

Germantown North Zoning Remapping



Philadelphia
City Planning Commission
CITY OF PHILADELPHIA

**Germantown
North
Zoning
Remapping**

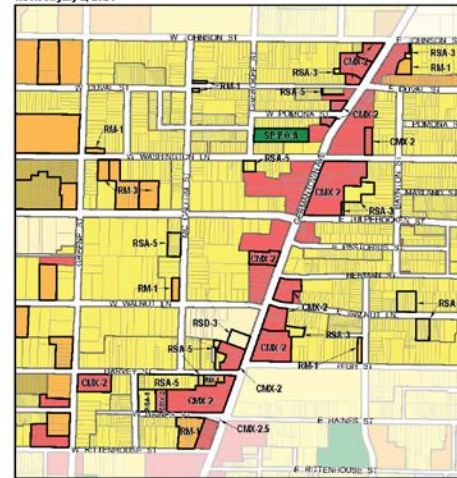


Germantown North Zoning Remapping



Proposed Zoning: Section B

Greene Street to Baynton Street
Revised July 2, 2021



Germantown North Remapping

Zoning is a set of rules for new buildings and major changes to existing buildings. Zoning rules control the size and shape of buildings and how they are used. The Philadelphia City Planning Commission is helping communities update zoning in neighborhoods throughout the city. These maps show zoning changes under consideration in parts of Germantown.

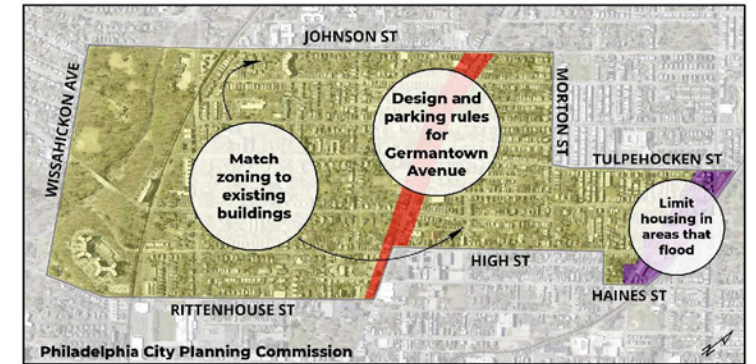
Visit www.phila2035.org/germantownnorth or call 215-683-4672 for more information and to share comments.

Legend

- Area of Proposed Change
- Single-Family Detached
- Single-Family Twin & Attached
- Two-Family
- Multi-Family
- Auto-Oriented Commercial
- Neighborhood Mixed-Use
- Community Center Mixed-Use
- Industrial/Residential Mix
- Industrial/Commercial Mix
- Parks and Open Space

0 250 500 1,000 Feet

Germantown North Zoning Remapping



The Philadelphia City Planning Commission (PCPC) is working with community groups to update zoning rules in northern Germantown between Rittenhouse Street and Johnson Street.

Zoning is a set of rules for new buildings and major changes to existing buildings. Zoning rules control the size and shape of buildings and how they can be used.

PCPC is helping to update zoning in neighborhoods throughout the city. Zoning has not changed in most of northern Germantown for over forty years. The proposed changes meet community goals for how the neighborhoods should grow. Your neighbors helped define these goals in the Upper Northwest District Plan in 2018.

About the Proposed Changes

The proposal replaces some zoning districts with new ones. The goals are to:

- Support Germantown Avenue with new businesses and homes
- Correct the zoning in residential areas to match the size and shapes of existing buildings
- Limit housing in areas that flood along Belfield Avenue

PCPC is also proposing an Overlay Zoning District—a set of special zoning rules—for buildings that face Germantown Avenue. The proposed Overlay will:

- Require new buildings with ten or more apartments or condos to have a parking lot or a garage
- Allow the City Planning Commission to review and approve the appearance of new buildings
- Remove the requirement for a commercial use on the first floor for historic buildings
- Prevent some new car-oriented businesses from opening

Visit www.phila2035.org/GermantownNorth or call 215-683-4672 for details on the proposed changes.



Tonight's Agenda

- Zoning Goals
10 minutes
- Public Feedback
10 minutes
- Revised Recommendations
10 minutes
- Break-out Rooms (small groups)
30 minutes
- Report Back
30 minutes

Ground Rules

- Please keep your microphone **muted** during the presentation
- Use the “Chat” function to ask questions
- Please be respectful

Germantown North Zoning Remapping

Zoning Goals



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What is Zoning?

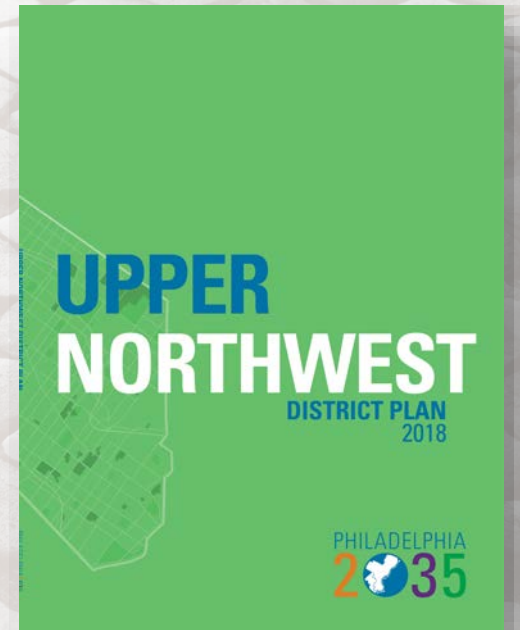
- Rules that control the size and shape of buildings, and how they can be used
- Applies to new buildings and additions

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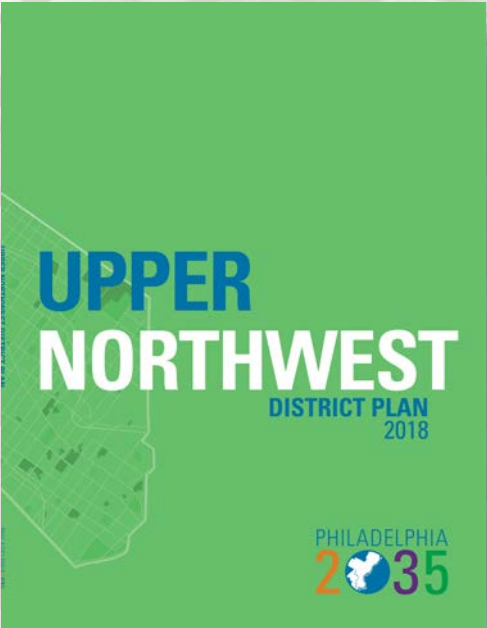
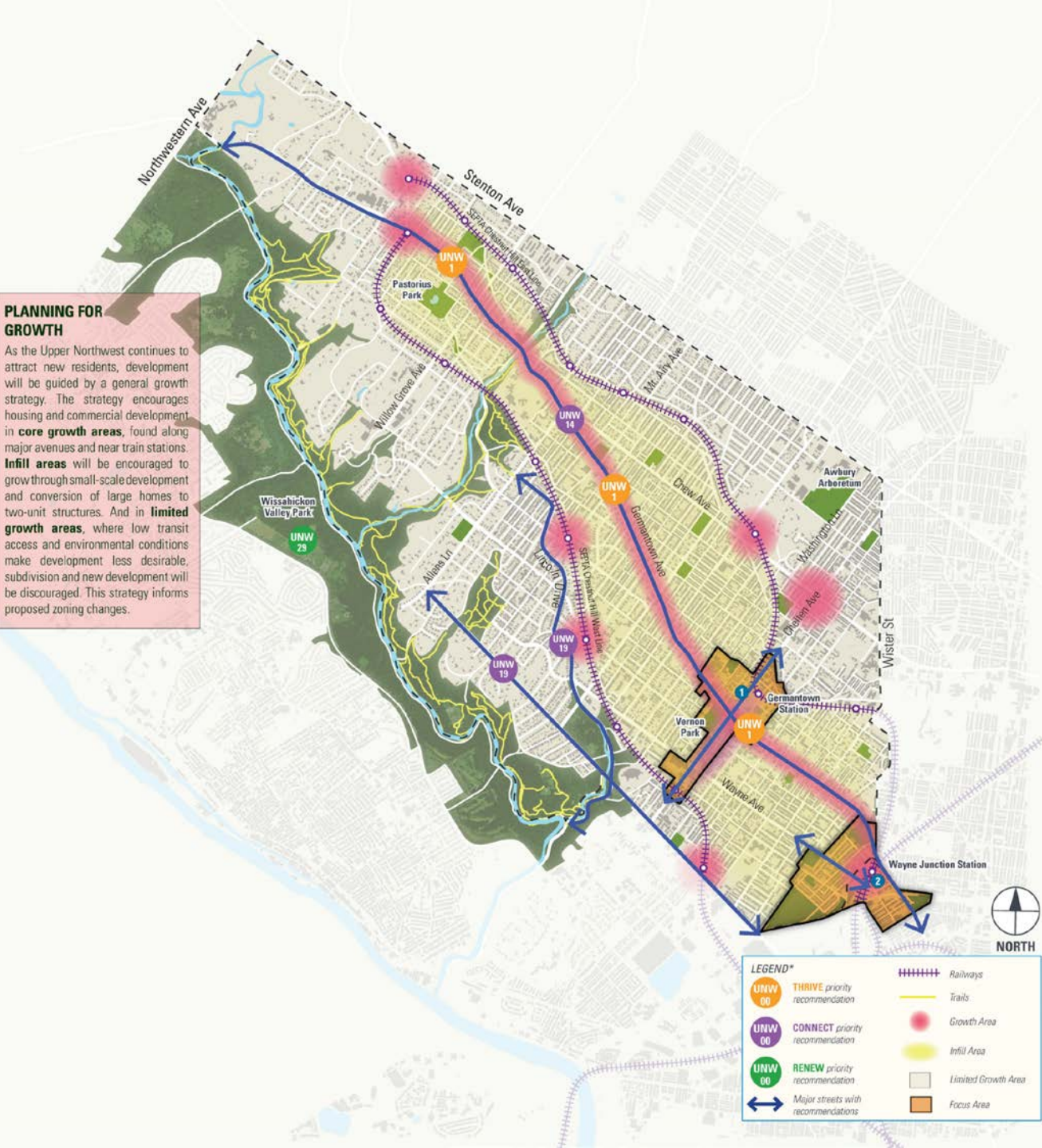


www.phila2035.org/upper-northwest

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PLANNING FOR GROWTH

As the Upper Northwest continues to attract new residents, development will be guided by a general growth strategy. The strategy encourages housing and commercial development in **core growth areas**, found along major avenues and near train stations. **Infill areas** will be encouraged to grow through small-scale development and conversion of large homes to two-unit structures. And in **limited growth areas**, where low transit access and environmental conditions make development less desirable, subdivision and new development will be discouraged. This strategy informs proposed zoning changes.

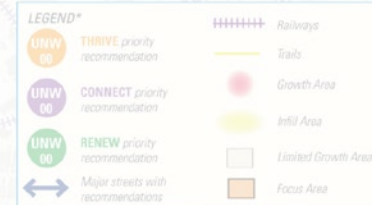


Growth Strategy

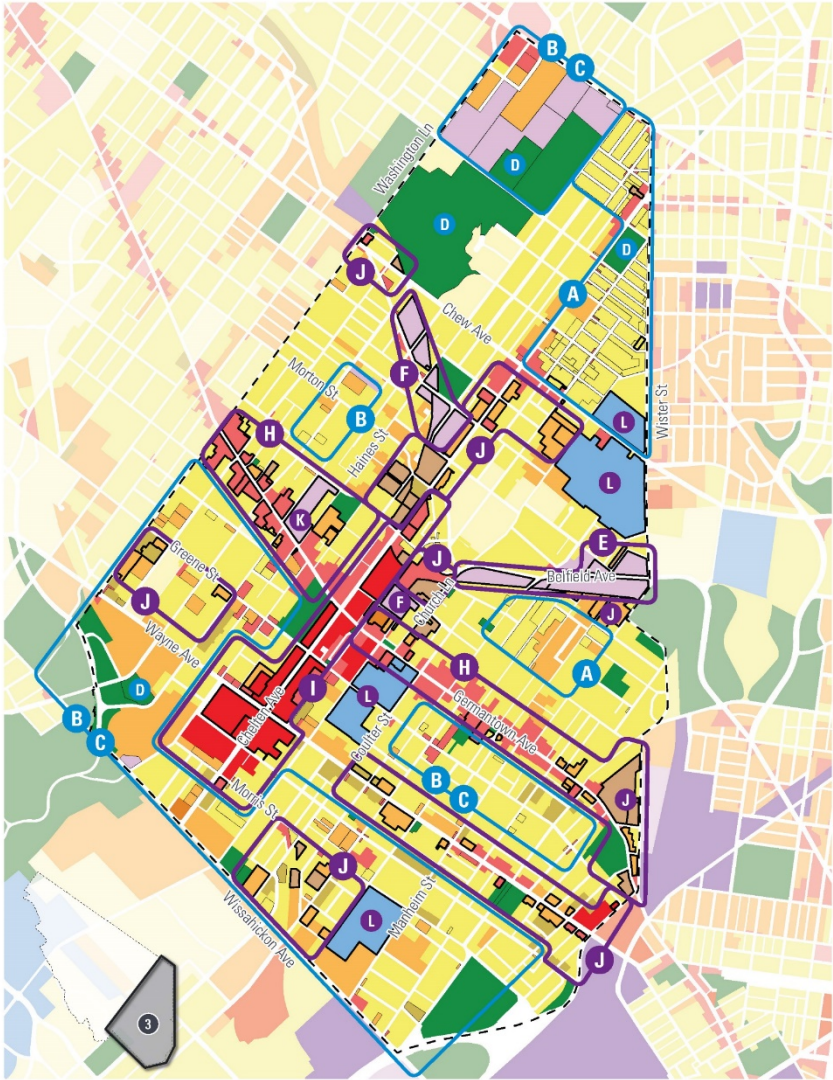
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- City grew by 5% 2010 - 2020
- Germantown, Mount Airy, and Chestnut Hill have strong housing markets
- Balancing housing supply with character/preservation preferences



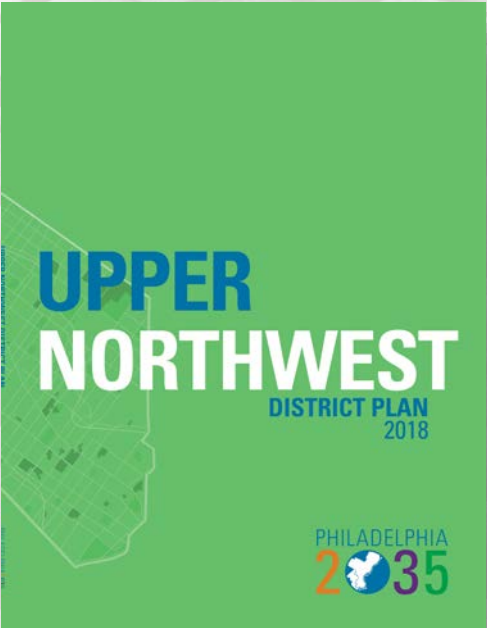
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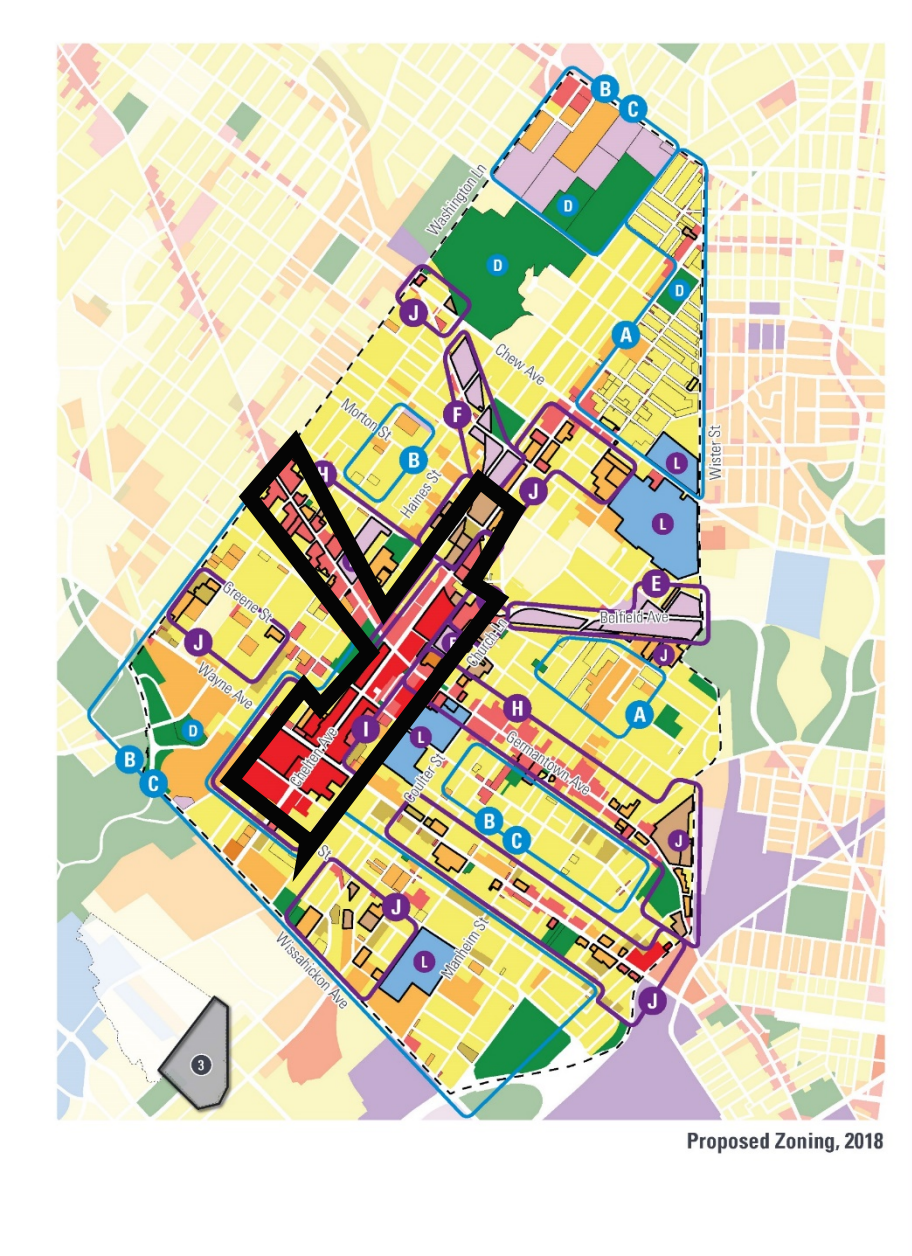
Proposed Zoning, 2018

Making it Happen

93 Philadelphia2035: Upper Northwest District Plan

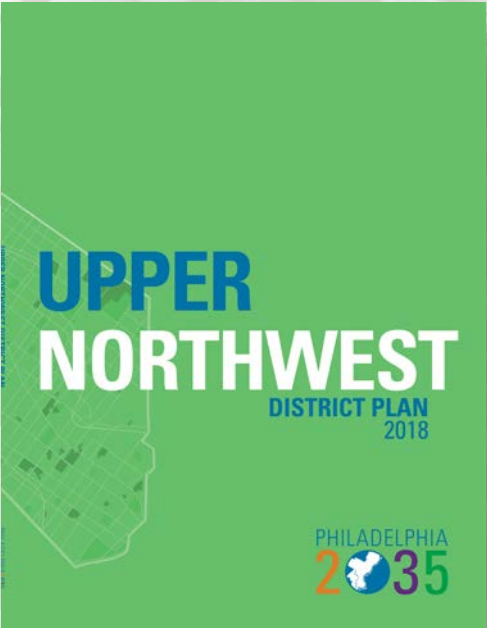


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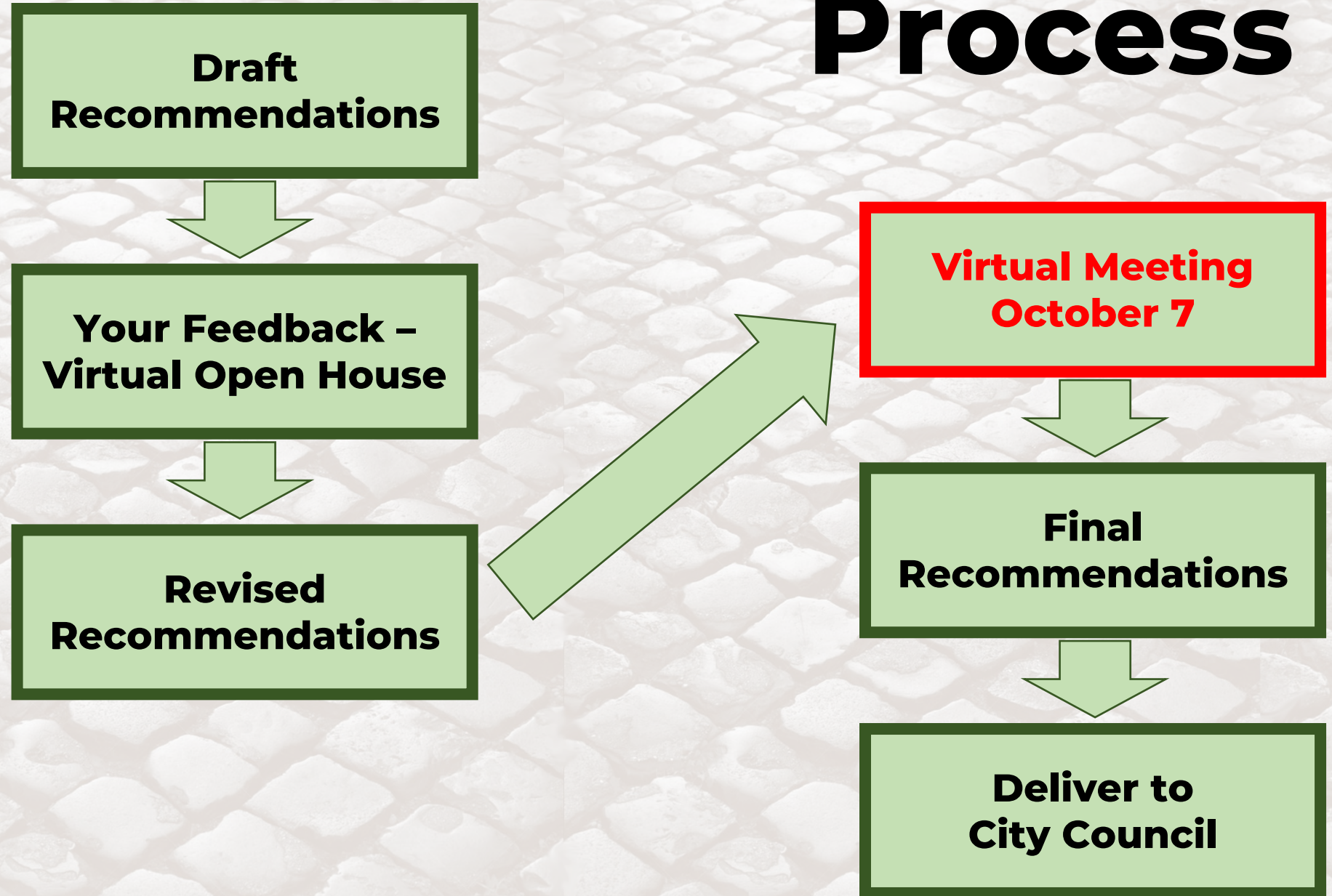
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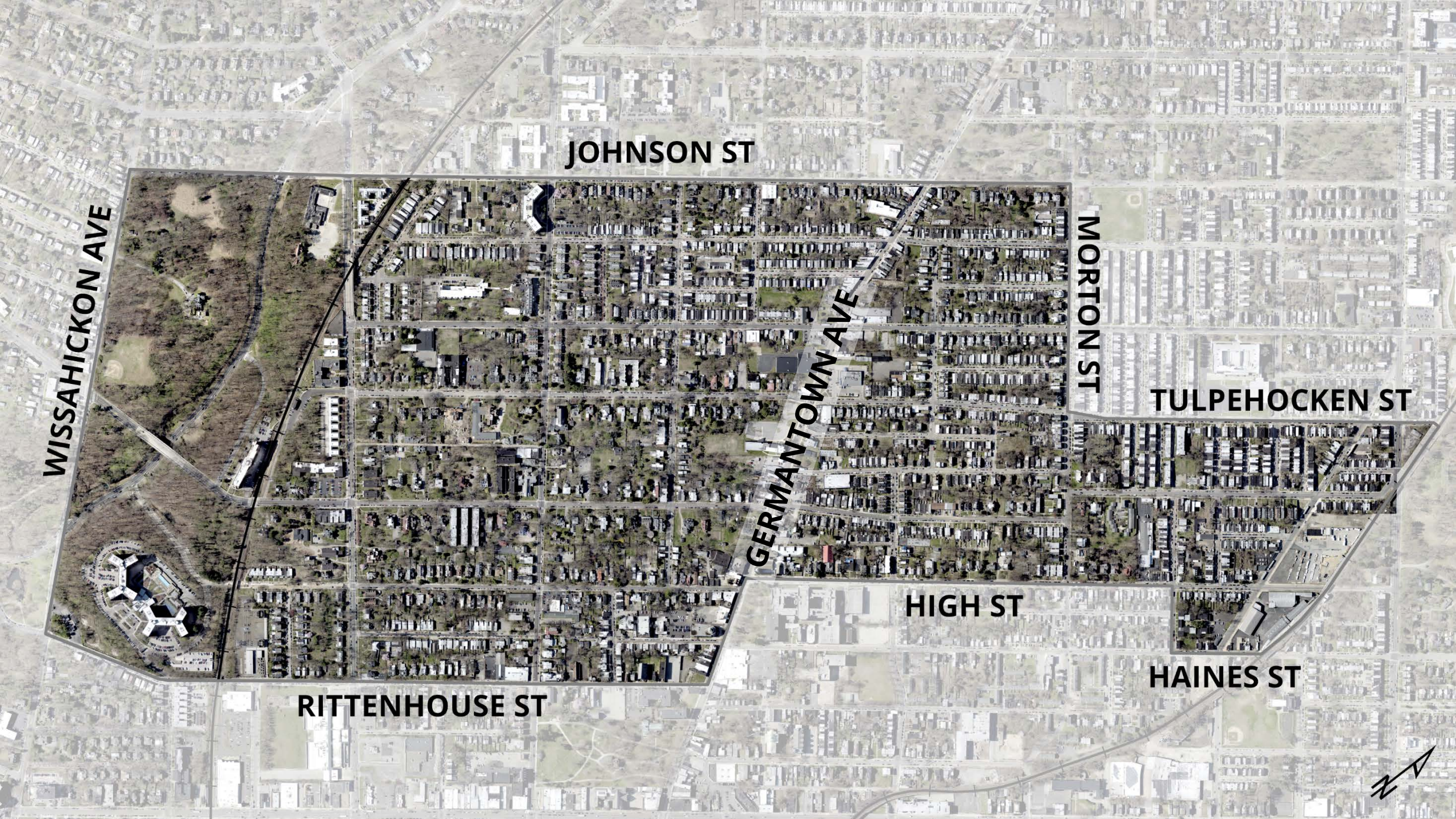
93 Philadelphia2035: Upper Northwest District Plan



**Germantown
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Process





WISSAHICKON AVE

JOHNSON ST

MORTON ST

TULPEHOCKEN ST

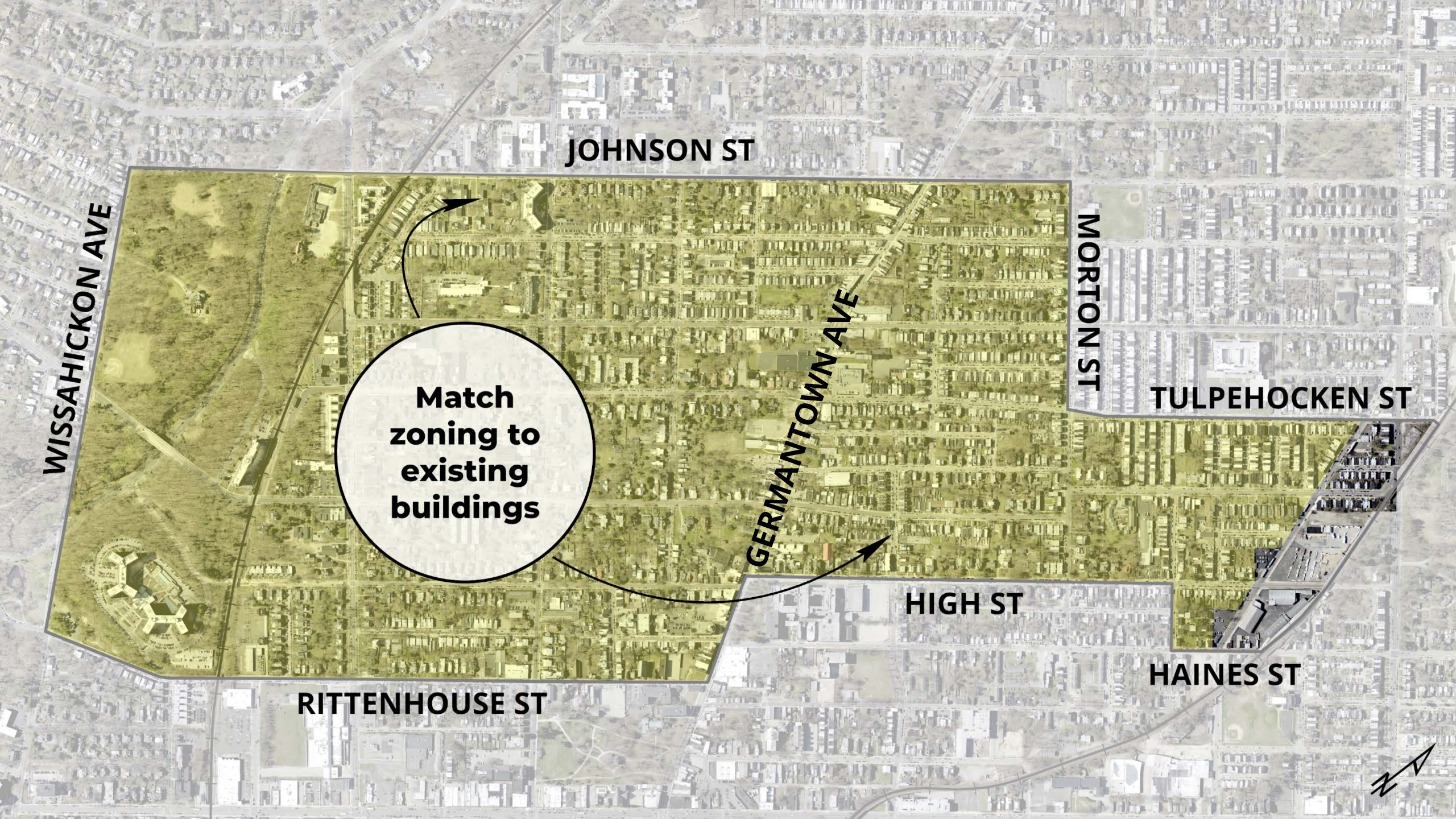
GERMANTOWN AVE

HIGH ST

HAINES ST

RITTENHOUSE ST





JOHNSON ST

WISSAHICKON AVE

MORTON ST

TULPEHOCKEN ST

GERMANTOWN AVE

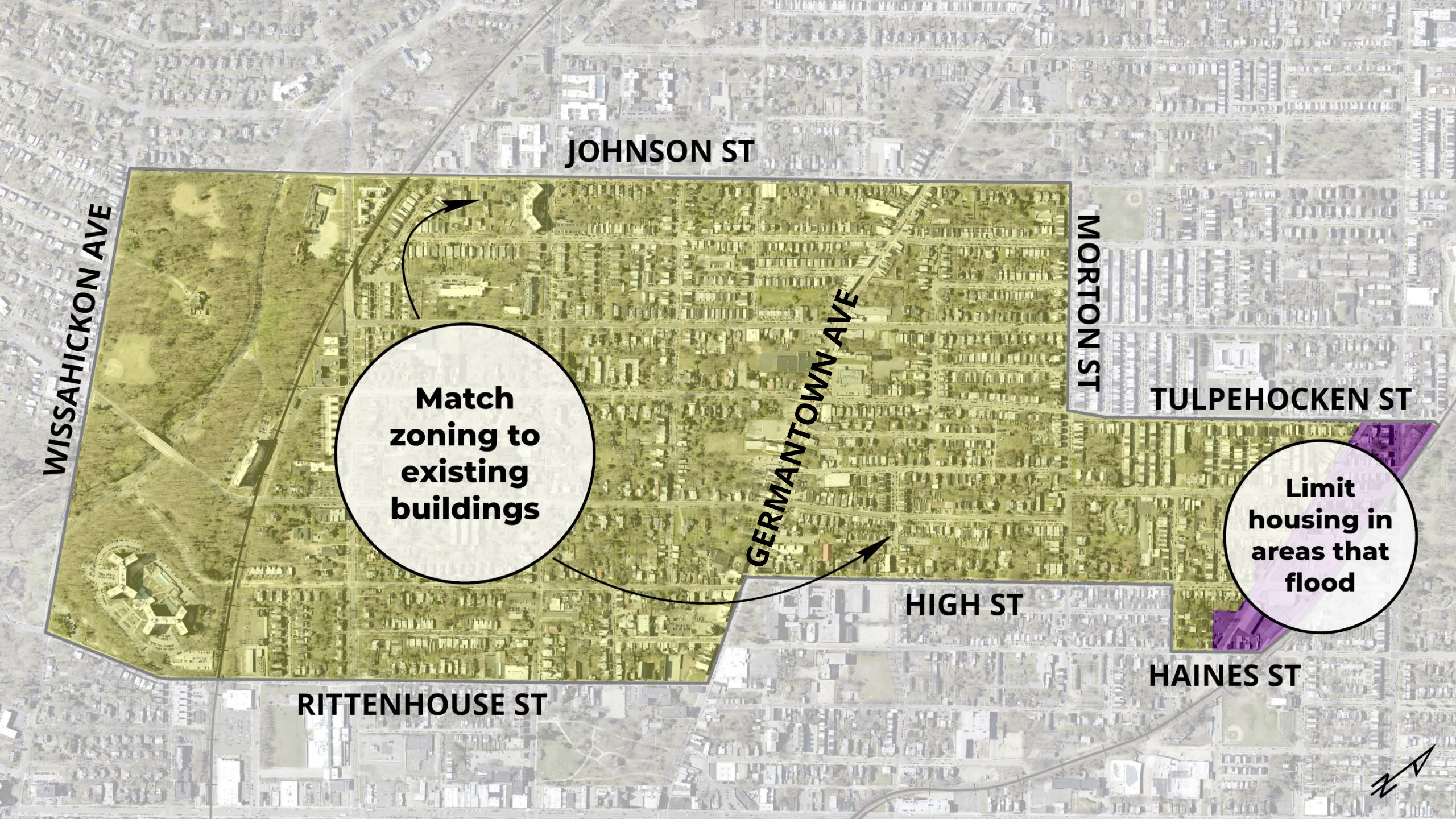
HIGH ST

HAINES ST

RITTENHOUSE ST

**Match
zoning to
existing
buildings**





JOHNSON ST

WISSAHICKON AVE

Match
zoning to
existing
buildings

GERMANTOWN AVE

MORTON ST

TULPEHOCKEN ST

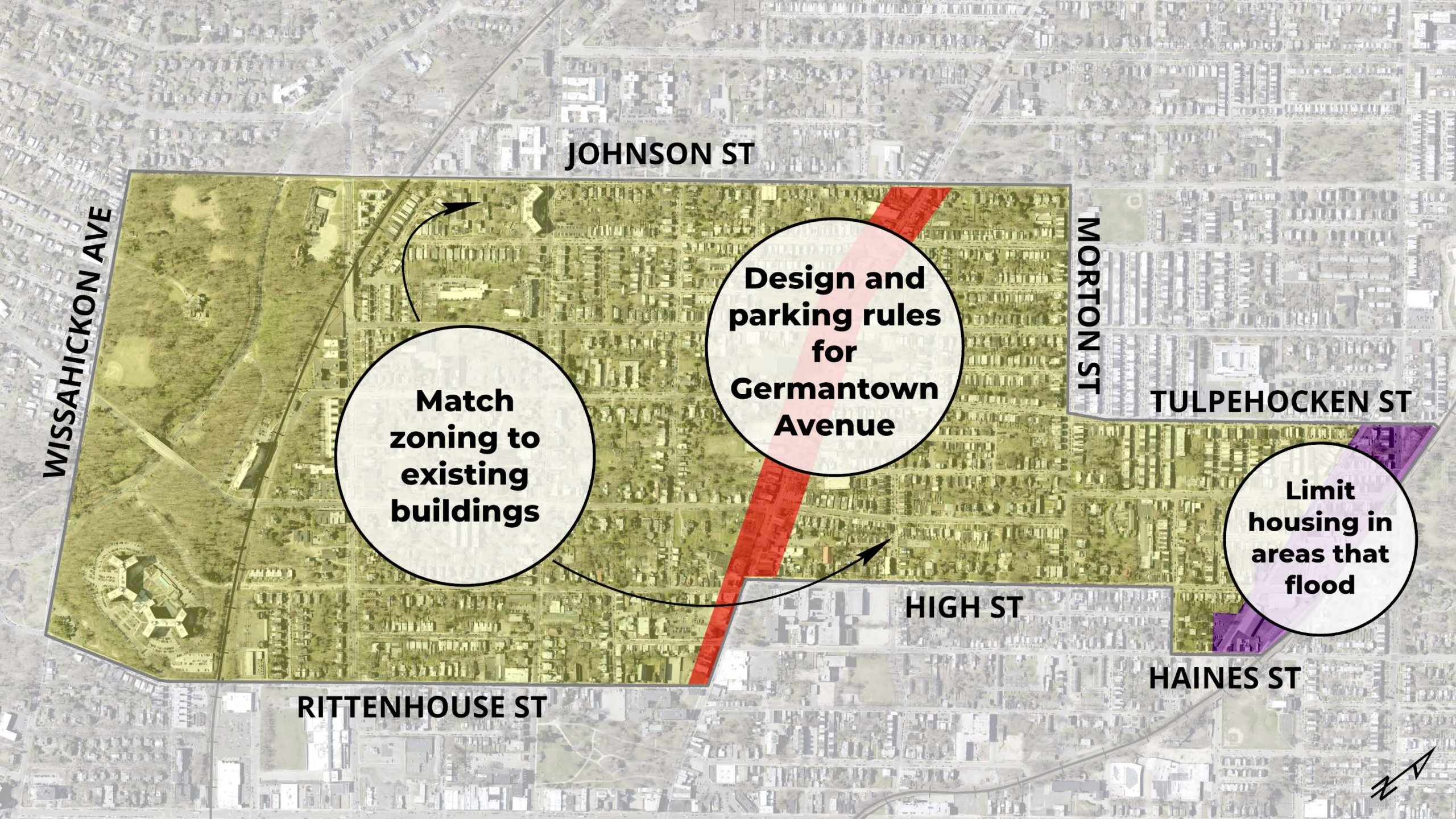
Limit
housing in
areas that
flood

HIGH ST

RITTENHOUSE ST

HAINES ST





JOHNSON ST

WISSAHICKON AVE

MORTON ST

TULPEHOCKEN ST

Match
zoning to
existing
buildings

Design and
parking rules
for
Germantown
Avenue

Limit
housing in
areas that
flood

HIGH ST

HAINES ST

RITTENHOUSE ST



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Public Feedback



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Public Feedback

- Protect essential neighborhood qualities
- Support for special design and parking rules
- Support for several specific zoning comments from West Central Germantown Neighbors

WISSAHICKON AVE

JOHNSON ST

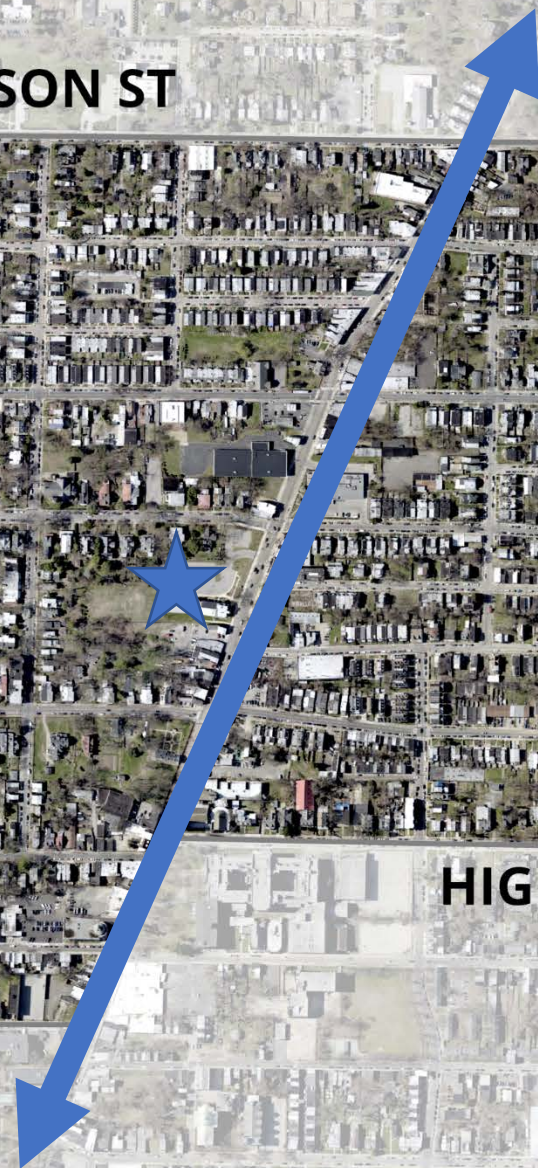
MORTON ST

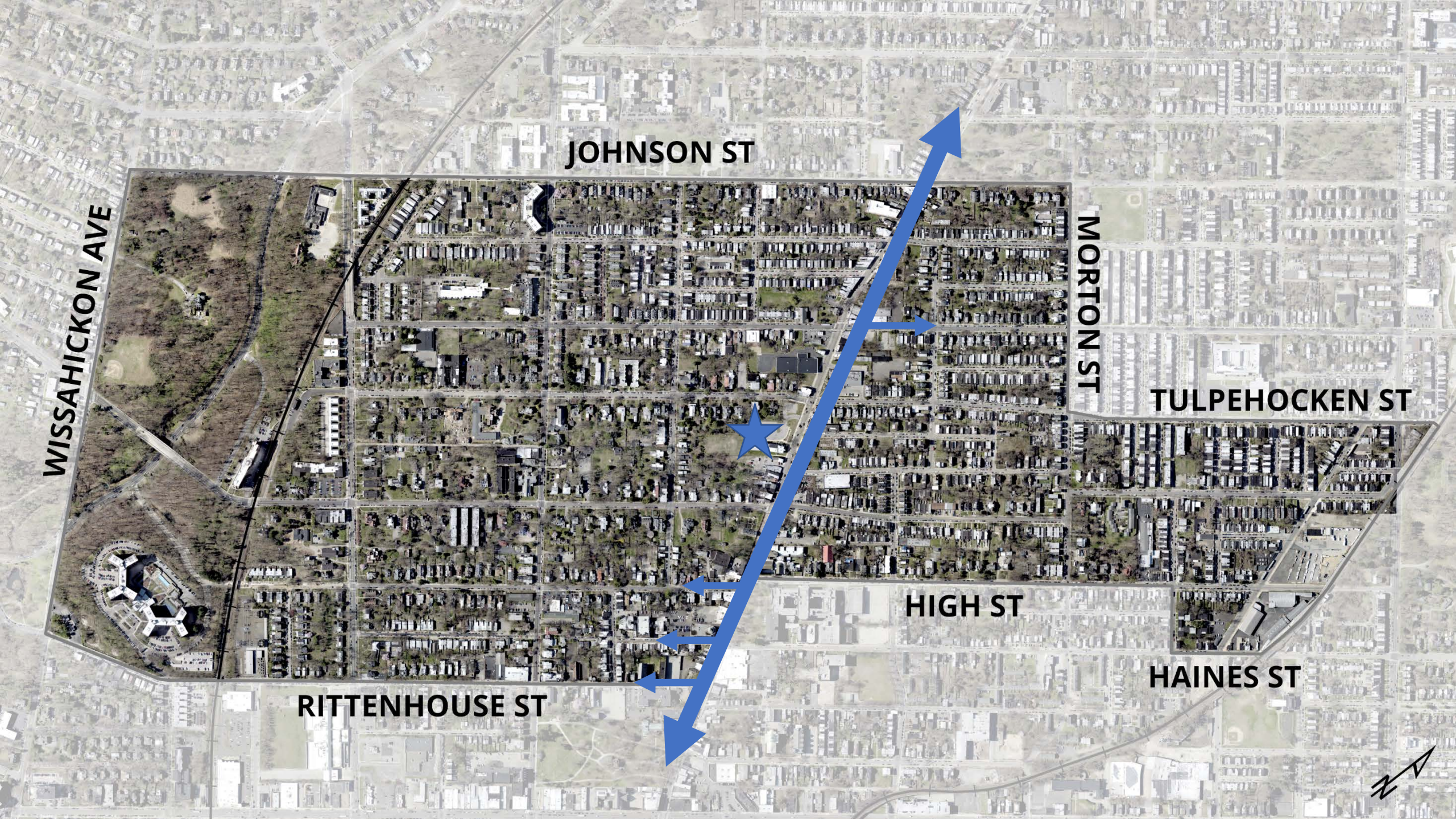
TULPEHOCKEN ST

HIGH ST

HAINES ST

RITTENHOUSE ST





JOHNSON ST

WISSAHICKON AVE

MORTON ST

TULPEHOCKEN ST

HIGH ST

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**Revised
Recommendations**



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Responses

- Balance community desire to maintain existing scale with housing need
- Avoid zoning that incentivizes demolition
- Maintain popular recommendations for design review and reasonable off-street parking requirements

Responses

- Changed the recommended zoning on Germantown Avenue and canceled some proposed CMX zoning
- Matched existing uses more closely on side streets near Germantown Avenue
- Incorporated several recommendations made by West Central Germantown Neighbors

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Break-out Rooms



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Report Back



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Next Steps

- Revisions to PCPC recommendations
- Deliver final recommendations to City Council and post on web site
October 21
- Legislative Process

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www.phila2035.org/germantownnorth

**Additional Questions / Comments:
ian.hegarty@phila.gov**



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