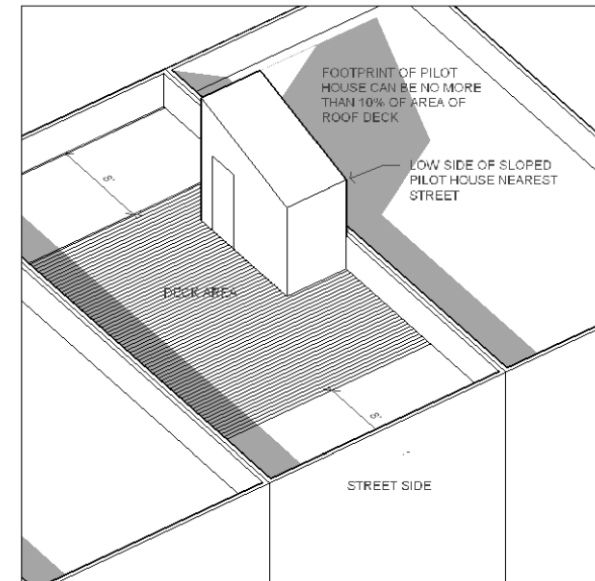
- Includes text of pending Council bill on visibility

Roof Decks

- Addresses current gaps
- Allows pilot houses if $< 10\%$ of roof area

Tobacco Sales

- Banned within 500 ft of schools



4. Dimensional Standards

Numerous Changes in rowhome districts from Comments Received

- Min. lot width in RSA-4/5/6 reduced from 16 to 15 ft.
- Min. lot size and depth for RSA-4/5/6 reduced when distance between streets won't allow full depth lots
- In RSA districts, row houses may be built up to lot line even if adjacent lot is vacant.
- Where adjacent lots are 2-story but zone allows 3-story, third story must be set back 8 ft.

5. FAR Bonuses

Bonus	Testing Result	Code Provisions
Public Art	Tested	Revised to match testing
Public Open Space	Tested	Revised based on testing
Mixed Income Housing	Barriers are more than financial	Revised – 2 market dus per qualifying affordable dus
Through-block Pedestrian Walkways	Not yet tested	Draft remains unchanged
Transit Improvements	Situations too varied to test economically	Draft remains unchanged
Underground Parking and Loading	Tested	Revised to match testing
Public Restrooms	Barriers are more than financial	Dropped – now a large bldg. requirement in key areas
Green Building	Tested for Gold and Platinum levels	Revised to match testing

6. Form and Design Standards

Remember the Distinction

Civic Design Review

- A separate process by the CDR committee
- Only covers large buildings and buildings larger than lower intensity adjacent development
- Advisory only
- Based on guidelines found in ZC Administrative Manual

Form & Design Standards

- No separate process – applied by L&I in routine reviews
- Covers all development of that type
- Compliance is mandatory
- Based on objective standards that L&I can clearly apply to applications for permits

6. Form and Design Standards

Numerous Changes from Comments Received

- Intent statements significantly expanded
- Each covered type of development (rowhouse, multi-residential, commercial/institutional, large retail, industrial) has a section on site design as well as building design
 - Site design section includes cross-references to other code sections addressing site issues (e.g., connectivity, landscaping) AND specific statements that only apply to sites for that type of building
- Building design sections no longer have mandatory menus of building elements for applicants to choose from
 - Replaced by general requirement on each topic
- Parking garage standards still in 14-700 with few changes

7. Transit-oriented Development

Overlay district is now development standards

- Apply outside Center City area
- Four types of TOD notes defined
 - Destination
 - Neighborhood Center
 - Infill
 - Park-n-Ride
- Map of locations is included – but does not represent boundaries
- Boundaries of each node will be mapped by PCPC – as well as a “Primary TOD Street” and “Secondary TOD Streets” for each node

7. Transit-oriented Development

Development Standards for TODs

- A different set for each type of TOD node
 - Extensive for Destination – simple for Park-n-Ride
- Cover:
 - Building orientation/access
 - Uses in relation to TOD Primary and Secondary Streets
 - Parking/Loading in relation to TOD Primary and Secondary Streets
 - Walkways
 - Additional uses permitted/prohibited



Questions

