

MANAYUNK

NCA OVERLAY FACT SHEET



Department of Planning and Development
Philadelphia City Planning Commission
CITY OF PHILADELPHIA

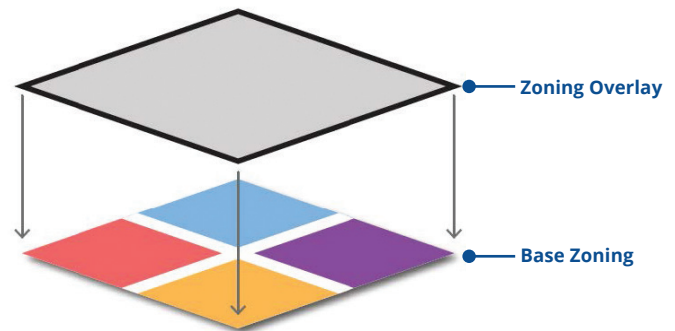
The Philadelphia City Planning Commission is in the process of revising the **Manayunk Neighborhood Commercial Area Overlay**. This update will ensure that the overlay supports sustainable growth and reflects community needs. This fact sheet provides key information about the revision process and how you can get involved.

OVERLAY PURPOSE

The primary purpose of a Neighborhood Commercial Area (NCA) overlay is to preserve the character of a neighborhood commercial area while guiding commercial development. There are 11 NCA overlays across the city, each tailored to the needs of its neighborhood. The Manayunk NCA overlay primarily focuses on regulating building height, setbacks, and parking requirements across four sections of Main Street, called **sub-areas**. Each sub-area covers a different section of the overlay from Levington Avenue to the intersection of Main Street and Ridge Avenue. Specific regulations are located in the Philadelphia Code.¹

Definition | Zoning Overlay

A tool used to impose special zoning provisions in addition to those of the underlying base zoning. These provisions typically reflect the unique character of an area and may further regulate use, design, parking, or environmental concerns.



KEY DEFINITIONS

For other helpful definitions, see the Philadelphia Code definitions chapter.²

Neighborhood Community Area: Overlay districts intended to preserve the integrity of neighborhood commercial areas and to promote and help guide appropriate commercial development.

Overlay District: Additional regulations added on top of base zoning for special areas—like the waterfront or historic district. Overlay zoning district regulations apply in combination with underlying base zoning district regulations and all other applicable regulations of this Zoning Code.

Building set back: Required space between a building and the edge of the property. This allows space for sidewalks, trees, etc.

Waterfront setback: Required space between a building and the edge of a river or stream.

Height/building/ structure: Vertical distance from the average ground level at the base of the structure to the top of the structure.

Base Zoning: Starting set of rules for what can be built on a property. See the Planning Commission's [Zoning Quick Guide](#) for examples on base zoning found across Philadelphia and their requirements.

¹ https://codelibrary.amlegal.com/codes/philadelphia/latest/philadelphia_pa/0-0-0-290439

² https://codelibrary.amlegal.com/codes/philadelphia/latest/philadelphia_pa/0-0-0-287567

SUB-AREA REQUIREMENTS

The four sub-areas work in tandem, but there are subtle differences found between all four.

Sub-Area A

- Building height maximum of 38 feet.
- Eating and drinking establishments must have 1 parking space per 4 occupants.
- Nightclubs and public entertainment venues must have 1 parking space per 2 occupants.

Sub-Area B

- Building height maximum of 38 feet.
- No **setbacks**, all buildings along Main Street or Ridge Avenue must meet the property line.
- Eating and drinking establishments must have 1 parking space per 4 occupants.
- Nightclubs and public entertainment venues must have 1 parking space per 2 occupants.

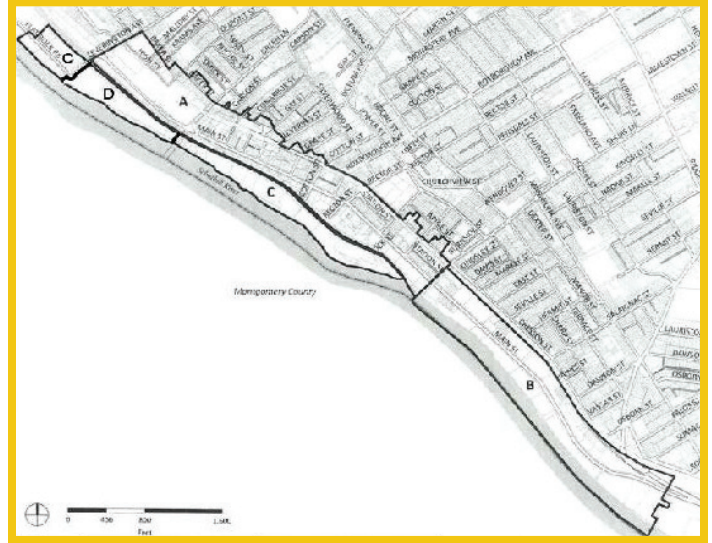
Sub-Area C

- Building height maximum varies as it is determined by the **base zoning district**. See <https://atlas.phila.gov/> to find a property's base zoning.
- Setback distances from the Manayunk Canal and railway dependent on building height.
- One parking space for each efficiency and 1-bedroom unit, with an additional space provided per each additional bedroom.

Sub-Area D

- All lots must have a waterfront setback five- to eight feet wide to allow for public access.
- Landscape complies with approved development plan and development regulations

Main Street / Manayunk & Venice Island (Applies to all lots)



NEXT STEPS

1. Fill out the feedback survey by scanning the QR code or visiting this link: <https://arcg.is/jP1jH1>
2. Community Meeting on May 22, 2025, 6:30-8:30 p.m.
3. Planning Commission Staff drafts overlay revisions.
4. Public reviews draft.
5. City Council introduces legislation to officially recognize changes to the NCA overlay.
6. Presentation of overlay bill at Planning Commission.
7. City Council votes on the bill.
8. Mayor signs the bill into law.
9. Planning Commission and the Law Department updates the Philadelphia Code with the new NCA overlay regulations.

