

# **Neighborhood Conservation Overlays & Related Tools**



**East Mount Airy Neighbors Zoning Committee**

**December 19, 2023**

**Presented by Ian Hegarty, Philadelphia City Planning Commission**

# Agenda

1. Zoning and Zoning Ordinances
2. Changes to Base Zoning Districts
3. Neighborhood Conservation Overlay Districts
4. Historic Nominations
5. Q&A

## Zoning and Zoning Ordinances

Zoning is a set of rules that control the **size and shape** of new buildings and how those buildings can be **used**.

Zoning rules are recorded in the **Zoning Code**.

The Code is accompanied by a **Zoning Map** which indicates which rules apply in any given location.

Changes to the Code or Map must be approved by **legislation**.

Zoning information is available at [Atlas.phila.gov](https://atlas.phila.gov).



71 SLOCUM ST  
PHILADELPHIA, PA 19119-2147

Property Assessments

Deeds

Licenses & Inspections

Zoning

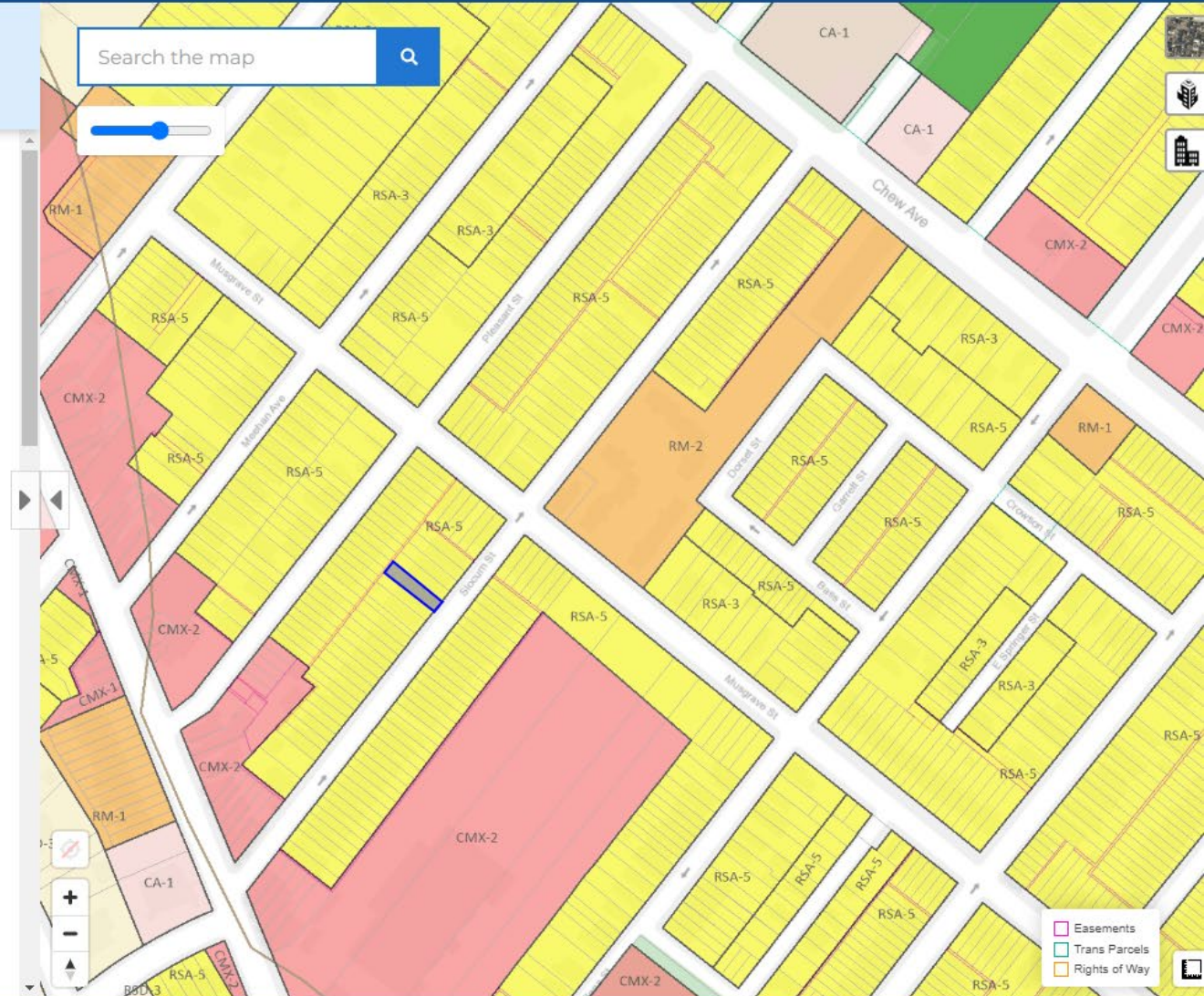
Base district zoning maps, associated zoning overlays, and Registered Community Organizations applicable to your search address.  
Source: Department of Planning and Development

There is 1 active parcel at this address.

052N100134

Base District	
RSA-5	Residential Single Family Attached-5

Pending Bills (0)



## Changes to Base Zoning Districts (“Remapping” or “Rezoning”)

Legislation to change the zoning map in a neighborhood can be initiated by neighborhood-based organizations, property owners, City Councilmembers, or the City Planning Commission.

The City Planning Commission recommends zoning map changes in the Comprehensive Plan.

Neighborhood-scale changes are informed by public engagement.

Recent examples of neighborhood-scale changes include Germantown North (passed in 2023), Germantown Avenue-Mount Airy (passed in 2019), and Cliveden Park Area (passed in 2019)

## GERMANTOWN NORTH ZONING REMAPPING



### **UPDATE 2/7/2023:**

Following the publication of The City Planning Commission's final recommendations on October 28, 2021, West Central Germantown Neighbors suggested additional zoning map changes. The City Planning Commission has worked with WCGN to adopt most of their suggested changes. The revised recommendations are here:

[Printable Maps](#) (revised February 7, 2023)

[Interactive Map](#) (revised February 7, 2023)

[Revisions Table](#) (revised February 7, 2023)

The Philadelphia City Planning Commission (PCPC) is working with community groups to update zoning rules in northern Germantown, roughly from Dittenhoeves Street to Johnson Street between Wissahickon and Chew Avenues.

## Neighborhood Conservation Overlay Districts

**Overlay districts** apply another layer of zoning rules on top of the base zoning districts.

Neighborhood Conservation Overlays, or NCOs, are intended to “encourage conservation and preservation through the revitalization of the physical environment that is unique to a specific neighborhood.”

NCOs include **zoning** requirements and **design** requirements.

All new buildings in NCOs are reviewed by City Planning Commission Staff.

## Neighborhood Conservation Overlay Districts: Requirements

Must be no more than 20 blocks

At least 70 percent of the area must be in **residential** use

No more than 20 percent of the area may consist of **vacant** parcels

Must have **consistent architectural character**



## Neighborhood Conservation Overlay Districts: Nomination Process

The nominator submits a **map**, proposed design **guidelines**, and a background **survey** demonstrating consistent architectural character.

PCPC staff will draft enabling **legislation** to establish the NCO.

The nominator hosts at least one **public meeting** in the affected area to explain the proposed rules to residents and owners.

PCPC staff forwards the final legislation to City Council for introduction.

## Historic Nomination

Historic nomination is a more stringent form of protection.

Properties or districts may be nominated to the Philadelphia Register of Historic Places.

Designated properties may not be **demolished** except in limited circumstances.

**Alterations** to designated properties must be approved by the Historical Commission.

NCOs and historic districts **may not overlap**.

**Q&A**