

THE BUILDING BLOCKS OF PHILADELPHIA



DECISION-MAKERS

CITY COUNCIL

City Council is the legislative body for the City of Philadelphia. The powers of City Council related to the Zoning Code include:

- ZONING REMAPPINGS
- ZONING TEXT AMENDMENTS
- MASTER PLAN AMENDMENTS

ZONING BOARD OF ADJUSTMENT

The Zoning Board of Adjustment is an independent agency of L&I comprised of five members appointed by the Mayor. The Zoning Board of Adjustment hears and decides appeals in zoning matters, considers special ordinances, and grants variances. The board handles the following matters:

- APPEALS OF ZONING DECISIONS MADE BY L&I
- DIMENSIONAL & USE VARIANCES
- SPECIAL EXCEPTION APPROVALS

DEPARTMENT OF LICENSES & INSPECTIONS

L&I is the front door to any development or construction project in the city. As the issuer of permits and licenses and the provider of inspections, L&I ensures public safety and growth within the City of Philadelphia. Here are some of the services provided by L&I:

- USE REGISTRATION PERMIT
- ZONING PERMIT
- CONDITIONAL ZONING PERMIT

CITY PLANNING

The City Planning Commission is charged with guiding the orderly growth and development of the City of Philadelphia. This involves the Commission in City-wide and community planning as well as project-specific reviews and approvals, such as:

- SUBDIVISION APPROVAL
- FLOODPLAIN APPROVAL
- REVIEW OF DEVELOPMENT ON LOTS LOCATED IN THE WISSAHICKON WATERSHED
- REVIEW OF WIRELESS TELECOMMUNICATION FACILITIES
- REVIEW OF PARKING GARAGES
- FACADE REVIEWS
- REVIEW OF LANDSCAPE PLANS



REVIEWERS

HISTORICAL COMMISSION

Protecting three centuries of history, the Historical Commission is the regulatory agency responsible for preserving historical structures throughout the City of Philadelphia. Here are the main reasons a project would require the Commission's approval:

- ALTERATIONS TO A REGISTERED HISTORIC PROPERTY
- UNDEVELOPED PROPERTIES IN HISTORIC DISTRICTS

ART COMMISSION

The Art Commission is responsible for the design of public buildings, works of art acquired by the City, and structures or architectural fixtures that extend over the city's public rights-of-way. Here are some projects that would need the Art Commission approval:

- SIGNS IN CERTAIN AREAS OF CENTER CITY AND OTHER COMMERCIAL CORRIDORS
- PUBLIC ART

STREETS DEPARTMENT

The Streets Department is responsible for over 2,575 miles of streets and roads in the City of Philadelphia. The Department handles everything from building and maintaining the streets to trash collection and snow removal. Here are the most common reasons to interact with the Streets Department:

- SUBDIVISION REVIEW
- PARKING FACILITIES
- REVIEW OF CURB CUTS

WATER DEPARTMENT

Whether providing safe water for residents to drink or supplying water for industries to manufacture goods here in Philadelphia, the task of the Water Department is to protect the region's water resources. Here are some projects that would require the Department's permission.

- STORMWATER MANAGEMENT