

## **Germantown North Zoning Remapping**

### **Zoning Recommendation Revisions**

February 7, 2023

On October 7, 2021, the Philadelphia City Planning Commission hosted a public meeting to present zoning recommendations. The recommendations presented at the meeting reflected changes made in response to comments made during the “Virtual Open House” held between August 1 and September 10, 2021.

Following the meeting, Commission staff made further changes to the recommendations, based on comments made during and shortly after the meeting. These changes were presented as PCPC’s Final Recommendations on October 29, 2021.

Over the course of 2022, PCPC staff had additional discussions with West Central Germantown Neighbors and Councilmember Cindy Bass. These discussions led to additional changes to PCPC’s Germantown North zoning recommendations. This is a table detailing those changes. For an accompanying map, visit [www.phila2035.org/germantownnorth](http://www.phila2035.org/germantownnorth).

<b>Street</b>	<b>Parcel Nos.</b>	<b>Existing Zoning</b>	<b>Oct 2021 Recommended Zoning</b>	<b>Feb 2023 Recommended Zoning</b>
<b>Greene</b>	5900-04	CMX-2.5	CMX-2	<b>CMX-1</b>
<b>Greene</b>	5908-10	CMX-2.5	RM-1	<b>RSD-3</b>
<b>Greene</b>	5916	CMX-2.5	RM-1	<b>RSD-3</b>
<b>Greene</b>	5920	RM-2	CMX-1/RSA-5	<b>RSD-3</b>
<b>Greene</b>	5922-5926	RM-2	RM-2	<b>RM-1</b>
<b>Greene</b>	6000	RSA-3	RM-1	<b>RSA-3</b>
<b>Greene</b>	6002	RSA-3	RM-1	<b>RSA-3</b>
<b>Greene</b>	6004	RSA-3	RM-1	<b>RSA-3</b>
<b>Greene</b>	6006	RSA-3	RM-1	<b>RSA-3</b>
<b>Greene</b>	6008	RSA-3	RM-1	<b>RSA-3</b>
<b>Greene</b>	6010	RSA-3	RM-1	<b>RSA-3</b>
<b>Greene</b>	6012	RSA-3	RM-1	<b>RSD-3</b>
<b>Greene</b>	6013	RSA-1	RSA-1	<b>RSD-1</b>
<b>Greene</b>	6017	RSA-1	RSA-1	<b>RSD-1</b>
<b>Greene</b>	6020	RSA-1	RSA-1	<b>RSD-1</b>
<b>Greene</b>	6100	RSA-3	RSA-3	<b>RSD-3</b>
<b>Greene</b>	6110	RSA-3	RSA-3	<b>RSD-3</b>
<b>Greene</b>	6118	RSA-3	RSA-3	<b>RSD-3</b>
<b>Greene</b>	6123	RSA-1	RSA-1	<b>RSD-2</b>
<b>Greene</b>	6124	RSA-1	RSA-1	<b>RSD-1</b>
<b>Greene</b>	6129	RSA-1	RSA-1	<b>RSD-2</b>
<b>Greene</b>	6135	RSA-1	RSD-3	<b>RSD-2</b>
<b>Harvey</b>	223	RSA-3	RSA-3	<b>RSD-3</b>
<b>Harvey</b>	229	RSA-3	RSA-3	<b>RSD-3</b>
<b>Harvey</b>	233	RSA-3	RSA-3	<b>RSD-3</b>
<b>Harvey</b>	239	RSA-3	RSA-3	<b>RSD-3</b>
<b>Harvey</b>	243	RSA-3	RSA-3	<b>RSD-3</b>
<b>Harvey</b>	246	RSA-3	RSA-3	<b>RSD-1</b>
<b>Harvey</b>	248	RSA-3	RSA-3	<b>RSD-1</b>
<b>Harvey</b>	250-58	RSA-3	RSA-3	<b>RSD-1</b>
<b>Harvey</b>	281	RSA-1	RSA-1	<b>RSD-1</b>
<b>McCallum</b>	6111	RSA-3	RSA-3	<b>RSA-2</b>

<b>McCallum</b>	6113	RSA-3	RSA-3	<b>RSA-2</b>
<b>W Haines</b>	220	CMX-2.5	RSA-5	<b>RSD-3</b>
<b>W Haines</b>	253	RSA-3	RSA-3	<b>RSD-3</b>
<b>W Haines</b>	257	RSA-3	RSA-3	<b>RSD-3</b>
<b>W Haines</b>	265	RSA-3	RSA-3	<b>RSD-3</b>
<b>W Haines</b>	281	RSA-3	RSA-5	<b>RSA-3</b>
<b>W Pastorius</b>	240	RSA-1	RSA-1	<b>RSD-1</b>
<b>W Pastorius</b>	241-265	RSD-3		<b>RSD-1</b>
<b>W Pastorius</b>	250	RSA-1	RSA-1	<b>RSD-1</b>
<b>W Pastorius</b>	254-56	RSA-1	RSA-1	<b>RSD-1</b>
<b>W Rittenhouse</b>	231	RSA-3	RSA-3	<b>RSA-2</b>
<b>W Rittenhouse</b>	235	RSA-3	RSA-3	<b>RSA-2</b>
<b>W Rittenhouse</b>	239	RSA-3	RSA-3	<b>RSA-2</b>
<b>W Rittenhouse</b>	243	RSA-3	RSA-3	<b>RSA-2</b>
<b>W Rittenhouse</b>	247	RSA-3	RSA-3	<b>RSA-2</b>
<b>W Rittenhouse</b>	251	RSA-3	RSA-3	<b>RSA-2</b>
<b>W Tulpehocken</b>	112-160	RSA-1	RSA-1	<b>RSD-1</b>
<b>W Tulpehocken</b>	121-139	RSA-2	RM-3	<b>RSA-2</b>
<b>W Tulpehocken</b>	20-72	RSA-3	RSA-3	<b>RSA-2</b>
<b>W Tulpehocken</b>	21	RSA-3	RSA-3	<b>RSA-2</b>
<b>W Tulpehocken</b>	200	RSD-3	RSD-3	<b>RSD-1</b>
<b>W Tulpehocken</b>	201-209	RSA-2	RM-1	<b>RSA-2</b>
<b>W Tulpehocken</b>	211-13	RSA-2	RSA-3	<b>RSA-2</b>
<b>W Tulpehocken</b>	215-231	RSA-2	RSA-3	<b>RSA-2</b>
<b>W Tulpehocken</b>	224-30	RSD-3	RSD-3	<b>RSD-1</b>
<b>W Tulpehocken</b>	243	RSA-2	RM-3	<b>RSA-2</b>
<b>W Tulpehocken</b>	250	RSD-3	RSD-3	<b>RSD-1</b>
<b>W Tulpehocken</b>	258	RSD-3	RSD-3	<b>RSD-1</b>
<b>W Tulpehocken</b>	266	RSD-3	RSD-3	<b>RSD-1</b>
<b>W Tulpehocken</b>	29	RSA-3	RSA-3	<b>RSA-2</b>
<b>W Tulpehocken</b>	40	RSA-3	RSA-3	<b>RSA-2</b>
<b>W Tulpehocken</b>	41-43	RSA-3	RSA-3	<b>RSA-2</b>
<b>W Tulpehocken</b>	45	RSA-3	RSA-3	<b>RSA-2</b>
<b>W Tulpehocken</b>	53	RSA-3	RSA-3	<b>RSA-2</b>
<b>W Tulpehocken</b>	59	RSA-3	RSA-3	<b>RSA-2</b>

<b>W Tulpehocken</b>	63	RSA-3	RSA-3	<b>RSA-2</b>
<b>W Tulpehocken</b>	72	RSA-3	RSA-3	<b>RSA-2</b>
<b>W Walnut</b>	11-53	RSA-3	RSA-3	<b>RSA-2</b>
<b>W Walnut</b>	125	RSA-1	RSA-1	<b>RSD-1</b>
<b>W Walnut</b>	131	RSA-1	RSA-1	<b>RSD-1</b>
<b>W Walnut</b>	138	RSA-1	RSA-1	<b>RSD-1</b>
<b>W Walnut</b>	143	RSA-1	RSA-1	<b>RSD-1</b>
<b>W Walnut</b>	146	RSA-1	RSA-1	<b>RSD-1</b>
<b>W Walnut</b>	149	RSA-1	RSA-1	<b>RSD-1</b>
<b>W Walnut</b>	154	RSA-1	RSA-1	<b>RSD-1</b>
<b>W Walnut</b>	155	RSA-1	RSA-1	<b>RSD-1</b>
<b>W Walnut</b>	200-02	RSA-1	RSA-1	<b>RSD-3</b>
<b>W Walnut</b>	203	RSA-3	RSA-3	<b>RSD-3</b>
<b>W Walnut</b>	218	RSA-1	RSA-1	<b>RSD-3</b>
<b>W Walnut</b>	224	RSA-1	RSA-1	<b>RSD-3</b>
<b>W Walnut</b>	229	RSA-1	RSA-1	<b>RSD-1</b>
<b>W Walnut</b>	239	RSA-1	RSA-1	<b>RSD-1</b>
<b>W Walnut</b>	246	RSA-1	RSA-1	<b>RSD-3</b>
<b>W Walnut</b>	251	RSA-1	RSA-1	<b>RSD-1</b>
<b>W Walnut</b>	254	RSA-1	RSA-1	<b>RSD-3</b>
<b>W Walnut</b>	254R	RSA-1	RSA-1	<b>RSA-3</b>
<b>W Walnut</b>	260	RSA-1	RSA-1	<b>RSD-3</b>
<b>W Walnut</b>	261	RSA-1	RSA-1	<b>RSD-1</b>
<b>W Walnut</b>	264	RSA-1	RSA-1	<b>RSD-3</b>
<b>W Walnut</b>	269	RSA-1	RSA-1	<b>RSD-1</b>
<b>W Walnut</b>	270	RSA-1	RSA-1	<b>RSD-3</b>
<b>W Walnut</b>	280	RSA-1	RSA-1	<b>RSD-3</b>
<b>W Walnut</b>	420	RM-3	RSA-1	<b>RSD-1</b>
<b>W Walnut</b>	432	RM-3	RSA-1	<b>RSD-1</b>
<b>W Washington</b>	224	RTA-1	RSA-3	<b>RSD-3</b>
<b>W Washington</b>	228	RTA-1	RSA-3	<b>RSD-3</b>
<b>W Washington</b>	232	RTA-1	RSA-3	<b>RSD-3</b>
<b>W Washington</b>	250	RTA-1	RSA-3	<b>RSD-3</b>
<b>W Washington</b>	260	RTA-1	RSA-3	<b>RSD-3</b>
<b>W Washington</b>	264	RTA-1	RSA-3	<b>RSD-3</b>

<b>W Washington</b>	270	RTA-1	RSA-3	<b>RSD-3</b>
<b>W Washington</b>	270R	RTA-1	RSA-3	<b>RSD-3</b>
<b>W Washington</b>	62-70	RSA-3	RSA-3	<b>RSA-2</b>
<b>W Washington</b>	72-76	RSA-3	RSA-3	<b>RSA-2</b>
<b>W Washington</b>	78-80	RSA-3	RSA-3	<b>RSA-2</b>
<b>Wayne</b>	5901	RSA-3	CMX-2	<b>CMX-1</b>
<b>Wayne</b>	6002	RM-3	RM-3	<b>RSD-1</b>
<b>Wayne</b>	6003	RSA-1	RSA-1	<b>RSD-3</b>
<b>Wayne</b>	6008	RM-3	RM-3	<b>RSD-1</b>
<b>Wayne</b>	6013	RSA-1	RSA-1	<b>RSD-3</b>
<b>Wayne</b>	6015	RSA-1	RSA-1	<b>RSD-3</b>
<b>Wayne</b>	6024	RM-3	RM-3	<b>RSD-1</b>
<b>Wayne</b>	6024R	RM-3	RM-3	<b>RSD-1</b>
<b>Wayne</b>	6101	RM-3	RM-3	<b>RM-1</b>
<b>Wayne</b>	6119	RM-3	RM-3	<b>RM-1</b>
<b>Wayne</b>	6121	RM-3	RM-3	<b>RM-1</b>
<b>Wayne</b>	6123	RM-3	RM-3	<b>RM-1</b>
<b>Wayne</b>	6129-6141	RSD-3	RSD-3	<b>RSD-1</b>