



DISTRICT PLANS AND ZONING REMAPPING

for the City of Philadelphia

In 2010, the City of Philadelphia began an integrated planning and zoning process to update the zoning code and the City's comprehensive plan for future development. Zoning is the main tool used by planners to guide development and consists of two parts: the code and map. The code sets the rules for development by regulating what can be built as well as height, bulk and density of development. The map says what rules apply

to which parcel of land in the city. In 2012, the city adopted a new zoning code updating the various zoning classifications and rules. The updates to the map are part of the city's comprehensive plan, Philadelphia2035. Through the eighteen District Plans being done by the Philadelphia City Planning Commission (PCPC), the staff follows the process outlined below:

1 Land Use Survey



At the start of the District Plan process, PCPC staff visit each parcel within the district to determine the current land use. Besides noting the

major land uses, such as residential, commercial or recreation, the staff also note details, including whether a property is single-family or multi-family, or if the commercial is retail or office.

2 Zoning Analysis

PCPC staff then determine if the existing land use and existing zoning for the sites match. Often the two do match and nothing is recommended to change. However, many times the

land use and zoning do not match. For instance, a former commercial site, which is still zoned commercial, may now have rowhouses.



3 Community Outreach



During the District Plan process, the community helps the PCPC staff create

guidelines and priorities for zoning in the district. Through public meetings and online outreach, the comments received by the public are incorporated into the proposed zoning recommendations.

4 Zoning Recommendations

The District Plans then make zoning recommendations. These fall into two categories: Corrective Zoning or Zoning to Advance the Plan. Corrective zoning recommendations call for changing the zoning to match the existing land use. Zoning to Advance the Plan (ZAP) recommendations are to guide future development that the community wants to see. For instance,

the plan may recommend that a vacant industrial property that is in the middle of a residential neighborhood be rezoned to residential to promote more housing development.



The recommendations in the District Plans are not final. This work is meant to be the starting point for future community outreach and input in the final remapping plans. The zoning map only changes

with the adoption of an ordinance by City Council. Once a District Plan is adopted the PCPC staff follow the procedures outlined on the other side.

ZONING MAP REVISIONS

A Guide to Implementation

1 Formulation



Plan Recommendations

District Plans include proposed zoning map revisions that correct zoning to reflect current uses or to advance long-term goals. Recommendations are developed through extensive interaction with citizens and community groups.



Requests from Community & City Council

In addition to District Plans, community groups and City Council members can request that PCPC draft revisions to the zoning map.

2 Recommendations and Revisions



Meet with Council Offices & Neighborhood Representatives

PCPC staff meet with affected City Council offices to present and revise the draft map and bill. Meetings are also held with neighborhood representatives to create consensus-driven recommendations.



Present to the Community

Once the draft map is revised to take into account City Council and neighborhood group recommendations, the draft is presented to the community for additional input on the zoning revision.

3 Updating and Drafting



Update

PCPC staff update the proposed map based on discussion with the community and City Council.



Create a Draft Bill and Map

PCPC works with City Council and affected communities to create a final proposal and draft legislation.

4 Bill Introduction and Review



Bill Introduced in City Council

PCPC staff create a final draft bill based on community and City Council input. The bill is reviewed to ensure legal validity and introduced by the affected City Council member.



Planning Commission Review

Once the bill is introduced, the Planning Commission reviews the bill at its monthly public meeting.

5 Legislative Action



Rules Committee Hearing & Approval

City Council's Rules Committee holds one or more public hearings on the bill. PCPC presents the Commission's recommendation. If the Committee votes to approve the bill, it is sent to the full Council for a vote.



City Council Vote & Mayoral Action

Once approved by the Rules Committee, the full City Council votes on the bill. If the bill passes, it is sent to the Mayor for final signature. Unless the Mayor vetoes the bill, the changes are enacted.

6 Zoning Map Amended and Updated

The Planning Commission amends the citywide zoning map to reflect the zoning changes.