

# South Street Headhouse

**Working Group Meeting 3**  
**August 4, 2025**



# Agenda

- Introduction
- What zoning can do
- Goals for the Remapping
- Historic Commission survey results
- Remapping Draft
- Comment, feedback, and questions
- Next Steps

# What Zoning Can and Can't do

Zoning **can** regulate:

- Use
- Size
- Shape

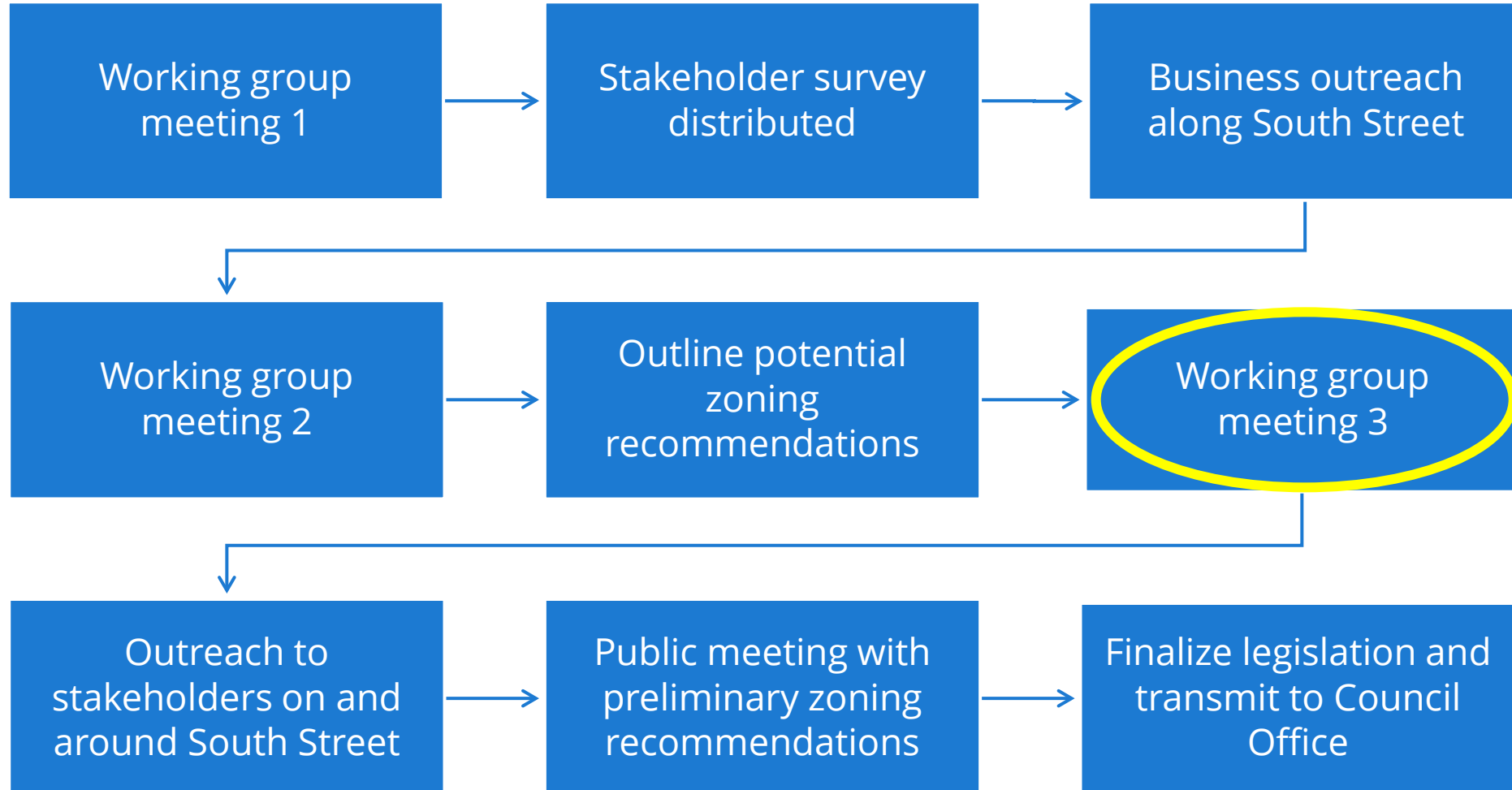
Zoning **cannot** regulate:

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

# Goals For the Remapping

- Allow for growth along South Street
- Preserve the uniqueness of the area
- Create consistency in zoning along South Street

# Where Are We in the Process?



# Historic Survey

South Street emerges as an excellent condensed example of the variety of architectural styles and time periods found throughout Philadelphia, as well as a site with its own unique history and distinct appearance.

1048 South Street



306 South Street



537 South Street



402 South Street



# Draft Proposal

# Zoning Map Changes to CMX-3

The zoning map changes will only occur on South Street to support growth on the commercial corridor.

## CMX-3 Requirements

**Maximum occupied area:** 75% or 80% on a corner lot

**Maximum Floor Area Ratio:** 500%

**Side yard:** 8ft if there are dwelling units

**Parking requirements:** 3 spaces per every 10 units

## Additional Allowances and Requirements

Set height limit of 65'

No Parking Minimums

Commercial required on ground floor for new construction

Will exclude residentially zoned and historically designated buildings

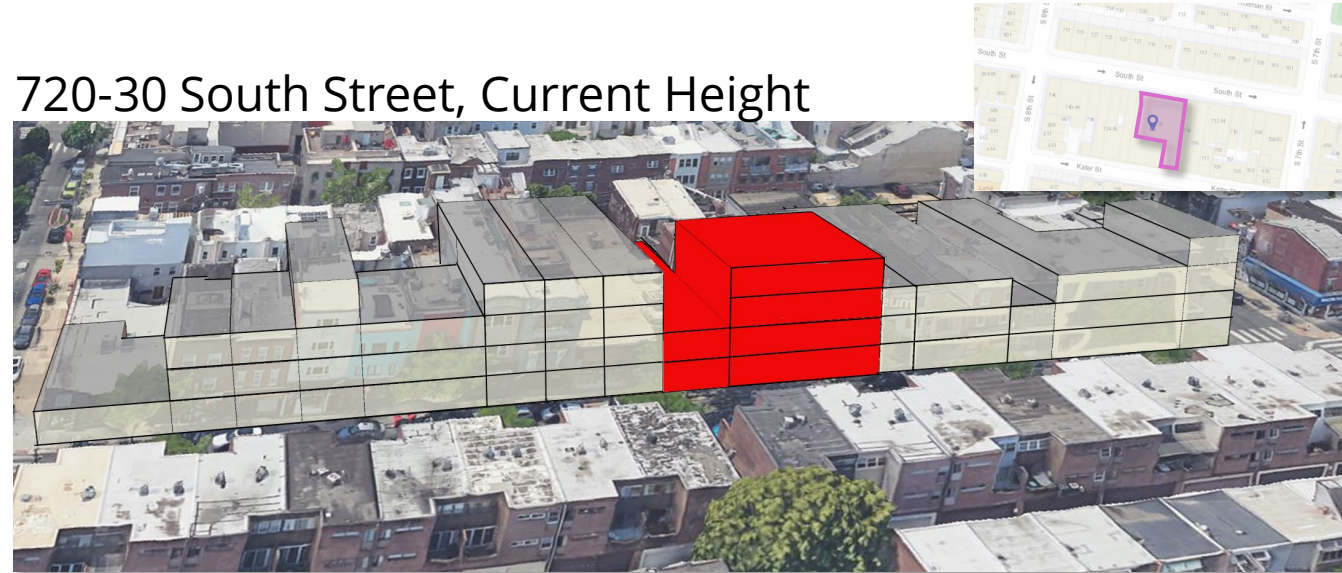
These terms apply only along South Street

# Examples

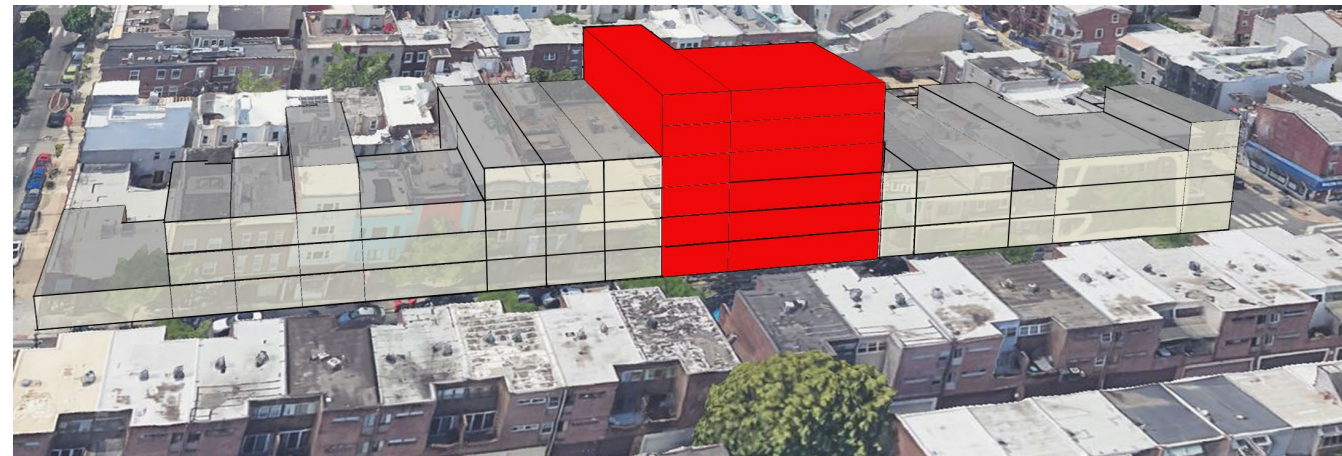
514 South Street



720-30 South Street, Current Height



720-30 South Street, Height: 65'



# Current Restricted Uses

- Drug Paraphernalia Sales
- Gun Shops
- Assembly and Entertainment
- Take-out Restaurants
- Smoking Lounge
- Body Art Services
- Fortune Telling Services
- Vehicle and Vehicular Equipment Sales and Services

# Relaxing Some Restricted Uses

Allowing more types of uses will lower the barrier to entry and add diversity of new small businesses.

Remove restrictions from these uses:

- Take-out restaurants
- Body Art Services
- Fortune Teller Services



# Sign Controls

South Streets unique signs bring character to the commercial corridor.

- Allow for signs above the second floor
  - Sign must be below the cornice line
  - Signs will still need to go to Art Commission, but not the ZBA
- Allow for projecting signs
- All legal signs will be grandfathered in

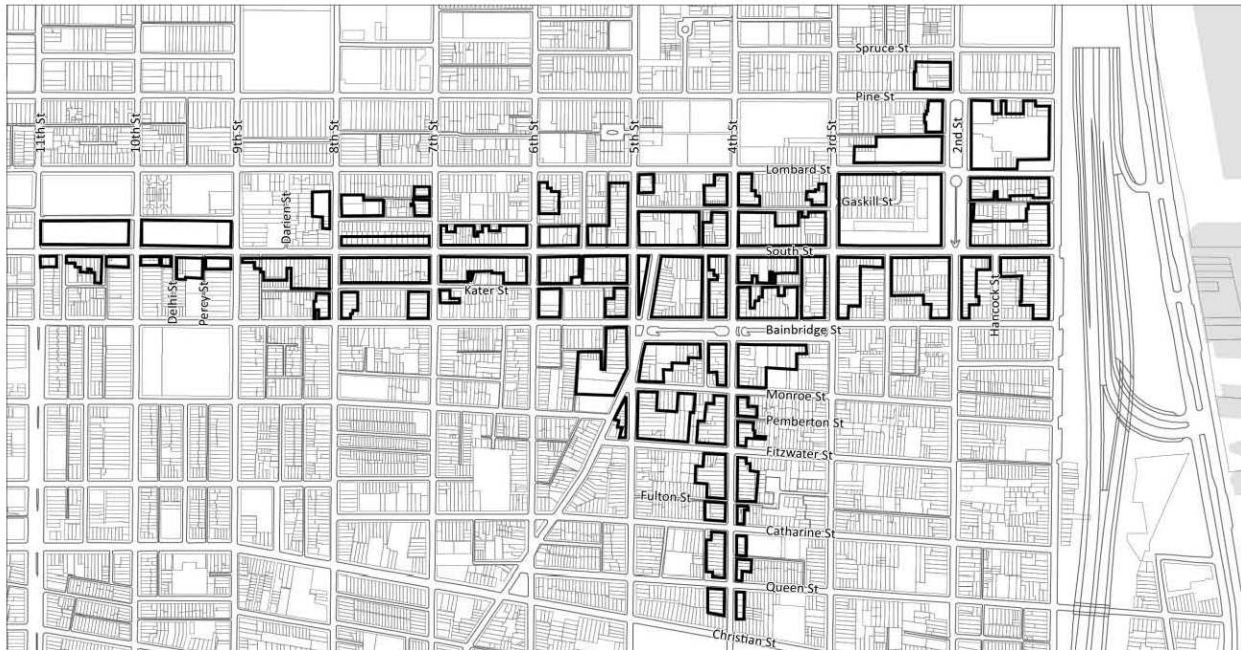


# Standardizing Overlay Boundaries

The overlay boundaries will change to include full blocks. This continues the City's efforts to make a more consistent and predictable zoning code.

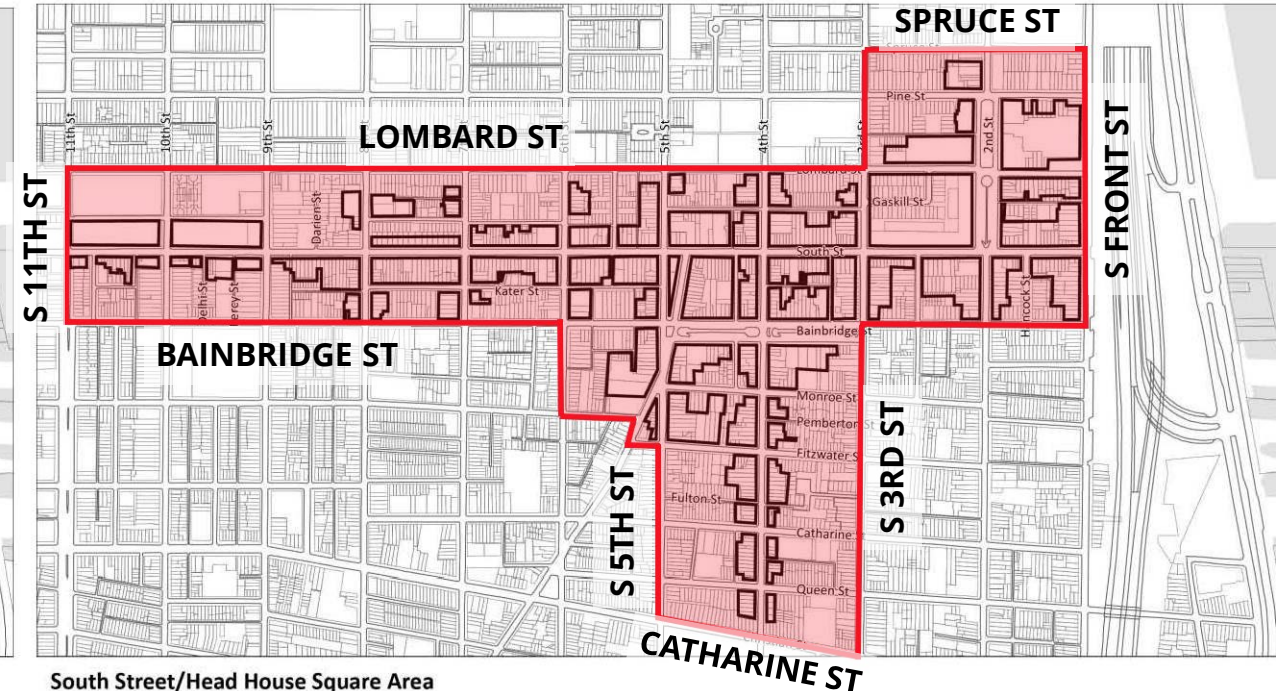
- This will provide clarity to sites within the overlay
- This will only apply to commercial properties

Current



South Street/Head House Square Area

Proposed



South Street/Head House Square Area

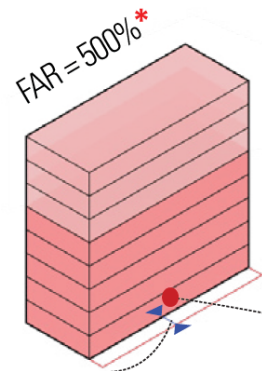
# Questions and Comments

# CMX-3

- **Maximum occupied area:** 75% or 80% on a corner lot
- **Maximum Floor Area Ratio:** 500%
- **Side yard:** 8ft if there are dwelling units
- **Parking requirements:** 3 spaces per every 10 units

CMX-3 example: 200 South St.

Side: 8' for  
buildings with  
dwelling units



Max occupied area: intermediate lot: 75%; corner lot 80%

