

Germantown North Zoning Remapping Zoning Recommendation Revisions

September 23, 2021

Between August 1 and September 10, the Philadelphia City Planning Commission hosted a “Virtual Open House” to gather community feedback on draft zoning recommendations for northern Germantown. We received letters from five RCOs, along with dozens of comments on the interactive map, by phone, and by email.

This is a table of specific zoning changes that were suggested in the comments that we received, and how we used the comments to improve our recommendations.

The “Rationale” column refers to these zoning goals and principles that have been incorporated into the revised recommendations:

1. The recommended zoning reflects an existing use or uses.
2. The recommended zoning avoids creating an “island” or “spot” zoning district that differs from surrounding zoning districts.
3. The recommended zoning allows for contextually appropriate future development of housing or jobs.
4. The recommended zoning allows for contextually appropriate future development of housing or jobs.
5. PCPC has revised its recommendation in order to limit commercial uses on side streets.
6. PCPC has revised its recommendation in order to promote preservation of potential historic resources.
7. PCPC has revised its recommendation in order to match existing uses or surrounding context more closely.

Street	No(s).	Existing Zoning	Draft Recommendation 8/1/2021	Comment Suggestion(s)	Revise?	Revised Recommendation 9/27/2021	Rationale*
E JOHNSON ST	20R	CMX-2	RM-1	CMX-2 RM-1	N		1
E WASHINGTON LN	28-34	CA-1	CMX-2	RSA	Y	RSA-3	5
E WASHINGTON LN	37-39	RSA-3	CMX-2	NONE	Y	RSA-3	7
GERMANTOWN AVE	6012-40	CMX-2	RSA-3	CMX-2	N		1
GERMANTOWN AVE	6208	CMX-2	CMX-2	NONE	N		1,3
GERMANTOWN AVE	6128	RSA-3	CMX-2 (FRONT) / RSA-3 (REAR)	RSA-3	Y	RSA-3	6
GREENE ST	5929-35	CMX-2.5	CMX-2	RSA-3	N		1,3
GREENE ST	5900-04	CMX-2.5	CMX-2	CMX-2.5, RSA	N		1,3
GREENE ST	6000-6012	RSA-3	RM-1	RSA-3	N		1
GREENE ST	6013-6017	RSA-1	RSA-1	RSD-3	N		1,2
GREENE ST	5920	RM-2	CMX-2	RSA-3, CMX-2, SP-PO-A, RM-2	Y	CMX-2 (FRONT) / RSA-5 (REAR)	1,5
GREENE ST	6214-6228	RTA-1	RTA-1	RSA-3	Y	RSA-3	7
W HAINES ST	45	CMX-3	CMX-2	RSA	N		1,2
W HAINES ST	220	CMX-2.5	CMX-2	RSA-5	Y	RSA-5	7
W HAINES ST	14-36	RSA-5	RM-1	RSA-5	Y	RSA-5	7
W HARVEY ST	114	CMX-2.5	CMX-2	RSA-3	N		1,3
W HARVEY ST	14-18	CMX-2.5	RM-1	RSA-3	N		1
W HARVEY ST	20-22	CMX-2.5	RM-1	RSA-3	Y	RSA-5	7

W HARVEY ST	32-68	RSA-3	RSA-5	RSA-3	Y	RSA-3	7
W HARVEY ST	222-278	RTA-1	RTA-1	RSA-3	Y	RSA-3	7
W RITTENHOUSE ST	235-251	RSA-3	RSA-3	RSD-2	N		1
W RITTENHOUSE ST	17-45	RSA-5	RM-1	RSA-5	Y	RSA-5	7
W TULPEHOCKEN ST	243	RSA-2	RM-3	RSA-2	N		1
W TULPEHOCKEN ST	121-139	RSA-2	RM-3	RSA-2	N		1
W TULPEHOCKEN ST	201-09	RSA-2	RM-1	RSD-3	N		1
W TULPEHOCKEN ST	211-231	RSA-2	RTA-1	RSA-2	Y	RSA-3	7
W TULPEHOCKEN ST	112-160	RSA-1	RSA-1	RSD-3	Y	RSD-3	7
W WALNUT LN	200-224	RSA-1	RSA-1	RSD-3	N		1,4
W WALNUT LN	246-280	RSA-1	RSA-1	RSD-3	N		1,4
W WALNUT LN	203-269	RSA-3	RSA-3	RSD-3	N		1,4
W WALNUT LN	101	RSA-3	RM-1	NONE	Y	RSA-3	7
W WALNUT LN	111-121	RSA-3	RSA-1	NONE	Y	RSA-3	7
W WALNUT LN	423-431	RM-3	RM-3	RSA-1	Y	RSA-1	7
W WALNUT LN	420-432	RM-3	RM-3	RSA-1	Y	RSA-1	7
W WASHINGTON LN	140-160	RSA-2	RM-3	RSA-2	N		1
W WASHINGTON LN	212-278	RTA-1	RTA-1	RSA-2, RSD-3, RSA	Y	RSA-3	7
W WASHINGTON LN	250-60	RTA-1	RTA-1	ICMX, RSA	Y	RSA-3	7
W WASHINGTON LN	264-278	RTA-1	RTA-1	RSA, RSD-3	Y	RSA-3	7
WAYNE AVE	5901	RSA-3	CMX-2	RSA-3	N		1
WAYNE AVE	6002-6024	RM-3	RM-3	RSD-1	N		1
WAYNE AVE	6119-6123	RM-3	RM-3	RSD-3	N		1
WAYNE AVE	6201	RSA-2	RTA-1	RSA-2, RSD-3	Y	RSD-3	7
WAYNE AVE	6207-6221	RTA-1	RTA-1	RSA-3	Y	RSA-3	7