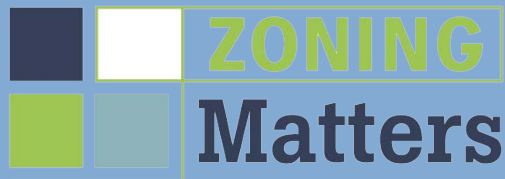


Overhauling a 50-Year Zoning Code: Lessons Learned



PA Chapter of the American Planning Association
2012 Annual Conference
October 15, 2012



The Zoning Code Reform Project

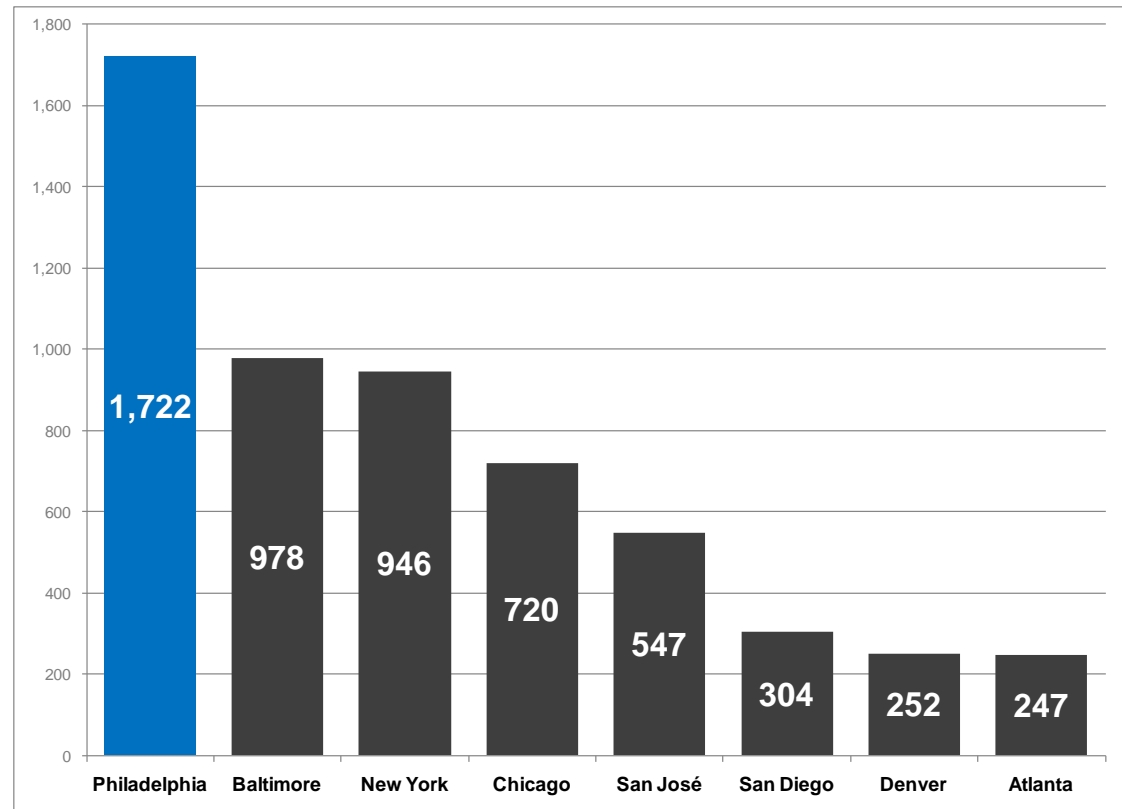
- The Zoning Code Commission 2007 formed through a Charter change to analyze and recommend improvements to the Philadelphia Zoning Code
- The 31-member Zoning Code Commission includes community, business, and professional representatives
- Team of local and national consultants provide a variety of resources

Reasons to Update the Code

Last major code revision in 1962.
Common criticisms:

- "Too confusing"
- "A broken system"
- "Unpredictable results"
- "Outdated"

Variance Appeals per Year



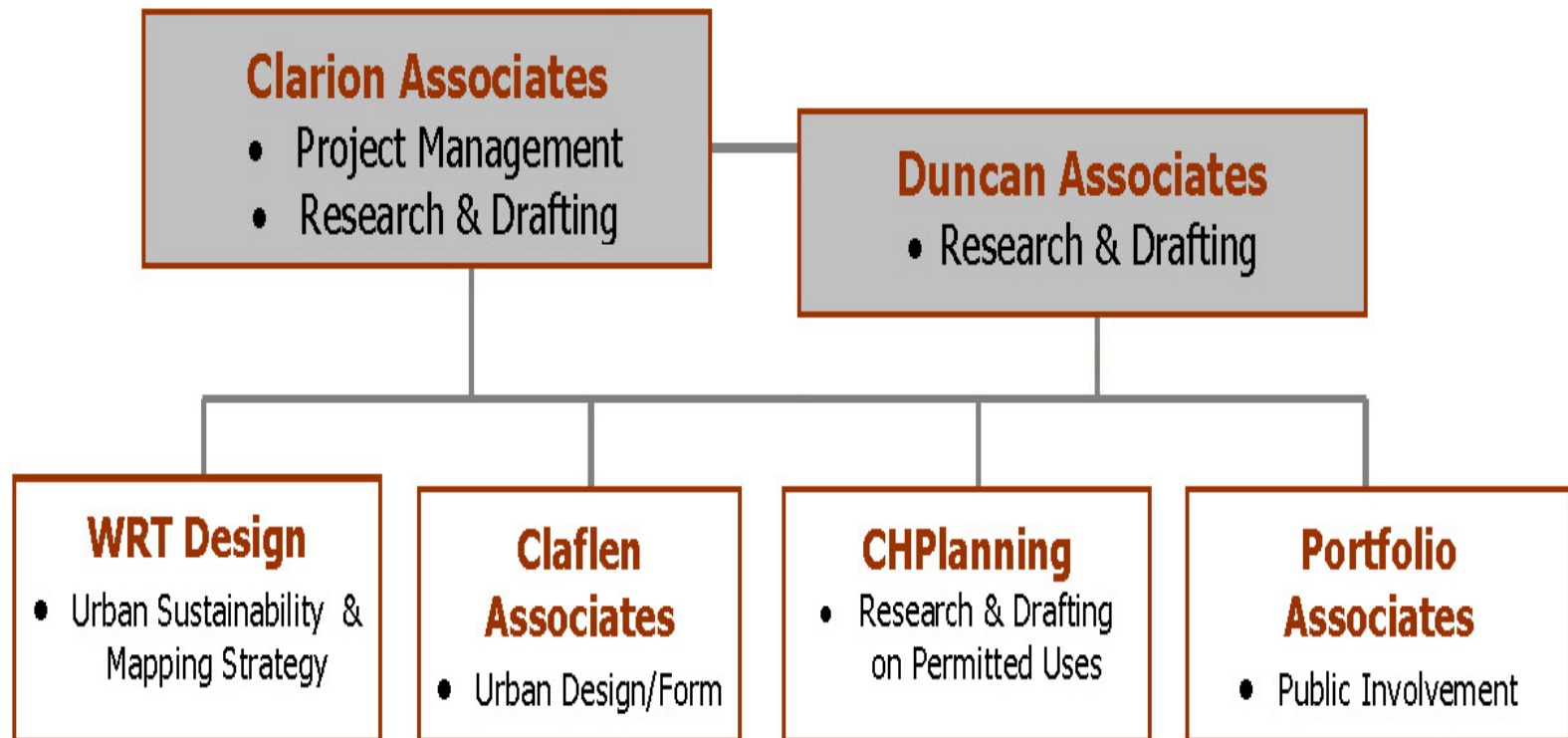
Charter Mandate

“Philadelphia’s Zoning Code should be consistent and easy to understand, should help shape future construction and development, and should enhance and improve Philadelphia’s development approval process while encouraging positive development and protecting the character of Philadelphia’s neighborhoods”.

ZCC Stakeholder Goals

- Provide **consistency** and **understandability** of the zoning code
- Make future construction and development **more predictable**
- Encourage high quality, positive **development**
- **Preserve** the character of existing neighborhoods
- **Involve the public** in development decisions

Role of Staff and Consultants



Three Phases

Recommend (Completed Dec 2009)

Develop a roadmap for the new code

Rewrite (Completed Dec 2011)

Write a proposed new code and a plan for zoning remapping

Remap (4-5 year cycle, beginning 2011)

Zoning remapping, to be carried out by the Philadelphia City Planning Commission

Three Phases

Rewrite (Completed Dec 2011)

Write a proposed new code and a plan for zoning remapping

- Modules
- Consolidated drafts
- Separate sign controls

Lessons Learned



Recognize what the zoning code **CAN** and **CANNOT** regulate

- Controlling “bad behavior”
- Lack of resources for enforcement
- Complaints about encroachments, blight in public right of way

Lessons Learned



Test new ideas on the ground

- Sky plane
- FAR bonuses
- Contextual standards

Lessons Learned



Any change, no matter how small, is difficult.

- Understanding how political processes and timelines will influence success of zoning code reform
- Building consensus takes time

Lessons Learned



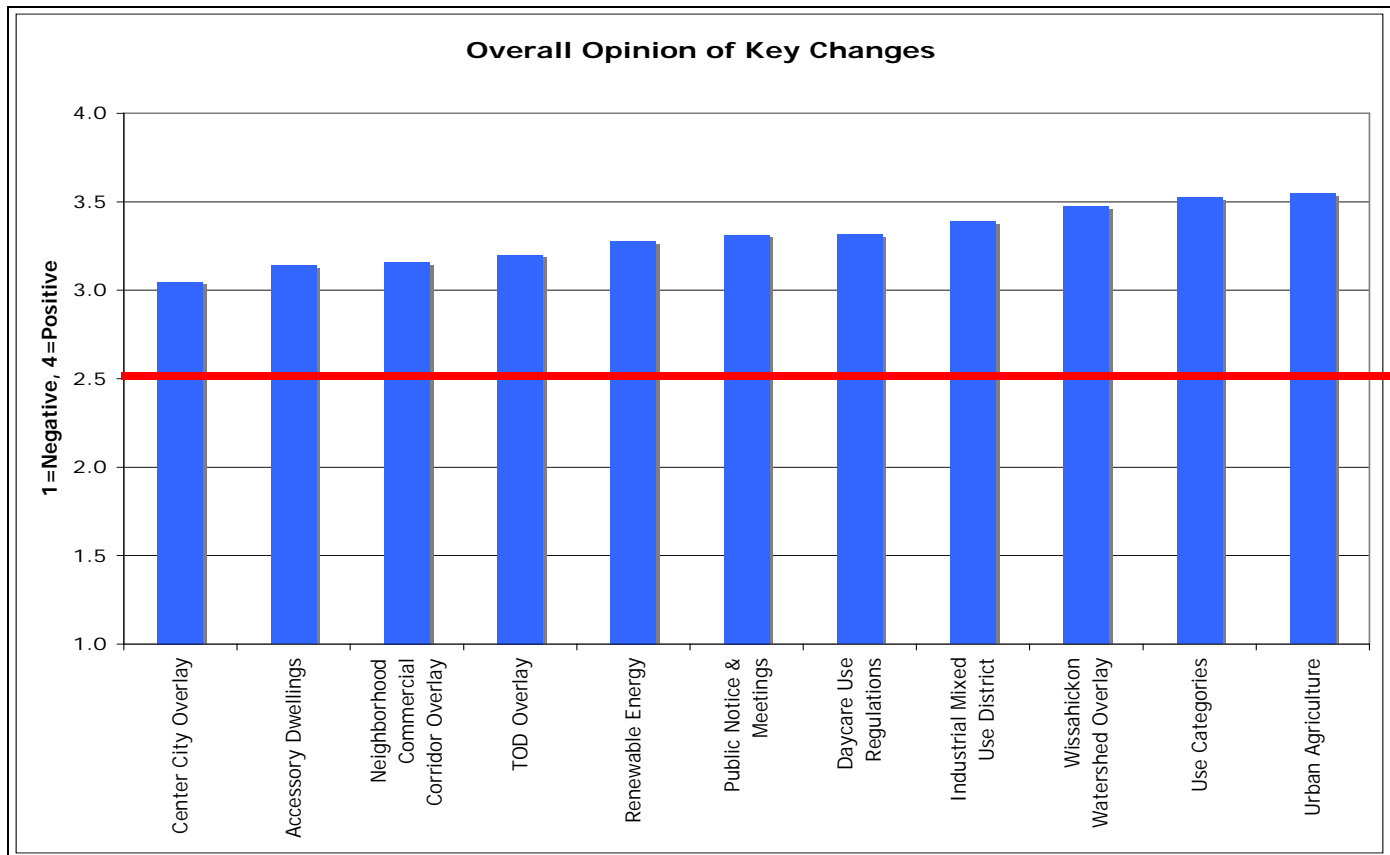
Engage the public early and often ... and it still won't be enough

- 50 public meetings, aired on television
- 2 public hearings in City Council chambers
- 36 community-based meetings
- 7 Stakeholder X-Changes
- 2 public meetings to discuss why the Commission adopted, rejected, or modified a group's proposal
- **Dozens** of presentations to community groups
- Interviewed **125** professional zoning code users
- Surveyed nearly **2,000** individuals on components of the proposed new zoning code

Lessons Learned



**Engage the public early and often ...
and it still won't be enough**



Lessons Learned



Begin thinking about the transition to the new code early in the process. It will help define your products.

- Zoning Administrative Manual
- Quick Reference Guide
- Comprehensive Plan & Remapping Process
- Establishment of Citizens Planning Institute

ZONING ADMINISTRATIVE MANUAL

THE CITY of PHILADELPHIA
Rev. August 22, 2012



Chapter 6

CIVIC DESIGN REVIEW AND THE CONDITIONAL ZONING PERMIT PROCESS

The Zoning Code provides an option to apply for a zoning permit through a two-step process. Step one is called the conditional zoning permit, which includes the use, building dimensions, and parking. In the second step, the applicant submits a full zoning permit application including the building design, landscape details, lighting, and other design aspects of the project. Civic Design Review is required prior to the issuance of the final zoning permit. This provides two opportunities to complete Civic Design Review:

Opportunity #1

Complete Civic Design Review while obtaining the conditional zoning permit. The applicant does not have to repeat the Civic Design Review process when applying for the final zoning permit.

Opportunity #2

After the applicant receives his or her conditional zoning permit approval, complete Civic Design Review while obtaining approval of the final zoning permit.

Civic Design Review Submission Requirements

Rezoning of land into a master plan district

Submission requirements will vary according to the master plan district, but at a minimum will require the following. For more information, refer to the Planning Commission's Master Plan District regulations.

- ☐ Statement of existing conditions
- ☐ Statement of impacts of proposed new conditions
- ☐ Site plan showing the street layout, buildings, uses, parking, and open spaces.

Buildings that exceed the Civic Design Review Thresholds

Applicants must submit a digital .PDF file and 10 bound color copies of the following in 11" x 17" format. Plans must be drawn to a scale where the relationship of outside spaces to inside spaces can be understood.

- ☐ Photographs of proposed building site and immediate area.
- ☐ Site plan.
- ☐ Ground floor plan.
- ☐ Landscape plan.
- ☐ Conceptual elevations of all sides of the proposed building(s).
- ☐ Site sections (minimum of two) showing the relationships to adjacent buildings and spaces.
- ☐ Perspective renderings (minimum of two views including at least one at street-level perspective).
- ☐ Digital or physical 3D massing model that shows the proposed development within the context of surrounding buildings.
- ☐ A written summary of intended sustainable design elements, if applicable.
- ☐ A written description of the building materials and its texture, color, and general fenestration patterns and photographs of buildings of comparable design.

Quick Reference Guide

Lower Density Residential Districts

ZONING DISTRICT	TYPICAL PLAN/BUILDING FORM	TYPICAL BUILDING	DIMENSIONAL STANDARDS	
RSA-1 Permitted Building Type: Detached; Semi-Detached Uses permitted as of right: Single-Family; Passive Recreation; Family Day Care; Religious Assembly; Safety Services; Transit Station; Community Garden; Market or Community-Supported Farm Uses requiring special exception approval: Group Living (except Single-Room Residence); Personal Care Home; Active Recreation; Group Day Care; Educational Facilities; Fraternal Organization; Hospital; Libraries and Cultural Exhibits; Utilities and Services, basic; Wireless Service Facility			Min. Lot Width	50 ft.
			Min. Lot Area	5,000 sq. ft.
			Min. Open Area	70%
			Min. Front Setback	25 ft.
			Min. Side Yard Width	Detached, Intermediate Lot: 10 ft. per yard, 25 ft. total; Detached, Corner Lot: 7 ft. Semi-Detached: 25 ft.
RSA-2 Permitted Building Type: Detached; Semi-Detached Uses permitted as of right: Single-Family; Passive Recreation; Family Day Care; Religious Assembly; Safety Services; Transit Station; Community Garden; Market or Community-Supported Farm Uses requiring special exception approval: Group Living; Personal Care Home; Active Recreation; Group Day Care; Educational Facilities; Fraternal Organization; Hospital; Libraries and Cultural Exhibits; Utilities and Services, basic; Wireless Service Facility			Min. Lot Width	35 ft.
			Min. Lot Area	3,150 sq. ft.
			Min. Open Area	60%
			Min. Front Setback	15 ft.
			Min. Side Yard Width	Detached, Intermediate Lot: 8 ft. per yard; Detached, Corner Lot: 6 ft. Semi-Detached: 16 ft.
RSA-3 Permitted Building Type: Detached; Semi-Detached Uses permitted as of right: Single-Family; Passive Recreation; Family Day Care; Religious Assembly; Safety Services; Transit Station; Community Garden; Market or Community-Supported Farm Uses requiring special exception approval: Group Living (except Single-Room Residence); Personal Care Home; Active Recreation; Group Day Care; Educational Facilities; Fraternal Organization; Hospital; Libraries and Cultural Exhibits; Utilities and Services, basic; Wireless Service Facility			Min. Lot Width	25 ft.
			Min. Lot Area	2,250 sq. ft.
			Min. Open Area	50%
			Min. Front Setback	8 ft.
			Min. Side Yard Width	Detached: 8 ft. per yard; 8 ft. Corner Lot Semi-Detached: 8 ft.
			Min. Rear Yard Depth	15 ft. Single-Family; 20 ft. Other
			Max. Height	38 ft.

PHILADELPHIA2035 District Plans & Zoning Map Revisions

With the citywide plan complete, we are preparing plans for 18 districts covering the entire city.



Spring / Summer **2012**
New Zoning Code
Training Series

The Citizens Planning Institute is pleased to announce a Spring-Summer 2012 Training Series on the New Philadelphia Zoning Code, co-sponsored by the Department of Licenses & Inspections, Philadelphia City Planning Commission, Mayor's Office of Sustainability, and the Philadelphia Chapter of the American Institute of Architects. The training series provides an opportunity to learn the new zoning code side-by-side with City zoning administrators and with fellow real estate, zoning law, planning, design, and community development experts.

The Training Series consists of two core classes and three optional electives. Participants must complete the two-class core before taking any of the electives. Five sets of core sessions will run from April 24 to May 29. Three sets of electives will run from June 5 to June 29. Each class will run from 8:00am-Noon (breakfast will be included) and be held at one of two locations.

Space is limited, therefore registration is on a first come, first served basis. Reserve your spot today! Registration opens on March 16.

Go to www.zoningmatters.org and click on the link to "Zoning Code Training Sessions Registration" or go to: philazoningtrainingpublic.eventbrite.com

The Citizens Planning Institute will offer one additional set of the zoning training series in Fall 2012.

Fees:

The 2 Core Classes are offered at one fee: \$160
Each Elective Class: \$45

Contact information: Zoning.commission@phila.gov

Continuing education credits will be available pending accreditation for the following professional associations: AIA, AICP, ASLA, PA Bar Association, and PA Professional Engineers.

Core Curriculum

Core Class 1: **Comprehensive Overview of the Zoning Code**

Core Class 2: **Administration & Procedure**

Choose one set:

- Set A** Core Class 1: April 24
Core Class 2: May 1
- Set B** Core Class 1: April 27
Core Class 2: May 4
- Set C** Core Class 1: May 8
Core Class 2: May 15
- Set D** Core Class 1: May 11
Core Class 2: May 18
- Set E** Core Class 1: May 22
Core Class 2: May 29

Electives

Base & Overlay Districts

Choose one session date:

- May 31 — 1515 Arch St. Room 18-029
- June 5 — Center for Architecture 1218 Arch St.
- June 15 — Center for Architecture 1218 Arch St.

What Can You Build Where?

Choose one session date:

- June 7 — 1515 Arch St. Room 18-029
- June 12 — Center for Architecture 1218 Arch St.
- June 22 — Center for Architecture 1218 Arch St.

Development Standards & Parking

Choose one session date:

- June 14 — 1515 Arch St. Room 18-029
- June 19 — Center for Architecture 1218 Arch St.
- June 29 — Center for Architecture 1218 Arch St.

APRIL

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MAY

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JUNE

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10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30



Lessons Learned



It's Never Truly Over

- Efforts to “un-do” and “re-do” post-code adoption
- Implementation requirements – several agencies needed to develop new regulations and processes

Contact Us

- 1515 Arch Street, 13th Floor
Philadelphia, PA 19102
215-683-4615
- zoning.commission@phila.gov
www.zoningmatters.org
www.facebook.com/phillyzcc

