



WHAT IS ZONING?

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Everyone who owns land owns a set of rights that come with that land.

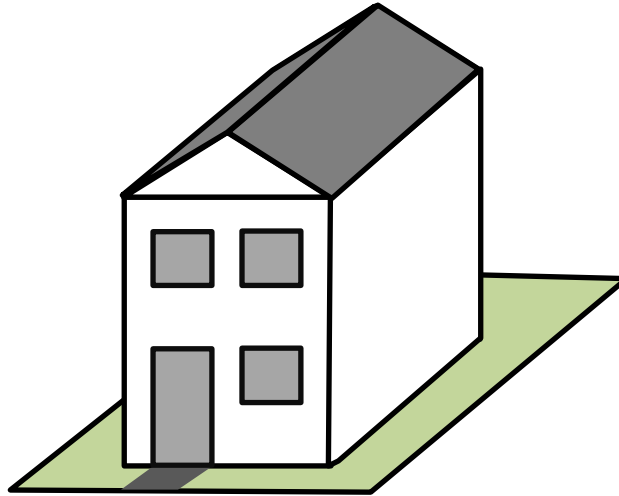


Credit: Bardo Law

WHAT IS ZONING?

Zoning protects communities with rules for

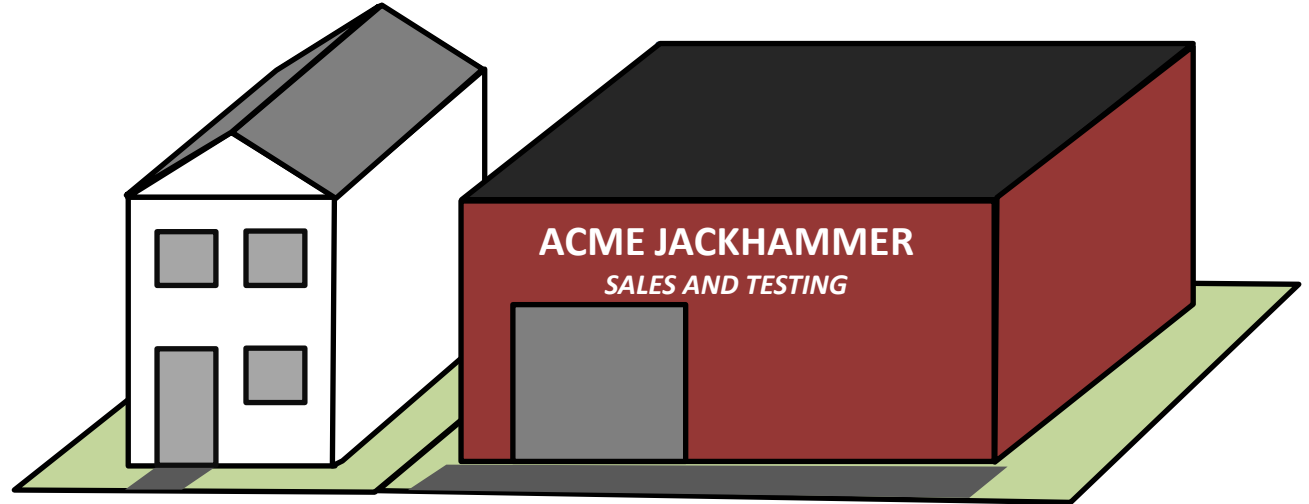
- **how land can be used** and the
- **size and shape of new buildings**

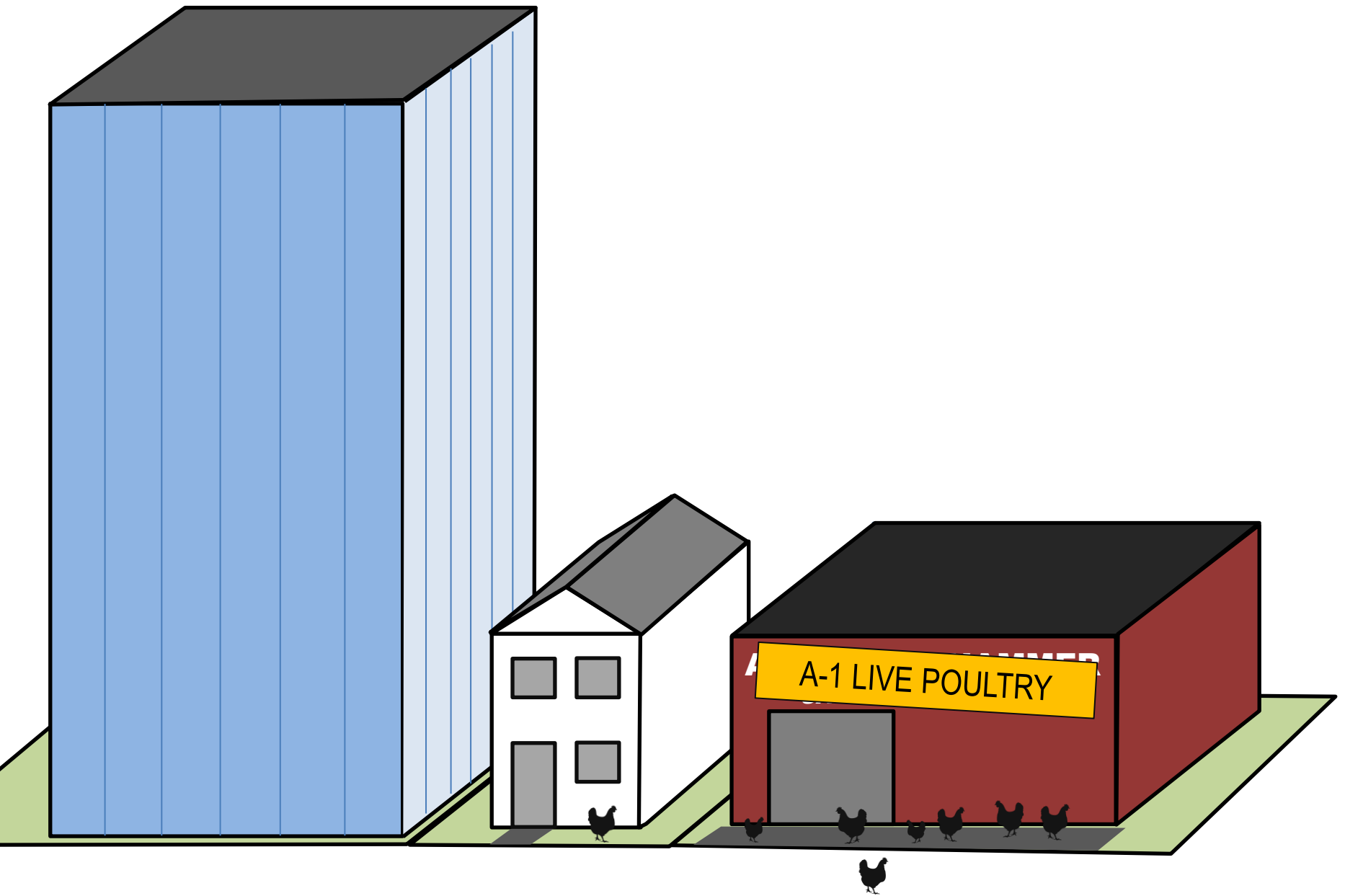


WHAT IS ZONING?

Zoning protects communities with rules for

- **how land can be used and the**
- **size and shape of new buildings**





WHAT IS ZONING?

Zoning **can** regulate:

- Use
- Size
- Shape

Zoning **cannot** regulate:

- Construction Techniques
- Rental vs. Homeownership
- Trash
- Crime
- Property Management

WHAT IS ZONING?

The Zoning Code:

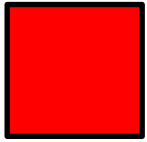
- Title 14 of the Philadelphia Code: Zoning and Planning
www.amlegal.com/library/pa/Philadelphia.shtml

The Zoning Map:

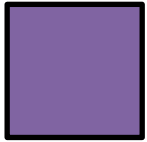
- Maintained by the Planning Commission
atlas.phila.gov

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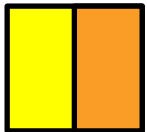
Zoning Districts



Commercial



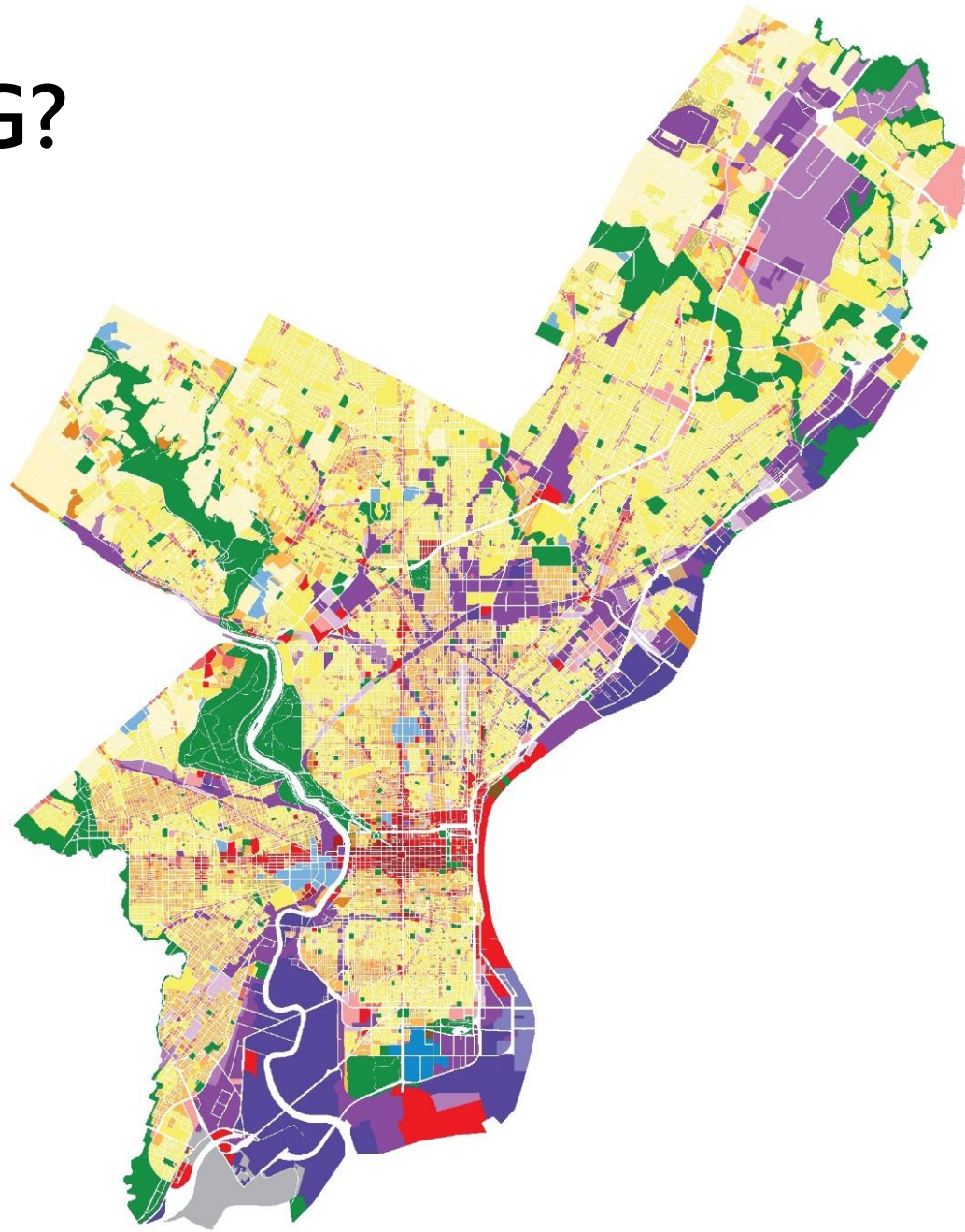
Industrial



Residential












Open Space



WHAT IS ZONING?

Zoning Districts








	RSD -1,2,3	<u>R</u> esidential <u>S</u> ingle-Family <u>D</u> etached
	RSA -1,2,3,4,5	<u>R</u> esidential <u>S</u> ingle-Family <u>A</u> ttached
	RTA -1	<u>R</u> esidential <u>T</u> wo-Family <u>A</u> ttached
	RM -1,2,3,4	<u>R</u> esidential <u>M</u> ulti-Family
	RMX -1,2,3	<u>R</u> esidential <u>M</u> ixed-Use
	CA -1,2	<u>C</u> ommercial <u>A</u> uto-Oriented
	CMX -1,2	<u>C</u> ommercial <u>M</u> ixed-Use
	CMX -2.5,3	
	CMX -4,5	

Intensity (1,2,3...)



WHAT IS ZONING?

Zoning Districts

	IRMX	<u>I</u> ndustrial <u>R</u> esidential <u>M</u> ixed-Use
	ICMX	<u>I</u> ndustrial <u>C</u> ommercial <u>M</u> ixed-Use
	I-1	Light <u>I</u> ndustrial
	I-2	Medium <u>I</u> ndustrial
	I-3	Heavy <u>I</u> ndustrial
	IP	<u>P</u> ort <u>I</u> ndustrial
	SP-PO-A	<u>S</u> pecial <u>P</u> urpose <u>P</u> arks and <u>O</u> pen Space <u>A</u> ctive

Intensity (1,2,3...)



RESIDENTIAL ZONING DISTRICTS

■ RSA-3,5: Residential, Single-Family Attached (Twins and Rows)



38' Height
16'-25' Width
1,440-2,250 sq. ft.
Front and Side Setbacks
Rear Yards
Open Area
Parking may be
Required

■ RTA-1: Residential Two-Family Attached (In-law suites)



38' Height
25' Width
2,250 sq. ft.
Front and Side Setbacks
Rear Yards
Open Area
Parking Required

RESIDENTIAL ZONING DISTRICTS

■ RM-1: Residential Multi-Family



38' Height
16' Width
1,440 sq. ft. (Lot size determines number of units)
Front and Side Setbacks
Rear Yards
Open Area

■ RM-4: Residential Multi-Family



350% Lot Area
50' Width
5,000 sq. ft.
Front and Side Setbacks
Open Area

COMMERCIAL ZONING DISTRICTS

■ CMX-1: Neighborhood Commercial Mixed-Use (Commercial Optional)



Area, Dimensions,
Parking, and Height
Based on Adjacent
Residential District

■ CMX-2: Neighborhood Commercial Mixed-Use (Commercial Required)



38' Height
No Front Setback
Side Setback
Rear Yard
Open Area

COMMERCIAL ZONING DISTRICTS

■ CMX-2.5: Commercial Mixed-Use (Commercial Required)



55' Height
No Front Setback
Side Setback Optional
Rear Yard
Open Area

■ CMX-3: Commercial Mixed-Use (Commercial Optional)



500% Lot Area
Additional 250% with Bonuses
Parking Required for Residential (3/10)
Open Area and Side Yards

PARKS & OPEN SPACE ZONING DISTRICTS

■ SP-PO-A: Active Parks and Open Space



Ex. Malcolm X Park

*Must have owners approval



ZONING VARIANCES

VARIANCES

- By-Right Development:

The proposal meets all of the requirements of the zoning code that apply to its location

- Variance:

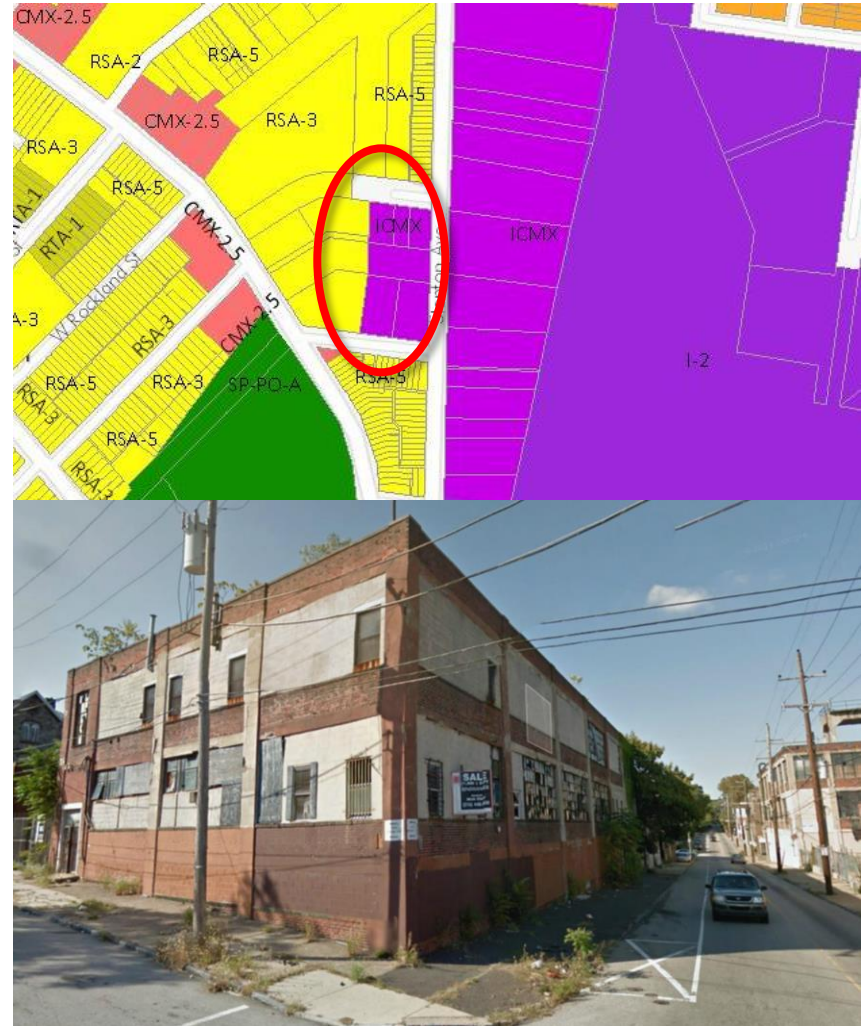
The proposal violates one or more zoning requirements

The owner or builder must present the proposal at a public meeting. The Zoning Board of Adjustment (ZBA) hears the case and makes a decision

VARIANCES - USE

Issues

- Zoned Industrial
Former factory,
Industrial district is
obsolete
- Applicant is
proposing to convert
to loft apartments



VARIANCES - DIMENSIONAL

Issues

- Zoned Residential
Existing homes do not adhere to required side yard setbacks
- Applicant is proposing to build home that matches existing homes





HELPFUL LINKS

FINDING ZBA APPEALS

- www.phila.gov/zba/appeals-calendar
- "Zoning Appeals" (top left, filter under "Region" to show Council Districts or Planning Districts)
- Click on appeal # to find detailed info about case

Phila > L & I > Zoning Appeals

Zoning Appeals

📍 Region

All regions ▾

📅 Date

3/17/2016 to 9/17/2016

There are 316 appeals from 3/17/2016 to 9/17/2016

Date	Time (EST)	Address	Appeal #
3/22/2016	9:30 AM	6906 CASTOR AVE	26239
3/22/2016	9:30 AM	2615 E ALLEGHENY AVE	26832
3/22/2016	9:30 AM	2618 N 18TH ST	26873
3/22/2016	9:30 AM	2311 PENNSYLVANIA AVE	26304
3/22/2016	9:30 AM	1605 W ROCKLAND ST	26189
3/22/2016	9:30 AM	522 BRINTON ST	26284

FINDING ZBA APPEALS

<https://openmaps.phila.gov> – L&I Zoning Board Appeals

The screenshot displays the City of Philadelphia OpenMaps DEMO interface. The top navigation bar is blue with the City of Philadelphia logo and the text "OpenMaps DEMO". Below the navigation bar, there are two filter input fields: "Filter By Text:" and "Filter By Category:". To the left of the map, there is a list of categories with checkboxes and information icons:

- ☐ Licenses and Inspections - Demolitions
- ☐ Licenses and Inspections - Imminently Dangerous
- ☐ Licenses and Inspections - Inspections
- ☐ Licenses and Inspections - L&I Review Board Appeals
- ☐ Licenses and Inspections - Permits
- ☐ Licenses and Inspections - Violations
- ☒ Licenses and Inspections - Zoning Board Appeals

The map area shows a street grid with labels for "Arch St", "N Broad St", "N Juniper St", "S Penn Sq", "S Juniper St", "S 13th St", "S 16th St", "Stock Exchange Pl", "Ionic St", "Dilworth Park", "City Hall", "Widener Building", "The Wanamaker Building", "Masonic Temple", "Philadelphia Criminal Justice Center", "Four Penn Center", "Two Penn Center", "Kennedy Plaza", "Benjamin Franklin Parkway", and "Thomas Paine Plaza". A search bar with the text "Search the map" and a magnifying glass icon is located above the map. A popup window titled "Zoning Board Appeal" is open over the map, displaying the following information:

Zoning Board Appeal

Address
1524-26 CHESTNUT ST

Owner Name
TOMPROS KATHERINE CALOMIRCALOMIRIS JENIFER

Organization
none

Primary Applicant
RONALD PATTERSON, ESQ.

Appeal Number

FINDING RCO INFORMATION

<https://openmaps.phila.gov> –

Registered Community Organizations

The screenshot displays the 'City of Philadelphia OpenMaps' interface. On the left, there are filter options: 'Filter By Text:' with an input field, 'Filter By Category:' with a dropdown menu, and a list of categories with checkboxes. The 'Registered Community Organizations (RCO)' category is selected with a checkmark. On the right, a search bar labeled 'Search the map' is visible. Below it, a search result is displayed for the 'Registered Community Organization: Strawberry Mansion Community Development Corporation'. The result includes details such as 'Organization Type: Other', 'Organization Address: 2829 West Diamond Street Philadelphia, PA 19121', 'Meeting Location Address: 2829 West Diamond Street Philadelphia, PA 19121', 'Organization Name: Strawberry Mansion Community Development Corporation', and 'Preferred Contact Method'.

City of Philadelphia | OpenMaps

Filter By Text:

Filter By Category:

☐ Rebuild Sites

☐ Recreation Centers

☐ Recycling Diversion Rate

☐ Regional Watersheds

☒ Registered Community Organizations (RCO)

Search the map

Registered Community Organization: Strawberry Mansion Community Development Corporation

Organization Type
Other

Organization Address
2829 West Diamond Street Philadelphia, PA 19121

Meeting Location Address
2829 West Diamond Street Philadelphia, PA 19121

Organization Name
Strawberry Mansion Community Development Corporation

Preferred Contact Method

FINDING PROPERTY INFORMATION

<https://atlas.phila.gov>



Atlas

📍 4232 LONGSHORE AVE

PHILADELPHIA, PA 19135-2120

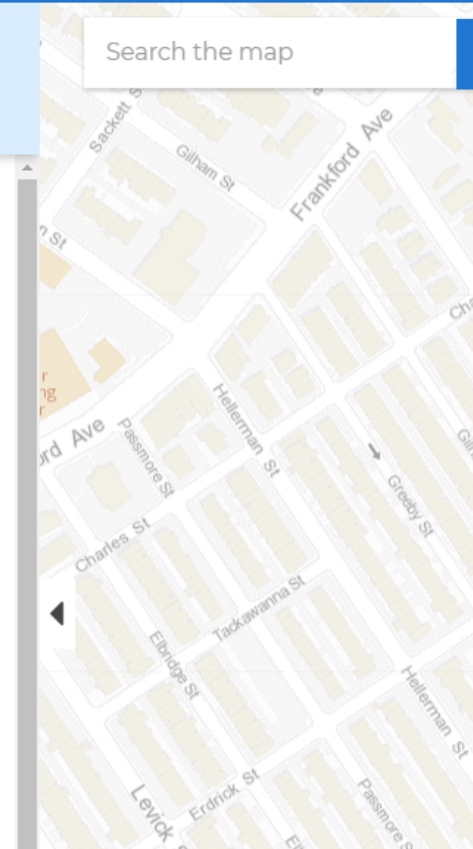
🏠 Property Assessments

Property assessment and sale information for this address. Source: Office of Property Assessments (OPA). OPA was formerly a part of the Bureau of Revision of Taxes (BRT) and some City records may still use that name.

OPA Account #	552174000
OPA Address	4232 LONGSHORE AVE
Owners	HANOVSKY JOHN H
Assessed Value	\$231,400
Sale Date	10/30/2002
Sale Price	\$175,000

See more at Property Search [↗](#)


Search the map



FINDING NOTIFICATION INFORMATION

<https://www.phila.gov/rconotification>

Mayor's Office | City government directory | [TRANSLATE](#)

 City of Philadelphia

[INSTRUCTIONS](#) [CONTACT LISTS](#) [LEGISLATION & REGULATION](#)

RCO NOTIFICATION FOR ZONING APPLICATIONS

[Info](#)

Enter Address

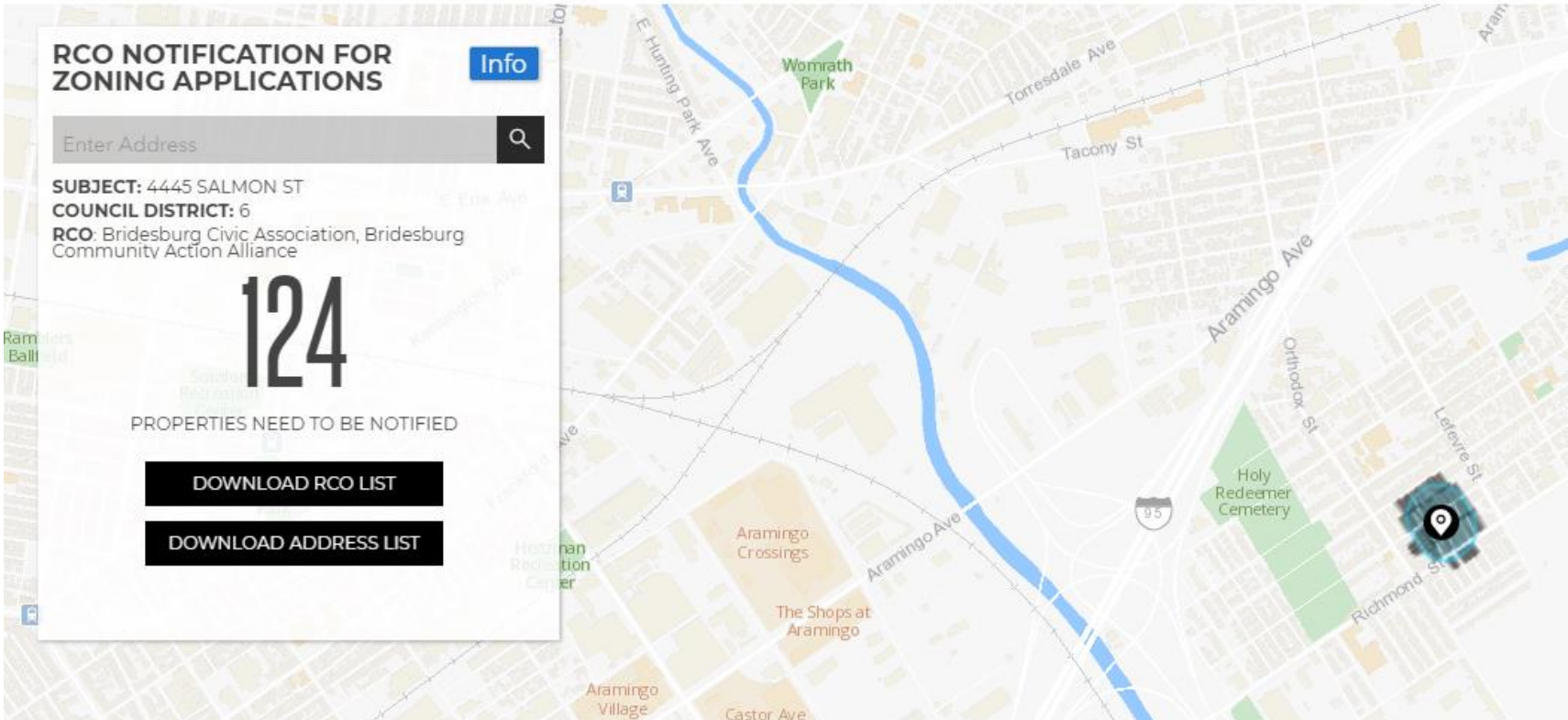
SUBJECT: 4445 SALMON ST
COUNCIL DISTRICT: 6
RCO: Bridesburg Civic Association, Bridesburg Community Action Alliance

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PROPERTIES NEED TO BE NOTIFIED

[DOWNLOAD RCO LIST](#)

[DOWNLOAD ADDRESS LIST](#)



FINDING PROJECT INFORMATION FORMS

<https://forms.phila.gov/form/project-information-form>



PROJECT INFORMATION FORM

RESULTS

City of Philadelphia Project Information Form - Results

Search records

Show entries

Name of Applicant	Project Address	Zoning Application #	Council District #	Date	View Details
David Ross	2616-18 W GIRARD AVE	864058	5	07/03/2018	View
Joseph Console	162 RICHMOND ST	901567	5	12/13/2018	View
Rachel Anolik	2012 ADDISON ST	883357	2	09/29/2018	View
Brett Feldman	222-24 CECIL B MOORE AVE	898959	7	09/27/2018	View
Roger Perry	1922 KOHL ST	906121	10	09/24/2018	View
Alan Nochumson	1142-44 CREASE ST	888637	5	09/21/2018	View
Meredith Ferleger	1260 S BONSALL ST	904214	2	09/21/2018	View

FINDING GENERAL RCO INFORMATION

<https://www.phila.gov/CITYPLANNING/PROJECTREVIEWS/Pages/RegisteredCommunityOrganizations.aspx>



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Planning Commission

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[Site Plan Review \(including submission requirements\)](#) [Civic Design Review](#) [Complete Streets Review](#) [Zoning](#) [Support Letters](#) [Registered Community Organizations \(RCO\)](#)

[Phila](#) > [City Planning](#) > [Project Reviews](#) > Registered Community Organizations (RCO)

Registered Community Organizations (RCO)

Project Reviews

- [Site Plan Review \(including submission requirements\)](#)
- [Civic Design Review](#)
- [Complete Streets Review](#)
- [Zoning](#)
- [Support Letters](#)
- [Registered Community Organizations \(RCO\)](#)

The Philadelphia Zoning Code includes provisions for ensuring that neighbors of proposed developments are notified and have an opportunity to provide input regarding zoning decisions that may impact them. This is accomplished through a standardized system of direct notification and through public meetings that are held in communities and convened by Registered Community Organizations (RCOs).

RCOs are provided notice by the Planning Commission whenever a zoning variance or special exception is requested, or when a development requiring Civic Design Review (CDR) is formally proposed, within their geographic boundaries. Where there is one affected RCO for a property, this organization convenes the public meeting that applicants are required to attend prior to being heard by the Zoning Board of Adjustment (ZBA); where there is more than one RCO in an area, the District Councilperson has the option to select one or more RCO as the responsible party for convening the meeting, in cooperation with all other affected RCOs; and where there are no RCOs the District Councilperson can either choose to host the public meeting or assign an entity on his/her behalf to do so.

It is important to note that RCOs are recipients of early notification of zoning appeals and **are not** given any special privileges before the ZBA. Individual community members and/or organizations are entitled to testify at ZBA hearings or to send letters to the ZBA regardless of RCO status. When operating in their capacity, RCOs are bound to a set of requirements outlined in detail below. The Planning Commission keeps an updated list and map of RCOs on this website. Registration for RCO status occurs in June of each year. Each RCO must renew their registration with the Planning Commission every TWO years.

Zoning and RCO Maps



Contact:

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Jonathan.goins@phila.gov