

South Street Headhouse

Working Group Meeting
August 7, 2024



Philadelphia
City Planning Commission
CITY OF PHILADELPHIA

Agenda

- Welcome (10 Minutes)
- Group Listening (25 Minutes)
- Presentation (15 Minutes)
- Wrap Up (5 Minutes)

Project Team

- Madison Matera – Project Steward
- Eliza Bower – Central District Planner
- Stephanie Pennypacker – Community Initiatives Specialist

Why Are We Here Today?

To hear each RCO's ideas on how we can improve the zoning on South Street



PHL Open For Business

- The Parker Administration is committed to creating a business-friendly government
- Encourages initiatives that help businesses of all sizes and in all neighborhoods
- Committed to addressing economic disparities, enhancing business activity, and building an equitable economy

Role of Zoning and Overlays

Zoning provides rules for:

- How land can be used
- The size and shape of new buildings

A zoning overlay provides additional rules for a geographical area on top of established zoning rules

Today's Focus: Zoning

Zoning can regulate:

- Use
- Size
- Shape

Zoning cannot regulate:

- Construction techniques
- Rental vs. homeownership
- Property management
- Trash
- Morals
- Crime
- Behavior
- Customer base

Group Listening

Ground Rules:

- Each group has five uninterrupted minutes to introduce themselves and share their zoning goals for the overlay and map

Bella Vista Neighbors Association

5 Minutes

BELLA VISTA
NEIGHBORS ASSOCIATION

Queen Village Neighbors Association

5 Minutes



Society Hill Civic Association

5 Minutes



Washington Square West Civic Association

5 Minutes



South Street Headhouse District

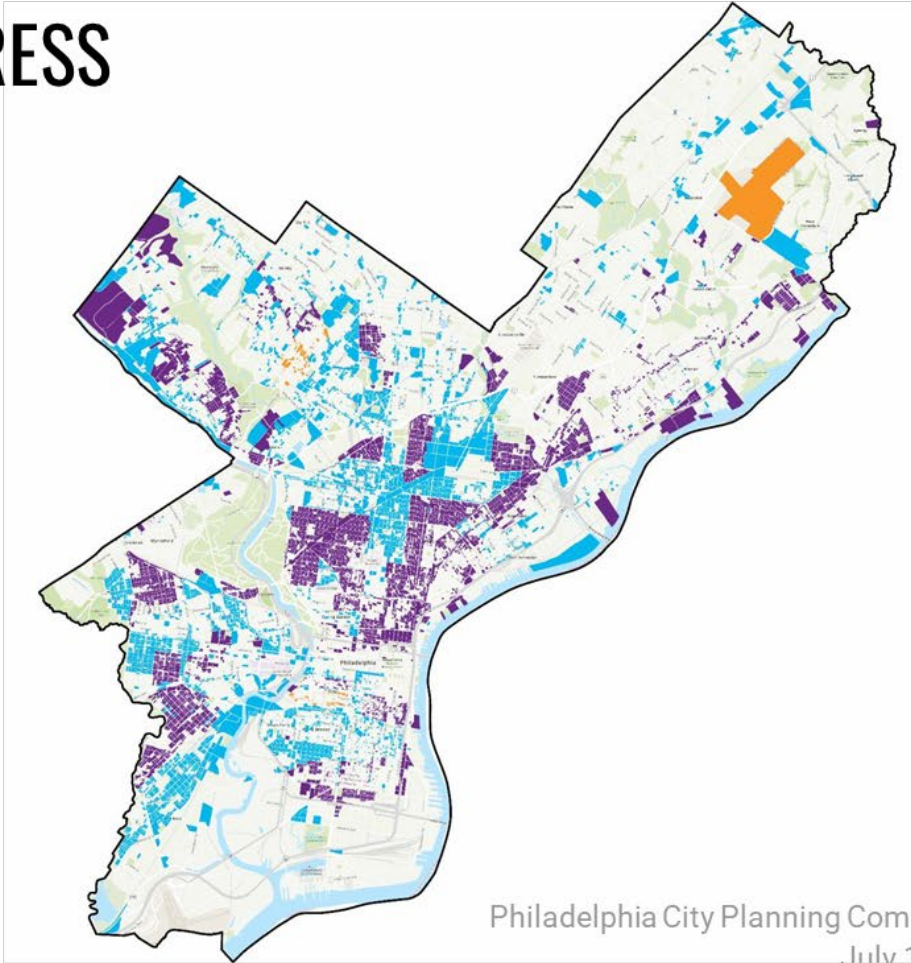
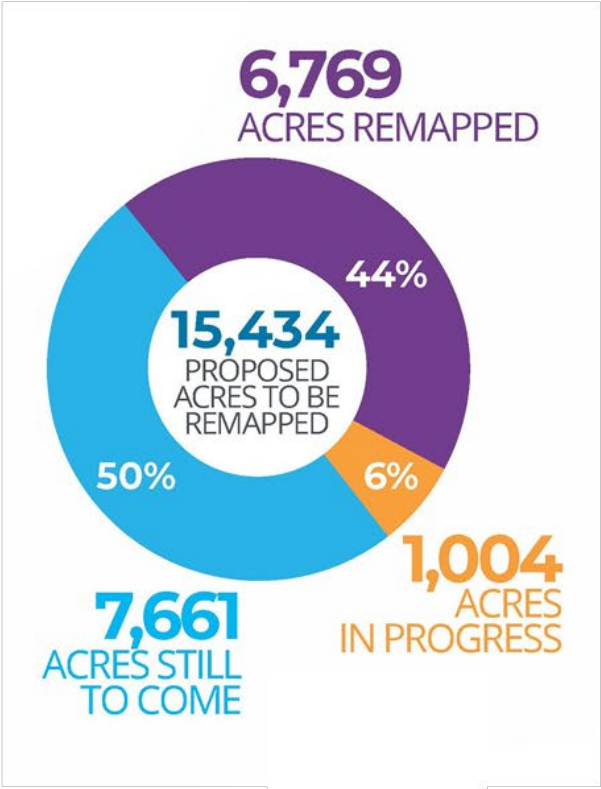
5 Minutes



Current Status of Zoning on South Street

CITYWIDE REMAPPING PROGRESS

(as of January 2023)



Philadelphia City Planning Commission
July 13, 2023

Completed Remapping in Center City

2013

- Northern Liberties

2014

- Old City

2015

- Bella Vista
- Callowhill/Chinatown North
- East Callowhill

2016

- Logan Square
- Queen Village

2017

- West Poplar
- Francisville

2018

- East Poplar

2019

- Rittenhouse Square (south of Spruce Street)

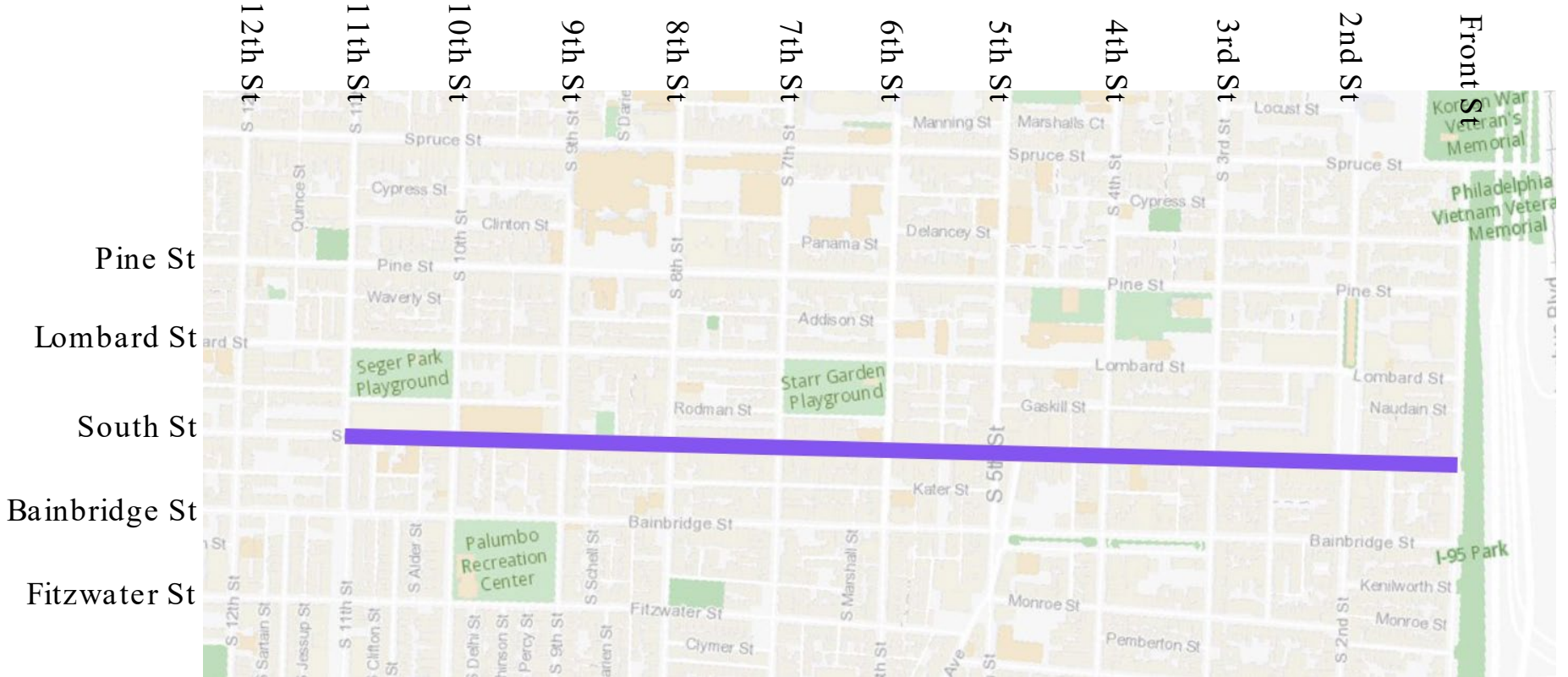
2020

- Society Hill

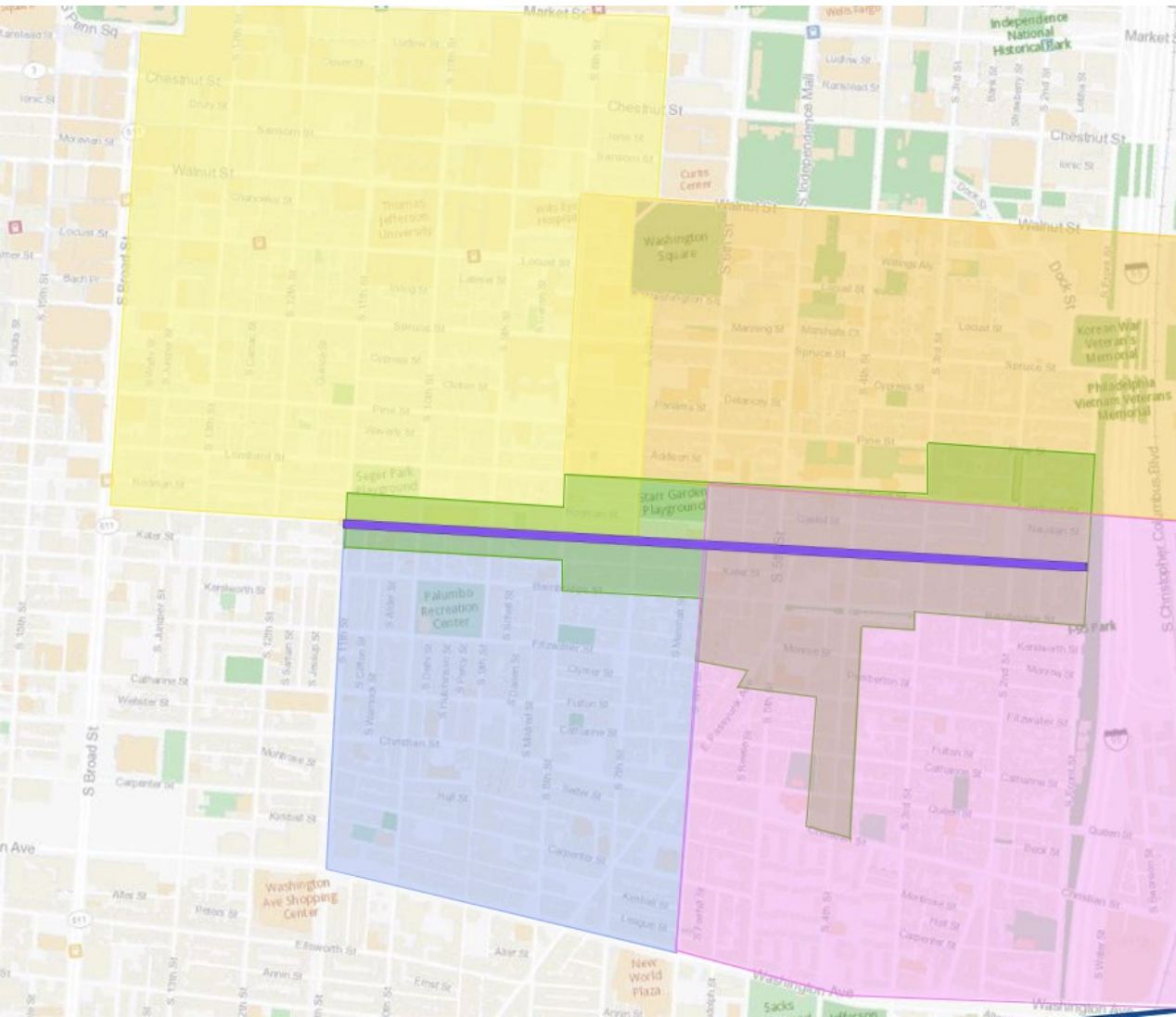
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- Wash West – Pending

Location Focus: Front to 11th street

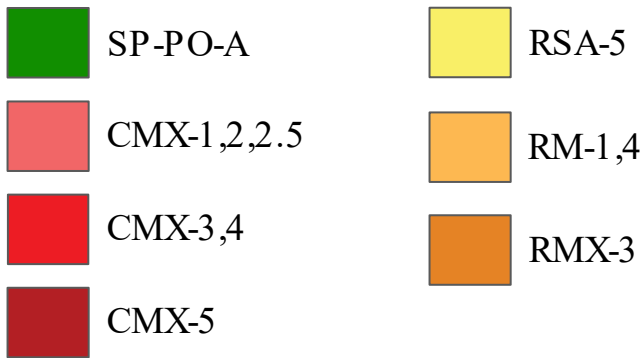
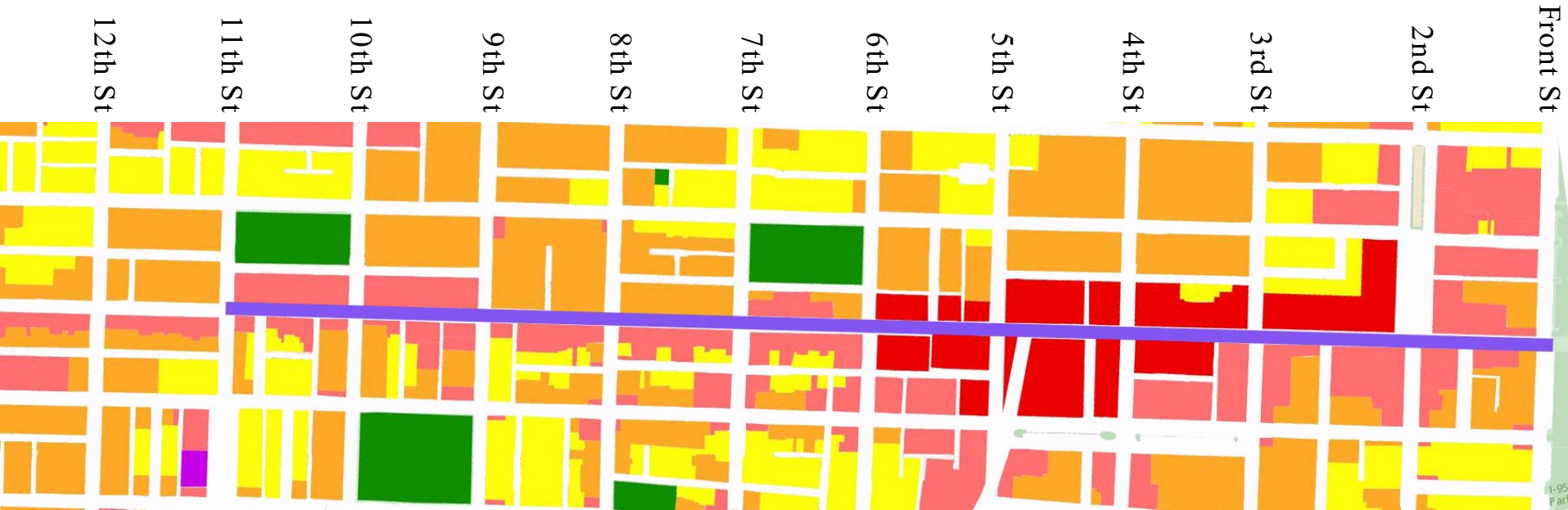


RCO Borders



-  Society Hill Civic Association
-  Washington Square West Civic
-  Bella Vista Neighbors Association
-  South Street Headhouse District
-  Queen Village Neighbors Association
-  South Street between Front and 11th Street

Zoning In Focus area



Zoning Districts: CMX 3



The CMX-3, Community Commercial Mixed-Use and CMX-4, Core Commercial Mixed-Use districts are primarily intended to accommodate mixed-use development, including a broad range of nonresidential uses, in the core of high-density commercial and mixed-use areas.

Primary Uses: Residential, Office, Retail

Zone	Base FAR	Max Bonus*
CMX-3	500%	750%

**Max bonus does not include bonus for mixed-income housing*

Zoning Districts: CMX 1,2,2.5



The CMX-1, 2, 2.5, Neighborhood Commercial Mixed-Use are primarily intended for neighborhood-serving retail and service uses, including pedestrian friendly retail commercial corridors.

Primary Uses: Residential, Retail, Services

CMX-1(38')

- Ground-floor commercial space is optional
- Single- or multi-family (based on adjacent zoning)

CMX-2 (38')

- Ground floor commercial space is required
- Multi-family

CMX-2.5 (55')

- Ground floor commercial space is required
- Multi-family

Zoning District: RMX 3



The RMX, Residential Mixed-Use districts are intended to accommodate residential and mixed-use development.

Primary Uses: Residential, limited ground floor retail

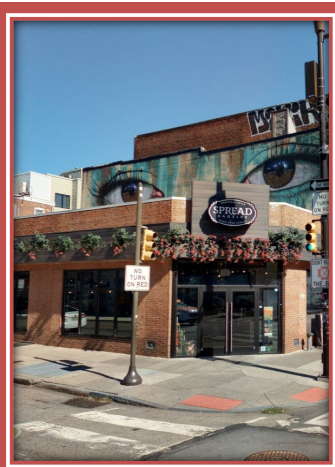
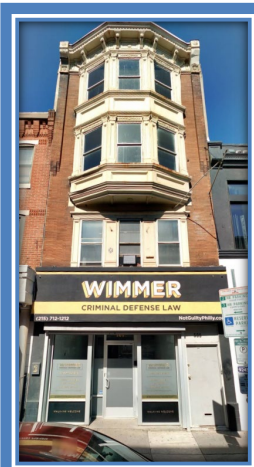
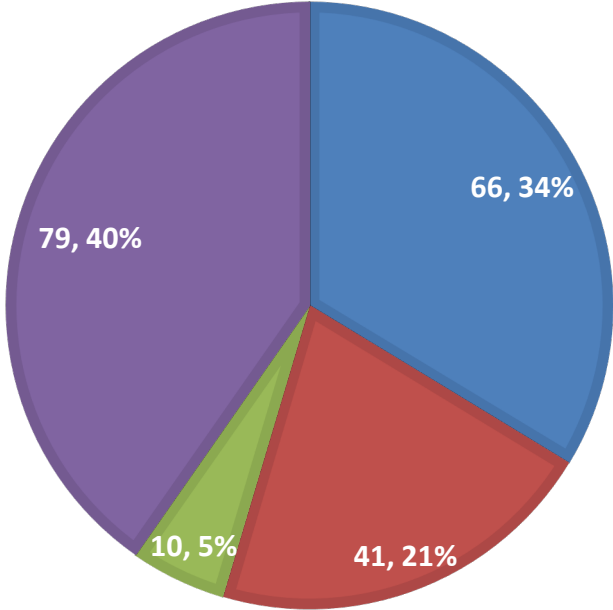
Center City Overlay District

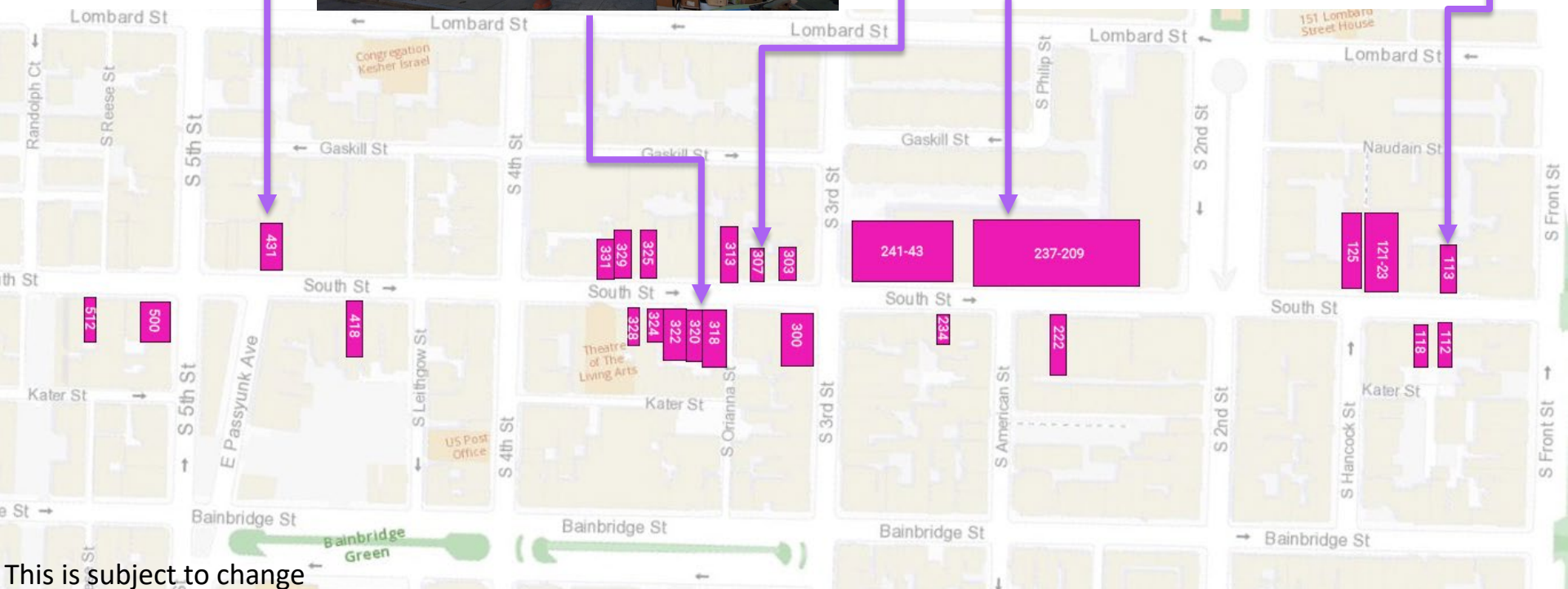
The Center City Overlay District (/CTR) contains controls designed to supplement base zoning requirements. /CTR contains additional controls for a series of sub-areas.

- Height
- Setback / Build-To
- Supplemental Use
- Parking and Loading
- Signs
- Special Review Areas
- Bulk and Massing

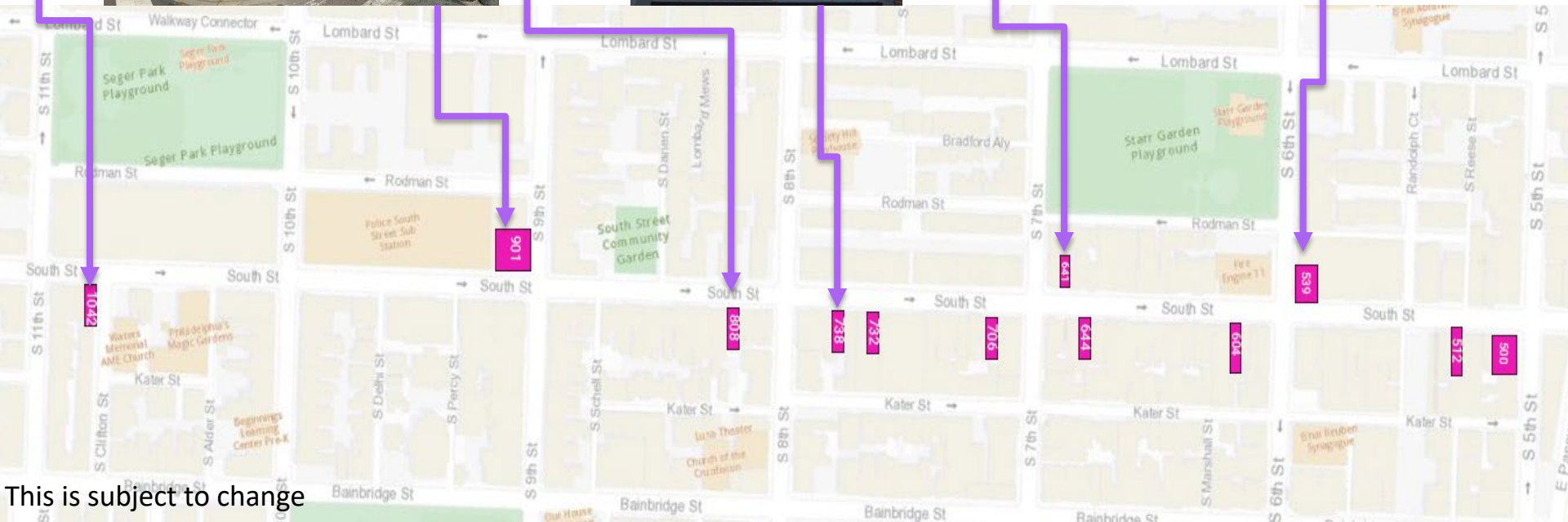
BUSINESSES ON SOUTH STREET BETWEEN FRONT AND 11TH STREETS

■ Services ■ Food and Drink ■ Arts and Entertainment ■ Shopping












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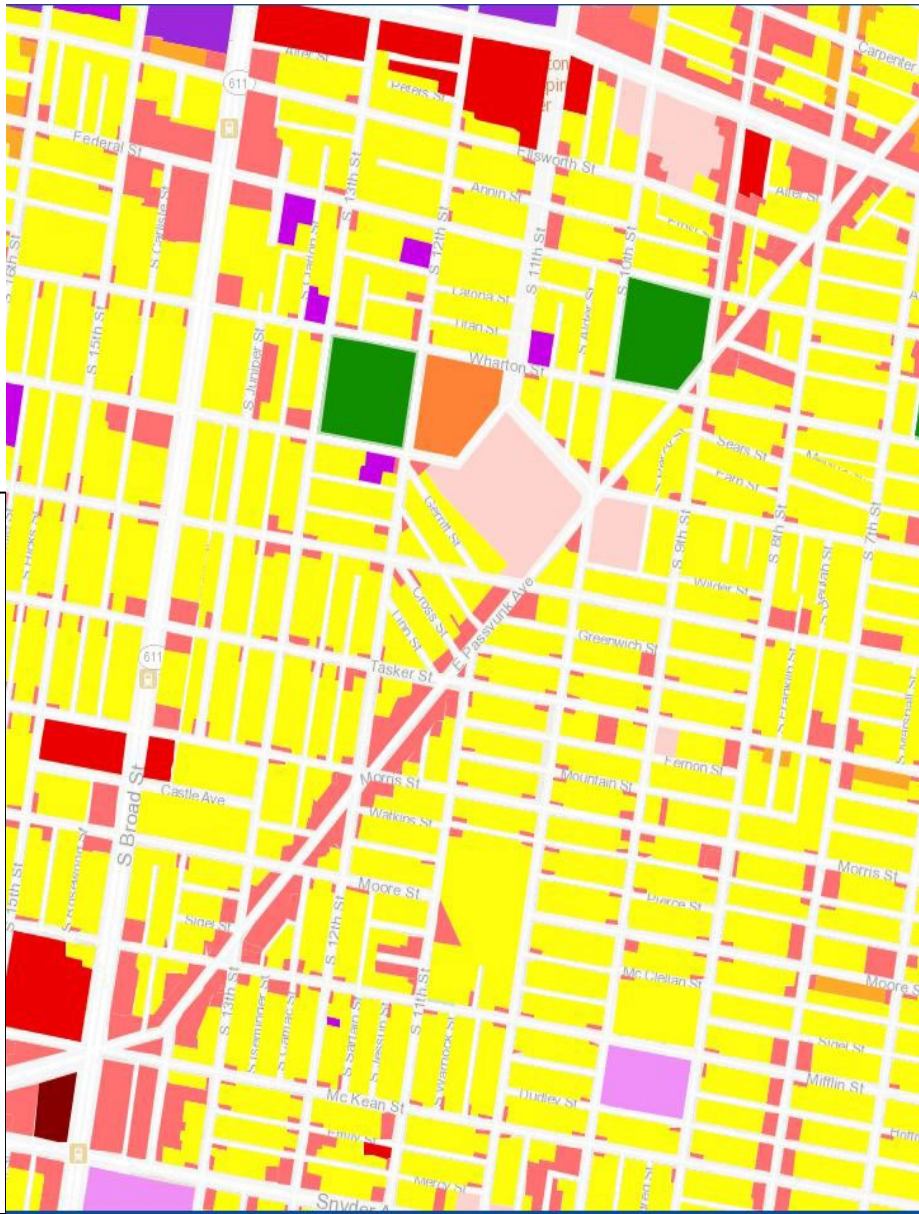
N 2nd Street










-  RSA-5
-  RM-1,4
-  RMX-3
-  SP-PO-A
-  CMX-1,2,2.5
-  CMX-3,4
-  CMX-5



E Passyunk Ave.



-  RSA-5
-  RM-1,4
-  RMX-3
-  SP-PO-A
-  CMX-1,2,2.5
-  CMX-3,4
-  CMX-5



Next Steps

- Follow-up email to be sent out after the meeting with notes and a recording
- Internal review of what we heard today and possible paths forward
- Second meeting with working group to discuss options and paths forward

Contact Information

Please send any questions or comments to
planning@phila.gov

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