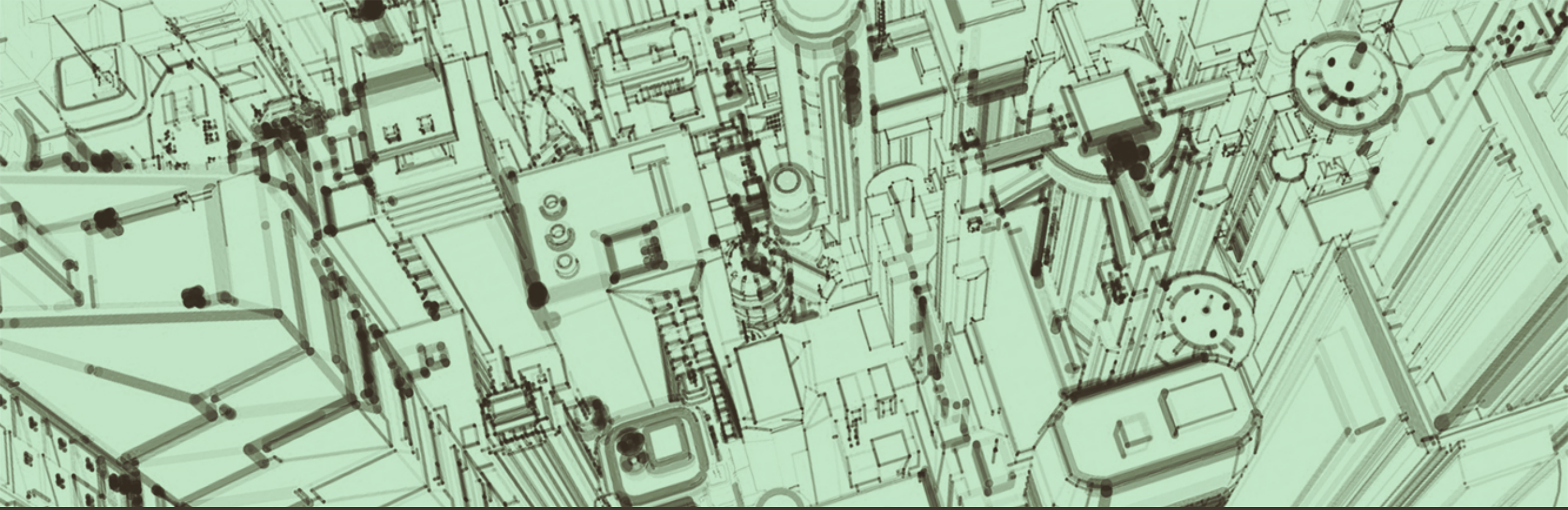


CENTER CITY RESIDENTS' ASSOCIATION

Zoning101 Presentation

Wade D. Albert, Esquire

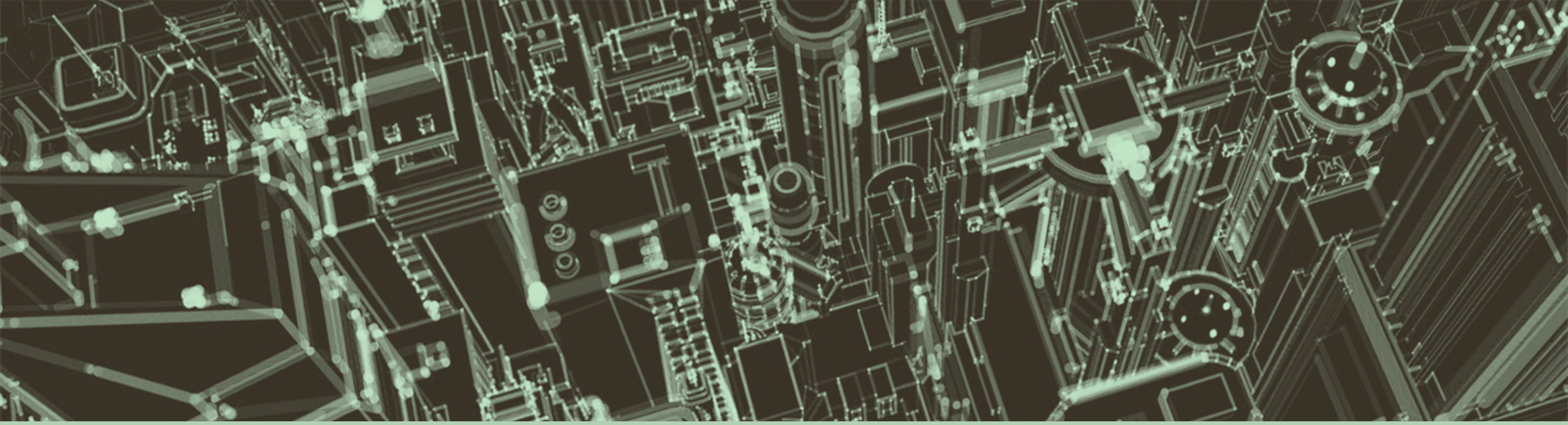
What is CCRA?

- (1) CCRA is a civic association.
- (2) CCRA is a 501(c)(3) non-profit corporation.
- (3) CCRA is a Registered Community Organization (RCO) under the Philadelphia Zoning Code.

This Presentation

- Discusses Philadelphia Zoning Code basics
  - Base zoning districts and overlays.
  - Concept of refusals vs. referrals.
  - Appeals to the ZBA for variances and special exceptions.
  - Civic Design Review process.
  - RCOs generally and CCRA's role as an RCO.

  - Questions at end of presentation.



Base Zoning Districts and Overlays

What is Allowed By Right?

- The City is divided into base zoning districts and overlay zoning districts.

- Base zoning districts: General citywide rules and restrictions for each type of zoning district.
- Overlay zoning district: Special neighborhood/territorial controls.

Base Zoning Districts

- Regulation of allowable use, max. height, min. setback, min. yard size, etc.

- Types of Zoning Districts
  - RSA (1, 2, 3, 4, 5): Residential Single-Family Attached (i.e., single family rowhomes)
  - RM (1, 2, 3, 4): Residential Multi-Family
  - CMX (1, 2, 2.5, 3, 4, 5): Commercial Mixed Use
  - SP-PO: Parks and Open Space
  - **MANY MORE!**

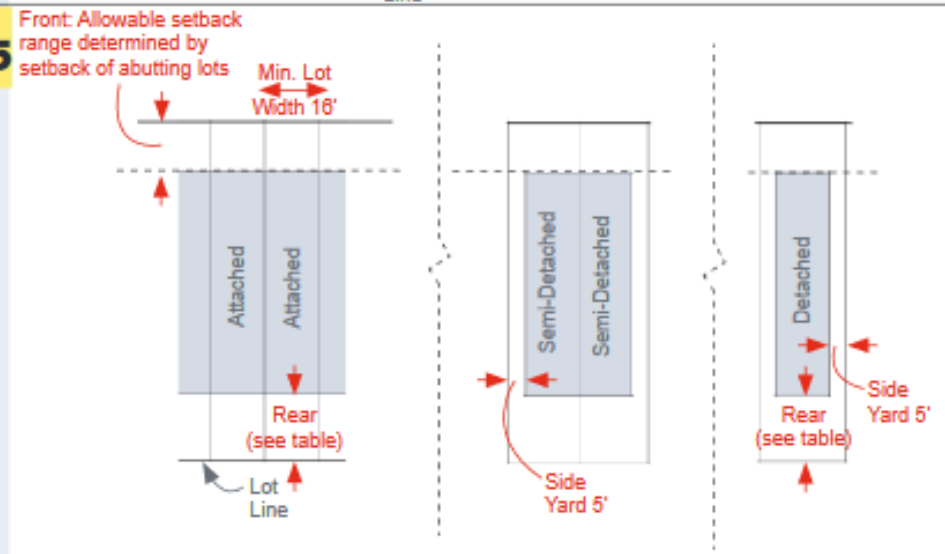
RSA-5 District

RSA-5

Permitted Building Type: Detached; Semi-Detached; Attached

Uses permitted as of right: Single-Family; Passive Recreation; Family Day Care; Religious Assembly; Safety Services; Transit Station; Community Garden; Market or Community-Supported Farm

Uses requiring special exception approval: Group Living; Personal Care Home; Active Recreation; Group Day Care; Educational Facilities; Fraternal Organization; Hospital; Libraries and Cultural Exhibits; Utilities and Services, basic; Wireless Service Facility



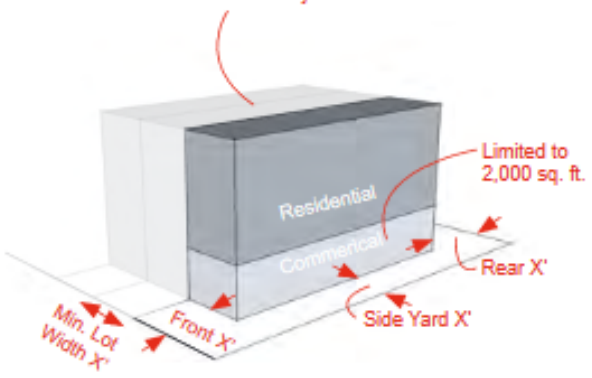
If abutting lots on both sides of an attached house contain only two stories, the stories above the second story of the attached house shall be set back an additional 8 ft. from the minimum setback, except this requirement shall not apply to corner lots

Min. Lot Width	16 ft.
Min. Lot Area	1,440 sq. ft.
Min. Open Area	Intermediate: 30%; Corner Lot 20%
Min. Front Setback	Based on setback of abutting lots
Min. Side Yard Width	5 ft. per yard
Min. Rear Yard Depth	The greater of 9 ft. or 20% of Lot Depth
Max. Height	38 ft.

RM-4 District

ZONING DISTRICT	TYPICAL PLAN/BUILDING FORM	TYPICAL BUILDING	DIMENSIONAL STANDARDS	
RM-4 **Permitted Building Type:** Detached; Semi-Detached;Attached; Multiple Buildings on a Lot **Uses permitted as of right:** Single-Family; Two-Family; Multi-Family; Passive Recreation; Family Day Care; Religious Assembly; Safety Services; Transit Station; Community Garden; Market or Community-Supported Farm **Uses requiring special exception approval:** Group Living; Personal Care Home; Single-Room Residence;Active Recreation; Group Day Care; Educational Facilities; Fraternal Organization; Hospital; Libraries and Cultural Exhibits; Utilities and Services, basic; Wireless Service Facility; Fresh Food Market; Visitor Accommodations			Min. Lot Width	50 ft.
			Min. Lot Area	5,000 sq. ft.
			Min. Open Area	Intermediate 30%; Corner Lot 20%
			Min. Front Setback	20 ft.
			Min. Side Yard Width	5 ft. per yard
			Min. Rear Yard Depth	5 ft. if used
			Max. FAR	350% of Lot Area

CMX-1 District

ZONING DISTRICT	TYPICAL PLAN/BUILDING FORM	TYPICAL BUILDING	DIMENSIONAL STANDARDS	
CMX-1*			Max. Occupied Area	Contextual*
Description: Small scale neighborhood commercial and residential mixed use **Uses permitted as of right:** Household Living**; Passive Recreation; Family Day Care; Group Day Care; Libraries and Cultural Exhibits; Religious Assembly; Safety Services; Transit Station; Utilities and Services, Basic; Building or Tower-Mounted Antenna; Business, Professional Office; Medical, Dental, Health Sole Practitioner; Government Office; Building Supplies and Equipment; Consumer Goods (except Drug Paraphernalia and Guns); Food, Beverages, and Groceries; Pets and Pet Supplies; Sundries, Pharmaceuticals, and Convenient Sales; Wearing Apparel and Accessories; Animal Services; Business Support; Financial Services (except Personal Credit Establishments); Maintenance and Repair of Consumer Goods; On-Premise Dry Cleaning; Personal Services (except Body Art and Fortune Telling Services); Community Garden; Market or Community-Supported Farm **Uses requiring special exception approval:** Active Recreation; Day Care Center; Wireless Freestanding Tower; Medical, Dental, Health Group Practitioner; Prepared Food Shop; Funeral and Mortuary Services	*CMX-1 district is governed by the dimensional standards of the most restrictive adjacent district.  **Min. of 360 sq. ft. of lot area is required per dwelling unit for the first 1,440 sq. ft. of lot area; and 480 sq. ft. of lot area is required per dwelling unit thereafter.		Min. Front Yard Depth	Contextual*
			Min. Side Yard Width	Contextual*
			Min. Rear Yard Depth	Contextual*
			Max. Height	Contextual*
			Min. Cornice Height	Contextual*
			Max. FAR	Contextual*

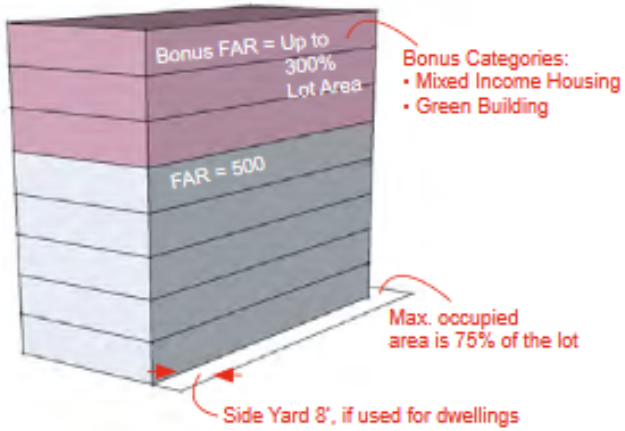
CMX-3 District

CMX-3

Description: Community commercial and residential mixed use

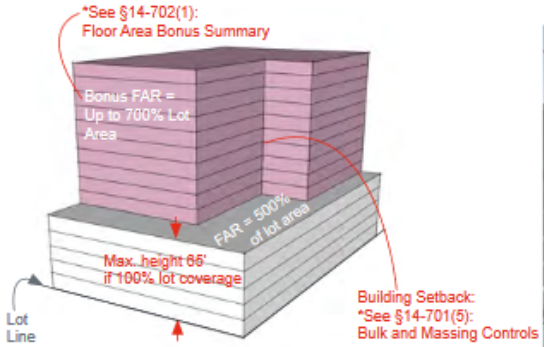
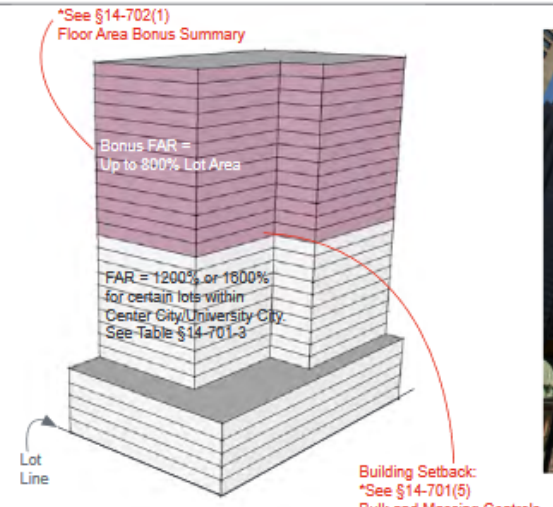
Uses permitted as of right: Household Living; Group Living; Recreation; Day Care; Educational Facilities; Fraternal Organization; Hospital;Libraries and Cultural Exhibits; Religious Assembly; Safety Services; Transit Station; Utilities and Services, Basic; Wireless Service Facility; Office; Building Supplies and Equipment; Consumer Goods (except Drug Paraphernalia and Guns); Food, Beverage, and Groceries; Pets and Pet Supplies; Sundries, Pharmaceuticals, and Convenient Sales; Wearing Apparel and Accessories; Animal Services; Assembly and Entertainment (except Amusement Arcade, Casino, and Pool or Billiards Room); Building Services; Business Support; Eating and Drinking Establishment; Financial Services (except Personal Credit Establishments); Funeral and Mortuary Services; Maintenance and Repair of Consumer Goods; Structured Parking; Personal Services (except Body Art Services); Radio, Television, and Recording Services; Visitor Accommodations; Personal Vehicle Repair Sales and Rental; Personal Vehicle Repair and Maintenance; Gasoline Station; Vehicle Equipment and Supplies Sales and Rental; Moving and Storage Facilities; Artist Studios and Artisan Industrial; Research and Development; Community Garden; Market or Community-Supported Farm

Uses requiring special exception approval: Surface Parking



Max. Occupied Area	Intermediate: 75% Corner: 80%
Min. Front Yard Depth	NA
Min. Side Yard Width	8 ft. if used for building w/ dwelling units
Min. Rear Yard Depth	NA
Max. FAR	500%; up to an additional 300% with bonuses

CMX-4 and CMX-5 Districts

ZONING DISTRICT	TYPICAL PLAN/BUILDING FORM	TYPICAL BUILDING	DIMENSIONAL STANDARDS	
CMX-4*			Max. Occupied Area	Buildings ≤ 5 stories with 1 or more dwelling units: 90%; Others: 100%
			Min. Front Yard Depth	NA
			Min. Side Yard Width	If used buildings ≤ 4 stories with 3 or fewer dwelling units: 5'; Others: 8'
			Max. FAR	500%; up to 700% with bonuses
CMX-5*			Min. District Area	NA
			Max. Occupied Area	Buildings ≤ 5 stories with 1 or more dwelling units: 90%; Others: 100%
			Min. Side Yard Width	Buildings ≤ 4 stories with 3 or fewer dwelling units: 5'; Others: 8'
			Max. FAR	1200%; 1600% for certain lots within Center City/ University City FAR Map; up to an additional 800% with bonuses

Description: Center City commercial mixed use

Uses permitted as of right: Household Living; Group Living; Recreation; Day Care; Educational Facilities; Fraternal Organization; Hospital;Libraries and Cultural Exhibits; Religious Assembly; Safety Services; Transit Station; Utilities and Services, Basic; Wireless Service Facility; Office; Building Supplies and Equipment; Consumer Goods (except Drug Paraphernalia and Guns); Food, Beverages, and Groceries; Pets and Pet Supplies; Sundries, Pharmaceuticals, and Convenient Sales; Wearing Apparel and Accessories; Animal Services; Assembly and Entertainment (except Amusement Arcade, Casino, and Pool or Billiards Room); Building Services; Business Support; Prepared Food Shop; Take-Out Restaurant; Sit Down Restaurant; Financial Services (except Personal Credit Establishments); Funeral and Mortuary Services; Maintenance and Repair of Consumer Goods; Non-Accessory Underground Parking; Personal Services (except Body Art Services); Radio, Television, and Recording Services; Visitor Accommodations; Personal Vehicle Repair and Maintenance; Personal Vehicle Repair Sales and Rental; Gasoline Station; Vehicle Equipment and Supplies Sales and Rental; Moving and Storage Facilities; Artist Studios and Artisan Industrial; Research and Development; Community Garden

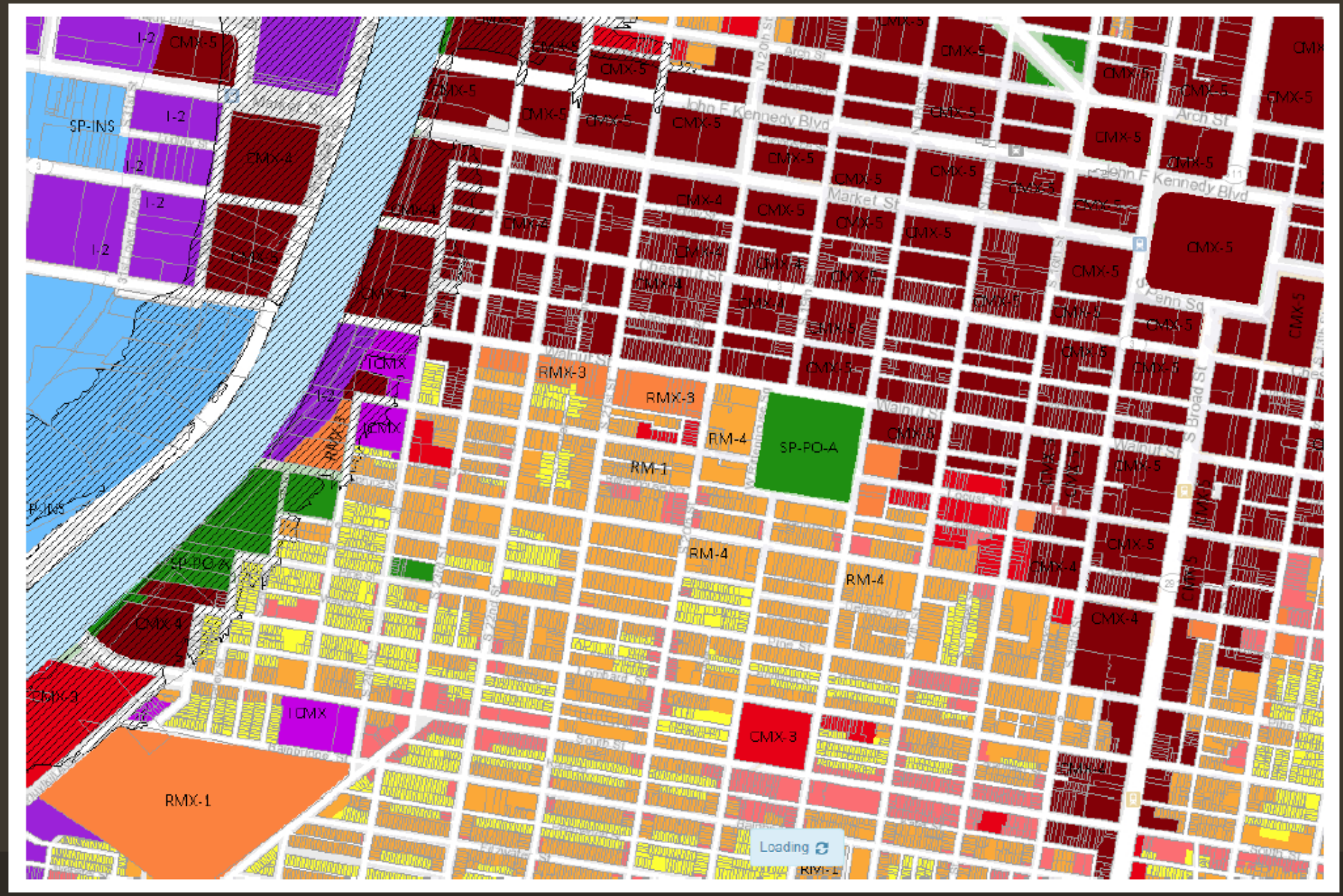
Uses requiring special exception approval: Non-Accessory Above-ground Structured Parking

Description: Center City core commercial mixed use

Uses permitted as of right: Household Living; Group Living; Recreation; Day Care; Educational Facilities; Fraternal Organization; Hospital;Libraries and Cultural Exhibits; Religious Assembly; Safety Services; Transit Station; Utilities and Services, Basic; Wireless Service Facility; Office; Building Supplies and Equipment; Consumer Goods (except Drug Paraphernalia and Guns); Food, Beverages, and Groceries; Pets and Pet Supplies; Sundries, Pharmaceuticals, and Convenient Sales; Wearing Apparel and Accessories; Animal Services; Assembly and Entertainment (except Amusement Arcade, Casino, and Pool or Billiards Room); Building Services; Business Support; Prepared Food Shop; Take-Out Restaurant; Sit Down Restaurant; Financial Services (except Personal Credit Establishments); Funeral and Mortuary Services; Maintenance and Repair of Consumer Goods; Non-Accessory Underground Parking; Personal Services (except Body Art Services); Radio, Television, and Recording Services; Visitor Accommodations; Personal Vehicle Repair and Maintenance; Personal Vehicle Repair Sales and Rental; Gasoline Station; Vehicle Equipment and Supplies Sales and Rental; Moving and Storage Facilities; Artist Studios and Artisan Industrial; Research and Development; Community Garden

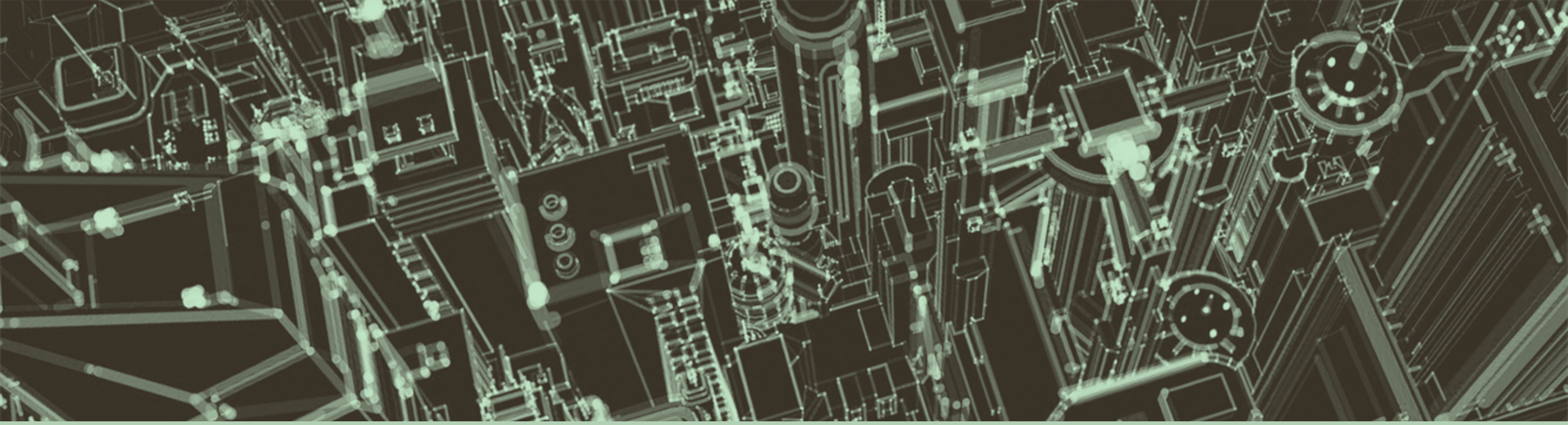
Uses requiring special exception approval: Non-Accessory Above-ground Structured Parking

Center City West Base Zoning District Map



Parking and Signage

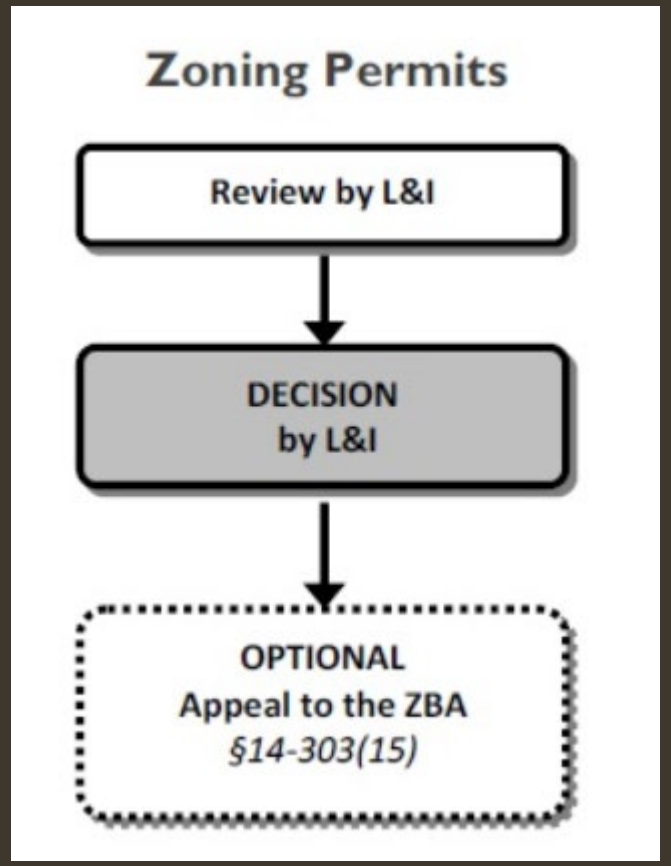
- Parking Minimums (examples)
  - RSA 4/5 – single family – 0 units
  - RM 2/3/4 – two family – 1 / 2 units
  - RM 2/3/4 – multi-family – 3 / 10 units
  - CMX-3/4/5 – multi-family – 3 / 10 units
- Signage Requirements (signage regulation is complex!)
  - Signs are regulated based on zoning district and overlay zoning district
  - Animated signs are prohibited in many circumstances.
  - Wall signs not allowed above the roof line or the 2nd floor window sill, whichever is lower.
  - Projecting signs may not extend more than 4 ft. from the building facade to which it is attached.
  - Roof signs are prohibited.



Refusals and Referrals

L&I Level

- Apply to L&I for permits
  - Zoning Permit (proposed structure, site improvement, or construction)
  - Registration Permit (proposed land use, including signs)
- L&I Decision
  - Option 1: Issue permit(s)
  - Option 2: Refusal(s) and/or Referral(s)



Variances and Special Exceptions

Refusal for proposed non-compliance with zoning restrictions

- Variance needed
- Burden → Ultimate burden on the Applicant

Referral because of proposed use

- Special Exception needed
- Burden → Ultimate burden on the City and neighbors who oppose

Common Refusals

- Use (not allowed)
- Height (too tall)
- Open space (not enough)
- Parking (not enough)
- Signage (does not comply with law)

- **Variance needed**

Common Referrals

- Use (compatibility with the surrounding neighborhood)
- **Special Exception needed**

Common Use Refusals vs. Use Referrals

REFUSAL	REFERRAL
Adult oriented merchandise	Eat-in restaurant
Drug paraphernalia	Take-out restaurant
Gun shop	Day care services
Body art	Funeral services
Ground floor fortune telling services	Surface/above-ground parking

NOTE: Restrictions may vary based on base zoning district and overlay zoning district

Sample Refusal

NOTICE OF:	CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS 1401 John F. Kennedy Boulevard -Phila. PA 19102 Municipal Services Building - Concourse Level	DATE OF REFUSAL 12/10/2015	APPLICATION # 1033788
☒REFUSAL ☐REFERRAL		ZONING DISTRICT(S) RSA-5 (RESIDENTIAL SINGLE-FAMILY ATTACHED-5)	

ADDRESS/LOCATION: 2406 LOMBARD ST.

APPLICANT: JARED N. KLEIN, ESQUIRE ORPHANIDES & TONER LLP (ATTORNEY)	1500 JOHN F. KENNEDY BLVD., STE 800, PHILA., PA 19102

APPLICATION FOR: PARTIAL DEMOLITION OF 3RD FLOOR AT SIDE. NEW 3RD AND 4TH FLOOR ADDITION AT SIDE & REAR OF AN EXISTING ATTACHED STRUCTURE. SIZE AND LOCATION AS SHOWN PER PLAN.

PERMIT FOR THE ABOVE LOCATION CANNOT BE ISSUED BECAUSE IT IS NOT IN COMPLIANCE WITH THE FOLLOWING PROVISIONS OF THE PHILADELPHIA CODE. (CODES CAN BE ACCESSED ON LINE AT WWW.PHILA.GOV)

CODE REFERENCE	THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:

TABLE 14-701-1

	REQUIRED	PROPOSED
MAXIMUM BUILDING HEIGHT	38 FT.	46 FT. 4 1/2 IN.

Sample Referral

NOTICE OF: ☐ **REFUSAL** ☒ **REFERRAL**	CITY OF PHILADELPHIA **DEPARTMENT OF LICENSES & INSPECTIONS** Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	DATE OF REFERRAL 06/25/2019	APPLICATION # 978525
		ZONING DISTRICT(S) CMX-5 COMMERCIAL DISTRICT AND CTR (CHESTNUT/WALNUT STREET AREA WEST, CENTER CITY COMMERCIAL AREA, CENTER CITY RESIDENTIAL DISTRICT CONTROL AREA, CENTER CITY COMMERCIAL DISTRICT CONTROL AREA, PARKING GARAGE GROUND FLOOR USE CONTROL AREA, RESIDENTIAL PARKING CONTROL AREA)	

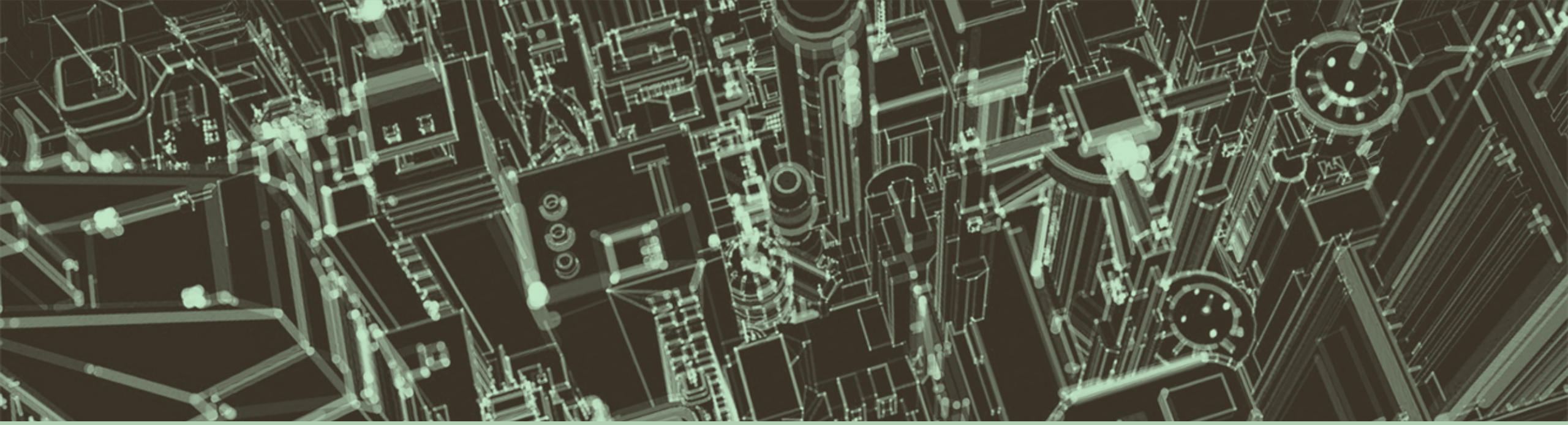
ADDRESS/LOCATION: 1616 CHESTNUT STREET THRU TO STOCK EXCHANGE PLACE

APPLICANT: RUTH E. BROWN (EXPEDITOR FOR OWNER) — ADDRESS: 101 LIBERTY DRIVE, BENSALEM, PA 19020

APPLICATION IS FOR PROPOSED TAKE OUT RESTAURANT WITH SEATING ON 1ST FLOOR WITH ALL OTHER USES AS PREVIOUSLY APPROVED IN AN EXISTING STRUCTURE.

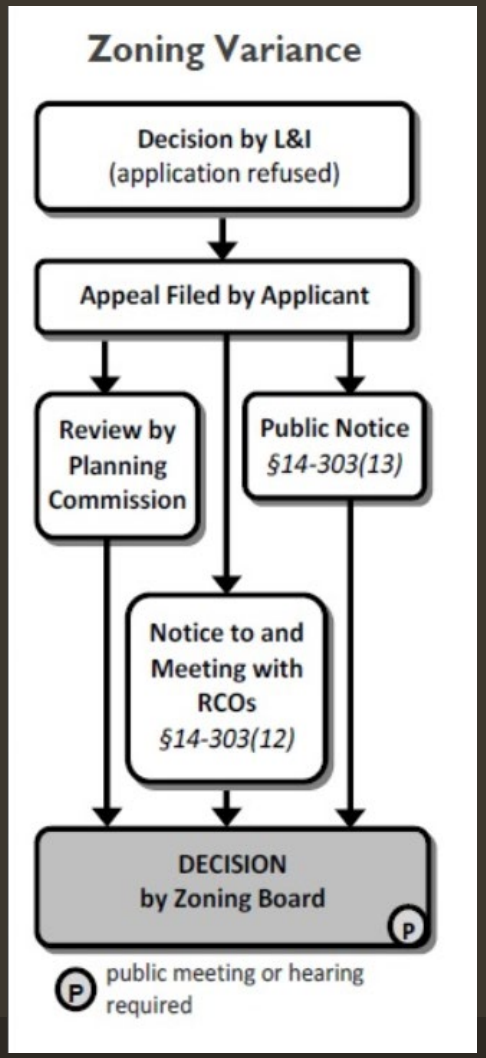
PERMIT FOR THE ABOVE LOCATION CANNOT BE ISSUED BECAUSE IT IS NOT IN COMPLIANCE WITH THE FOLLOWING PROVISIONS OF THE PHILADELPHIA CODE. (CODES CAN BE ACCESSED ON LINE AT WWW.PHILA.GOV)

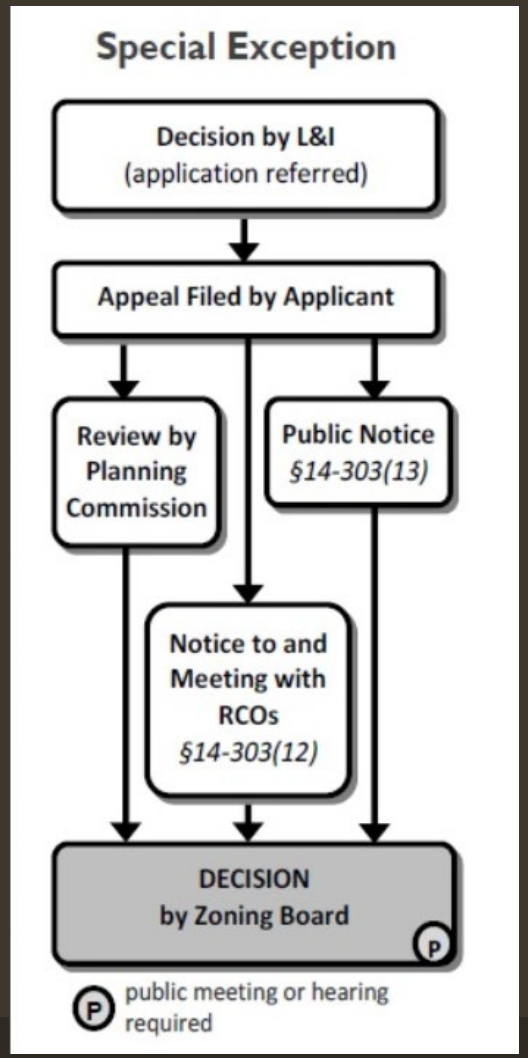
CODE REFERENCE	PROPOSED
	THE PROPOSED USE IS REFUSED FOR THE FOLLOWING:
TABLE 14-502-2	THE PROPOSED USE, EATING AND DRINKING ESTABLISHMENT, REQUIRES A SPECIAL EXCEPTION APPROVAL IN CHESTNUT/WALNUT STREET AREA.



Variances and Special Exceptions

Appeals to the Zoning Board of Adjustment (ZBA)





Special Matter:
Zoning Changes by Ordinance

- In some cases, a developer may seek a zoning change via City Council ordinance.
  - Rare → Usually only sought for large projects.
  - Subject to councilmanic prerogative.
  - Review by PCPC

- Important considerations:
  - Spot zoning is generally disfavored.
  - District Council person will likely seek RCO input.
  - Community Benefits Agreements (CBAs) may be entered into between neighborhood stakeholders and developer.

Variances

The Zoning Board shall grant a variance only if it finds each of the following criteria are satisfied:

(.a) The denial of the variance would result in an unnecessary hardship. The applicant shall demonstrate that the unnecessary hardship was not created by the applicant…

(.b) The variance, whether use or dimensional, if authorized will represent the minimum variance that will afford relief and will represent the least modification possible of the use or dimensional regulation in issue;

(.c) The grant of the variance will be in harmony with the purpose and spirit of this Zoning Code;

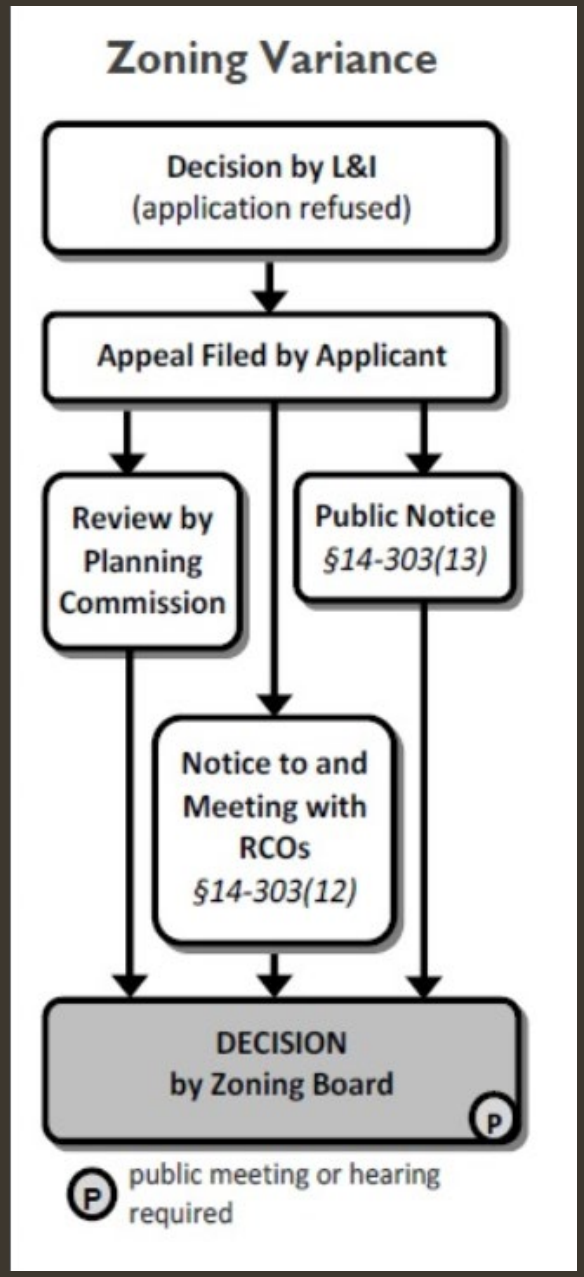
(.d) The grant of the variance will not substantially increase congestion in the public streets, increase the danger of fire, or otherwise endanger the public health, safety, or general welfare;

(.e) The variance will not substantially or permanently injure the appropriate use of adjacent conforming property or impair an adequate supply of light and air to adjacent conforming property;

(.f) The grant of the variance will not adversely affect transportation or unduly burden water, sewer, school, park, or other public facilities;

(.g) The grant of the variance will not adversely and substantially affect the implementation of any adopted plan for the area where the property is located; and

(.h) The grant of the variance will not create any significant environmental damage, pollution, erosion, or siltation, and will not significantly increase the danger of flooding either during or after construction, and the applicant will take measures to minimize environmental damage during any construction.



Variances

Use Variances

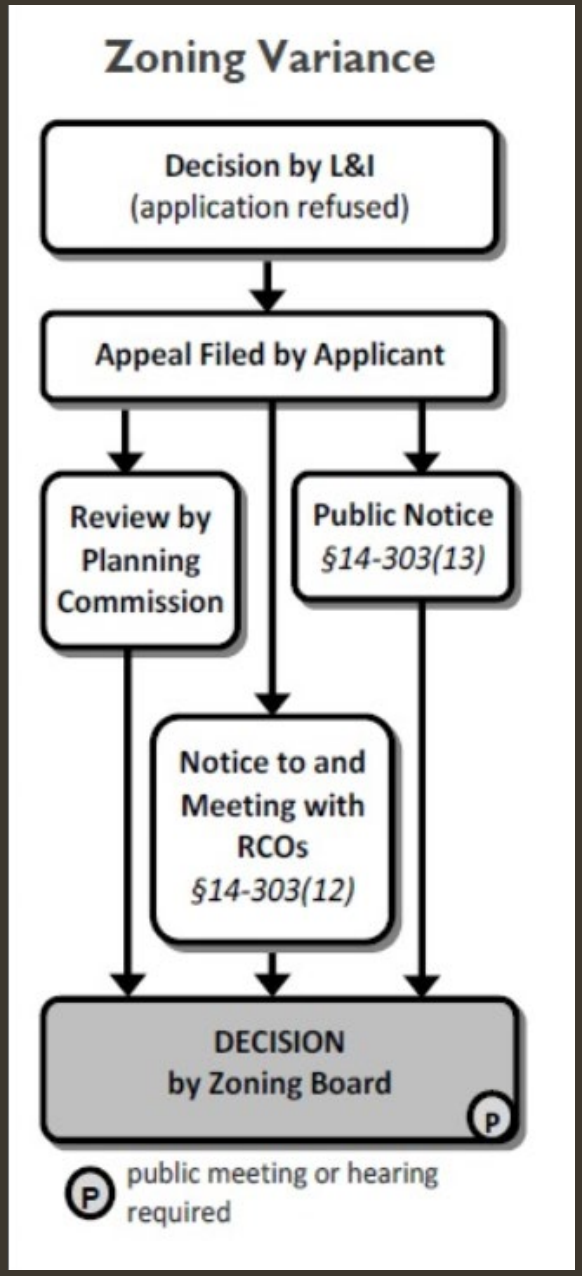
To find an unnecessary hardship in the case of a use variance, the Zoning Board must make all of the following findings:

(.a) That there are unique physical circumstances or conditions (such as irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions) peculiar to the property, and that the unnecessary hardship is due to such conditions and not to circumstances or conditions generally created by the provisions of this Zoning Code in the area or zoning district where the property is located;

(.b) That because of those physical circumstances or conditions, there is no possibility that the property can be used in strict conformity with the provisions of this Zoning Code and that the authorization of a variance is therefore necessary to enable the viable economic use of the property;

(.c) That the use variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare; and

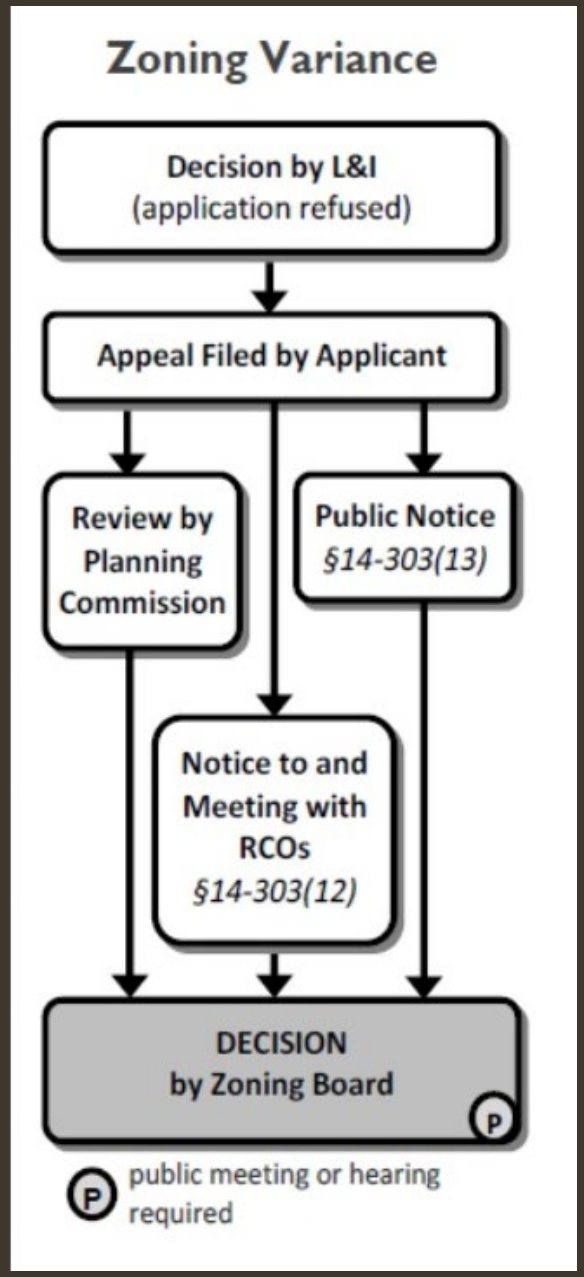
(.d) That the hardship cannot be cured by the grant of a dimensional variance.



Variances

Dimensional Variances

To find an unnecessary hardship in the case of a dimensional variance, the Zoning Board may consider the economic detriment to the applicant if the variance is denied, the financial burden created by any work necessary to bring the building into strict compliance with the zoning requirements and the characteristics of the surrounding neighborhood.



Special Exceptions

The Zoning Board must approve, or approve with conditions, the application for a special exception if it determines that the criteria in § 14-303(7)(e)(.1) and § 14-303(7)(e)(.2) below have been met, unless the Zoning Board finds that the objectors, if any, satisfied the criteria in § 14-303(7)(e)(.3). …

(.1) Specific Conditions of Use.

The applicant shall have the initial duty of presenting evidence, and the burden of proof, that the proposed use meets the definition for a use permitted by special exception, that all dimensional standards are satisfied, and that the application complies with all the criteria and meets all the conditions applicable to the proposed use, including all applicable use-specific standards in § 14-603 (Use-Specific Standards).

(.2) Specific Detrimental Impacts on the Neighborhood.

The applicant shall have the initial duty of presenting objective evidence, and the burden of proof, that the grant of a special exception will not cause the following specific detrimental impacts to the neighborhood beyond that which normally might be expected from the proposed use:

(.a) Congestion in the public streets or transportation systems;

(.b) Overcrowding the land;

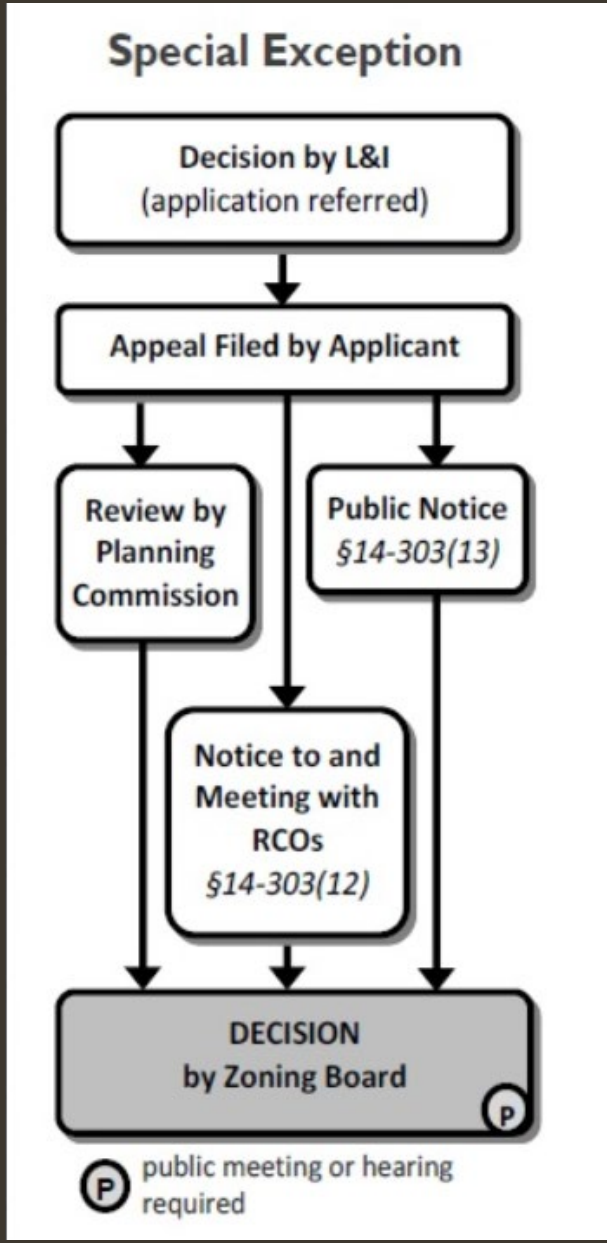
(.c) Impairing an adequate supply of light and air to adjacent property;

(.d) Burdening water, sewer, school, park, or other public facilities;

(.e) Impairing or permanently injuring the use of adjacent conforming properties;

(.f) Endangering the public health or safety by fire or other means; or

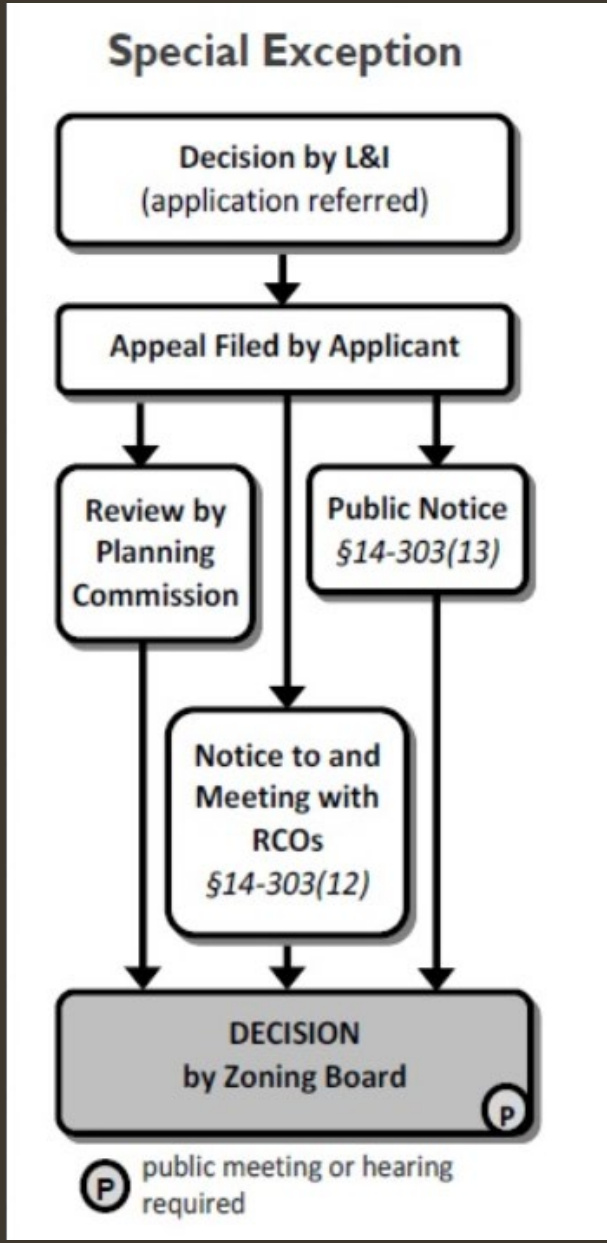
(.g) Inconsistency with the Comprehensive Plan of the City.



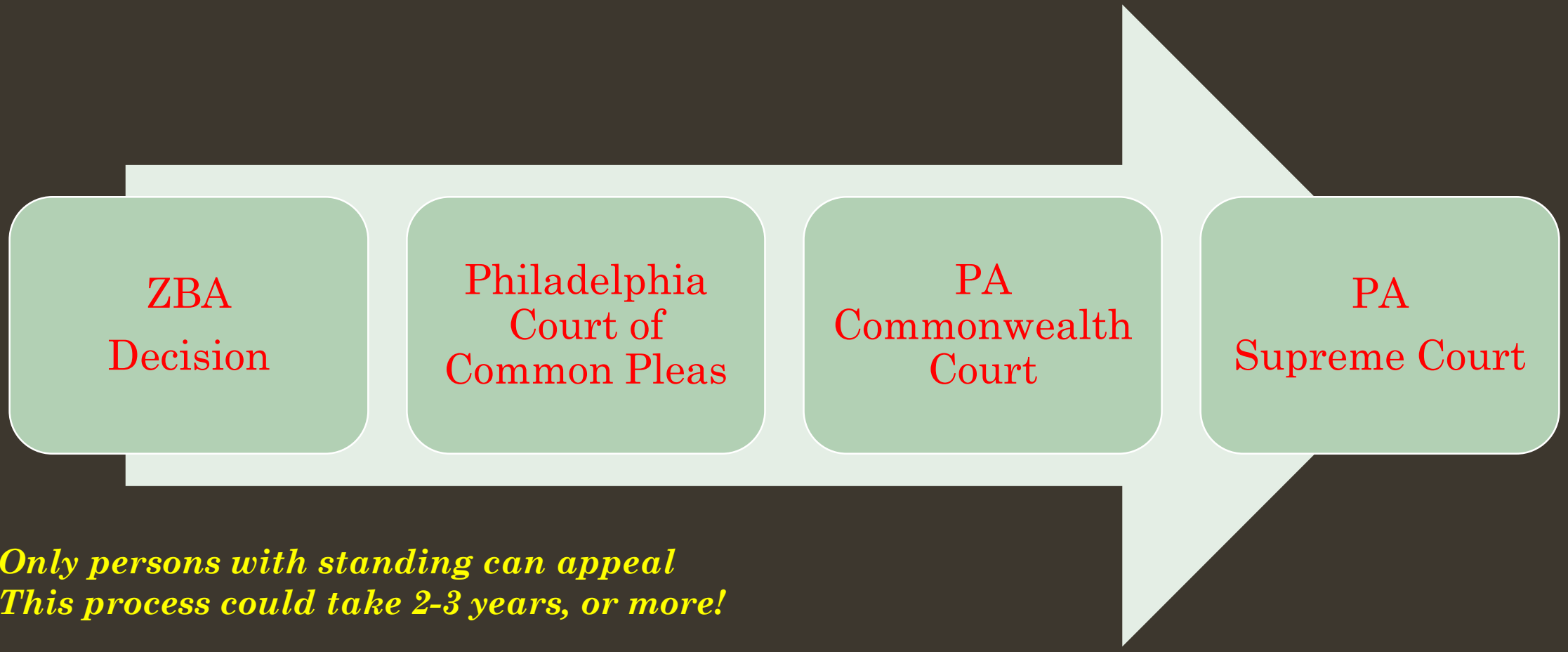
Special Exceptions

(.3) **General Detrimental Impacts on the Neighborhood.**

Once the applicant meets such initial duty and burden of proof, the objectors, if any, shall have the duty of presenting objective evidence, and the burden of proof, that the proposed use is substantially likely to cause a detrimental impact on the health, safety, and welfare of the neighborhood exceeding that which normally might be expected from the proposed use. The objectors also may present evidence, and have the burden of proof, that the proposed use fails to conform with the purpose, spirit, and intent of this Zoning Code.

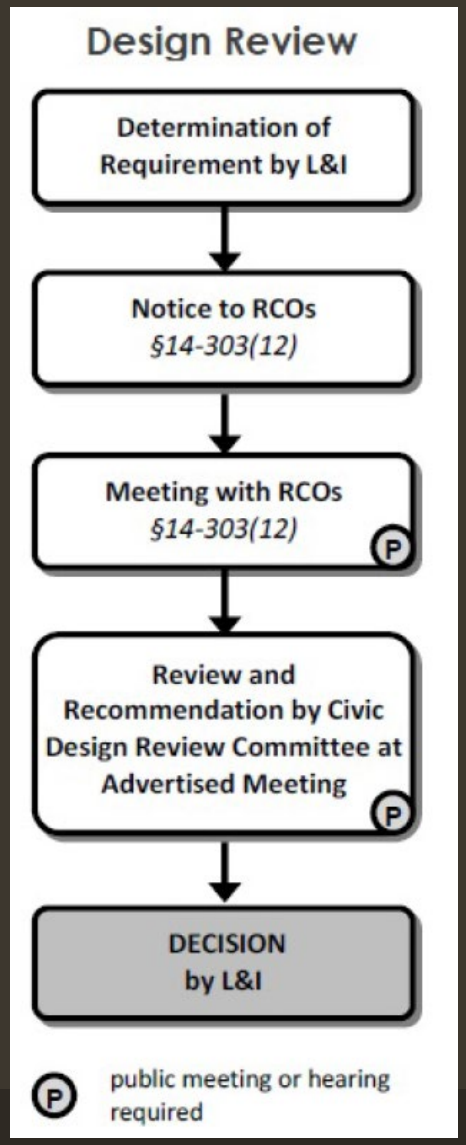


Post ZBA Judicial Review



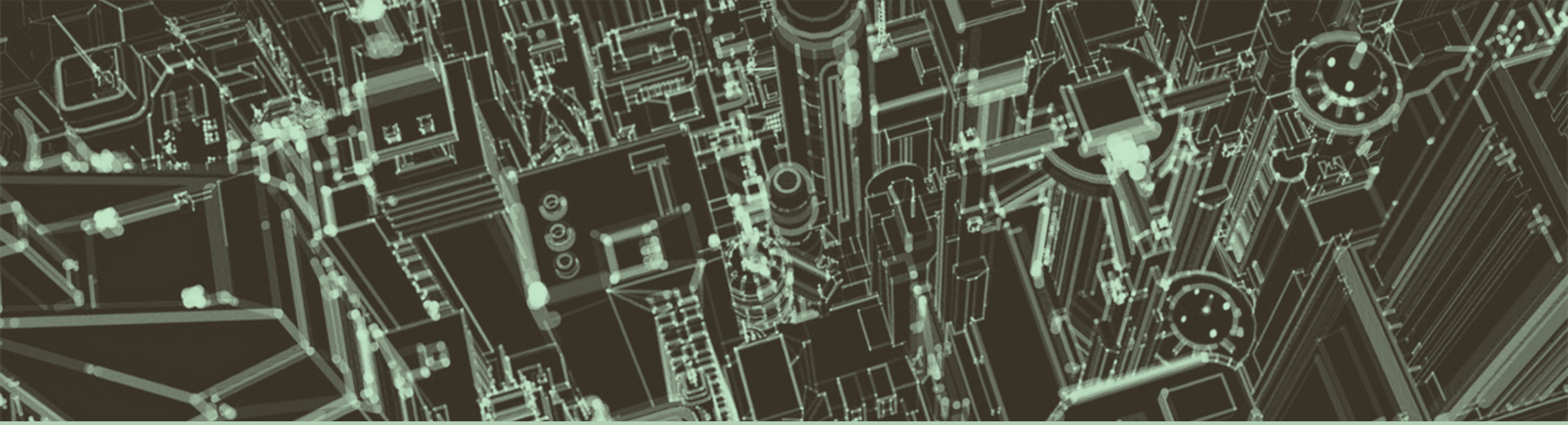
- ***Only persons with standing can appeal***
- ***This process could take 2-3 years, or more!***

Civic Design Review



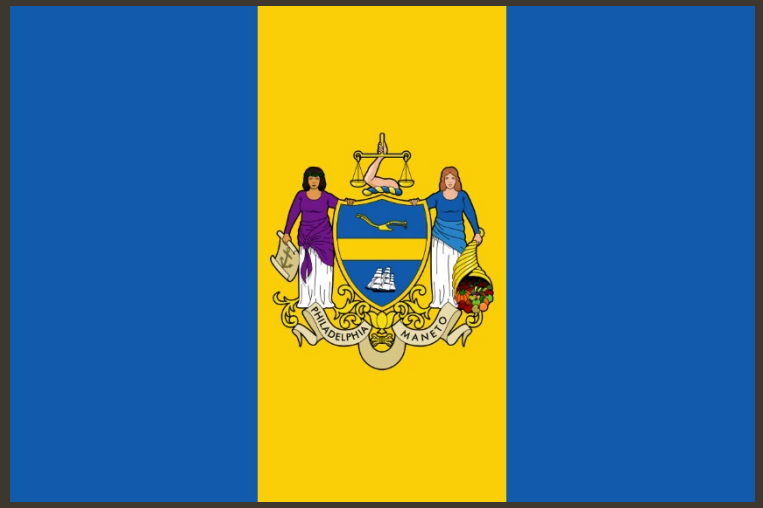
NOTE: CDR is only for large projects, and it is strictly advisory!

Civic Design Review is required in the following two cases:	
Location of Applicant's Property	**Covered Types of Applications**
Case 1: The applicant's property is located in any district, except as provided in § 14-304(5)(b)(.1).	**AND** the application includes new construction or an expansion that: 1. Creates more than 100,000 sq. ft. of new gross floor area, excluding any floor area within an existing structure; or 2. Creates more than 100 additional dwelling units, excluding any dwelling units within an existing structure.
Case 2: The applicant's property: 1. Is located in any district except as provided in § 14-304(5)(b)(.1); and 2. Affects property in any Residential district, as defined by § 14-304(5)(b)(.2) (Affected Properties).	**AND** the application includes new construction or an expansion that: 1. Creates more than 50,000 sq. ft. of new gross floor area, excluding any floor area within an existing structure; or 2. Creates more than 50 additional dwelling units, excluding any dwelling units within an existing structure.



Registered Community Organizations (RCOs)

Registered Community Organizations (RCOs)



- RCO Definition in Philadelphia Zoning Code:
  - "*A community organization that is registered with the City Planning Commission and maintains its registration in active status pursuant to rules established by the City Planning Commission.*"

    -Phila. Zoning Code
- RCOs were made an official part of the Philadelphia Zoning Code in 2012.

- **Legal responsibilities**: Providing a voice to the community with respect to zoning matters.
- **De facto responsibilities**: Community engagement, beautification, multimodal transportation, protection of historical property, crime prevention

RCOs and the Philadelphia Zoning Process

- Participation in the Zoning Process
  - Appeals to the ZBA (i.e., applications for variances and special exceptions)
  - Civic Design Review (i.e., large projects)
  - Citywide zoning remapping effort
- Coordinating RCO vs. Affected RCO
  - Decision made by the District Councilperson.
  - Only one Coordinating RCO for each matter.
- RCO Major Responsibilities, Generally
  - Convene a public meeting (ZBA appeals and CDR).
  - Make a decision to not-oppose or oppose.
  - Communicate its decision to the City.

Registered Community Organizations (RCO) Rights and Responsibilities (October 18, 2018)

Rights

- *Every RCO has the right* to be notified by the applicant of any zoning variance or special exception or any project undergoing Civic Design Review (CDR) within its boundaries.
- *Every RCO has the right* to attend a public meeting for any zoning variance or special exception within its boundaries where the applicant or his/her representative presents the proposal and accepts questions and comments from the public. The same is true for any project undergoing Civic Design Review (CDR) within its boundaries.
- *Coordinating RCOs, in consultation with any other affected RCOs, have a right* to schedule the public meeting for any date within the allotted 45-days from the filing of the appeal or CDR determination. If the applicant does not contact the RCOs **and** distribute notice to required addresses within 20 days of notice by the Planning Commission, that 45-day period begins from the date that such notice is provided.
- *RCOs have a right* to the assurance that the ZBA and CDR Committee will not issue a decision on a case until after **either** 1) an RCO meeting has been held **or** 2) the applicant has **both** made a good faith effort to meet with the RCO **and** the 45-day period has expired.
- Where there are multiple overlapping RCOs for a given project, *any affected RCO not-assigned the role of Coordinating RCO has a right* to consult on the scheduling of the public meeting **and** to participate in that meeting.
- *Any RCO or member of the public has a right* to send a letter or give testimony at a ZBA or CDR hearing, regardless of whether it is assigned the role of Coordinating RCO.

Responsibilities

- *Coordinating RCOs have the responsibility* to make a good faith effort to work with the applicant to either hold a public meeting or work to ensure a public meeting is held within the required 45-day period.
- *Coordinating RCOs have the responsibility* to ensure that **all** affected RCOs are consulted during the scheduling of the public meeting.
- *Coordinating RCOs have the responsibility* to publicize meetings and ensure that members of the public are invited to attend and participate.
- *Coordinating RCOs have the responsibility* to make a good faith effort to ensure meetings are conducted respectfully and that all voices are heard, including both the applicant and members of the public.
- *Coordinating RCOs have the responsibility* for ensuring that a written summary of the meeting is sent to the City Planning Commission (RCO.Notification@phila.gov), the relevant District Council office, and the ZBA (RCOZBA@phila.gov) and/or Civic Design Review Committee, as applicable.
- If no meeting was held, *Coordinating RCOs have the responsibility* to send an explanation as to why not, along with written documentation of the efforts made to schedule the meeting.
- *All RCOs have the responsibility* for fulfilling all RCO-related functions without engaging in discriminatory practices (as defined by the Philadelphia Commission on Human Relations).
- *All RCOs have the responsibility* for fulfilling all RCO-related functions regardless of an applicant's willingness to provide payments/donations to the RCO (monetary or in-kind), attend additional meetings, enter into a Community Benefits Agreement, or agree to any other request not-identified in the Zoning Code.
- *Coordinating RCOs have the responsibility* to impartially document what occurred during the public meeting, including whether a vote was taken and, if so, to state and describe the vote count.

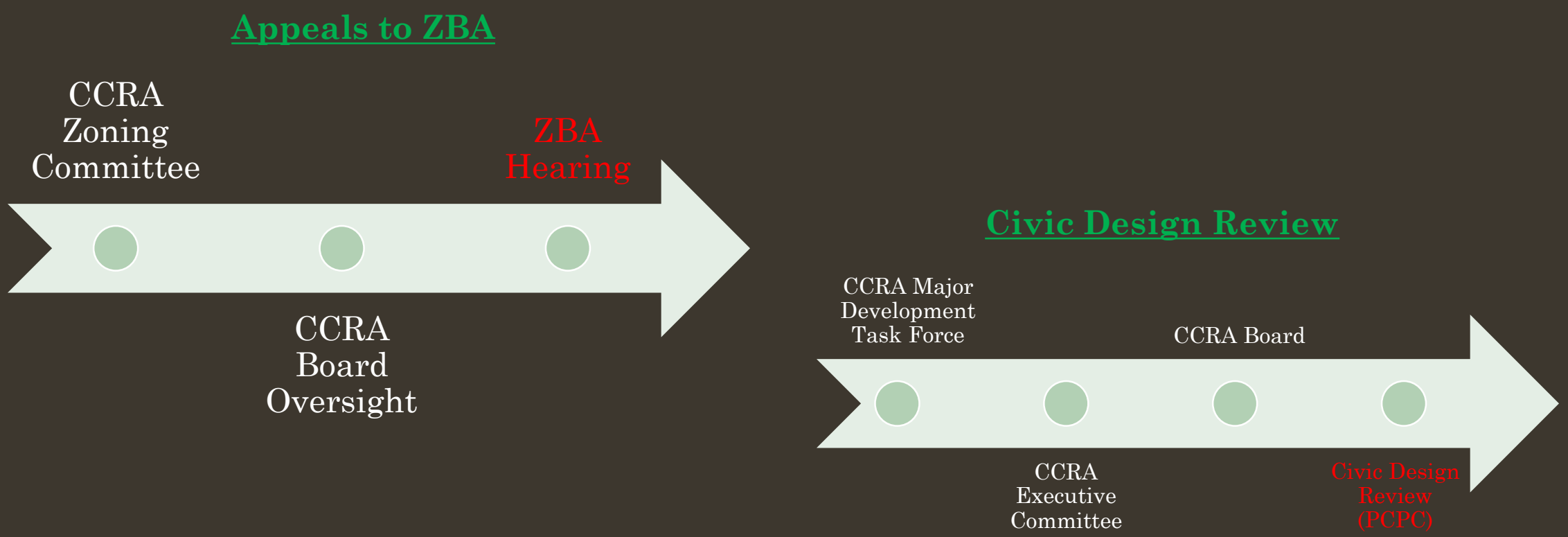
CCRA Involvement in Zoning Matters

- Primarily exercised by the CCRA Zoning Committee (ZBA appeals) or a CCRA Major Development Task Force (CDR projects)

- Major issues considered:
  - Substance of refusals and/or referrals
  - Design elements (materials)
  - Streetscape impacts (including street trees)
  - Impact on traffic congestion

- Decisions highly influenced by neighborhood input and concerns.

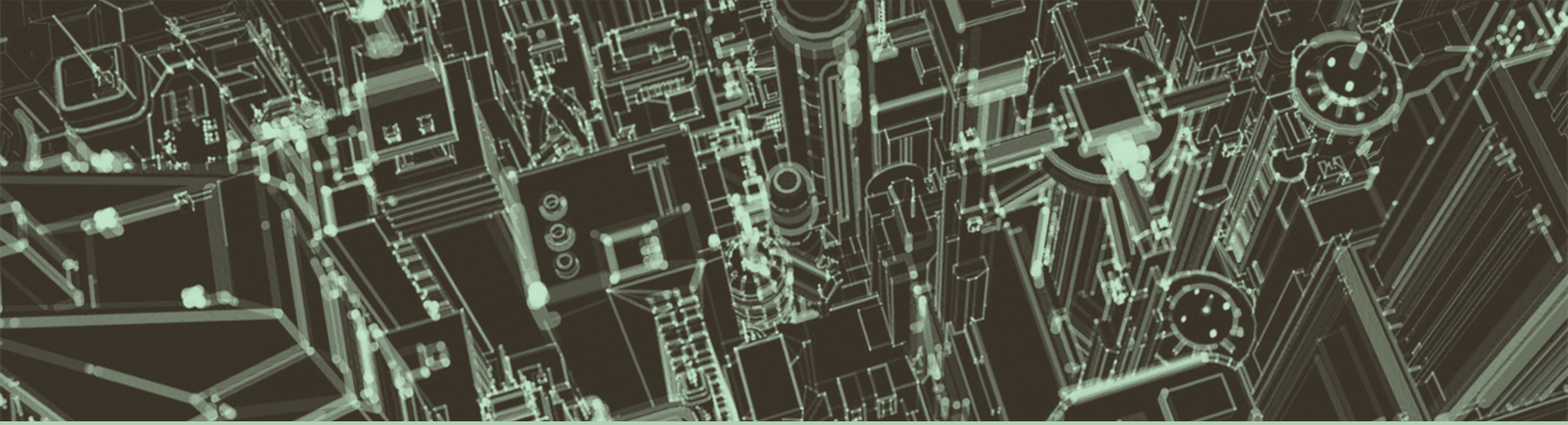
CCRA's Exercise of its RCO Function



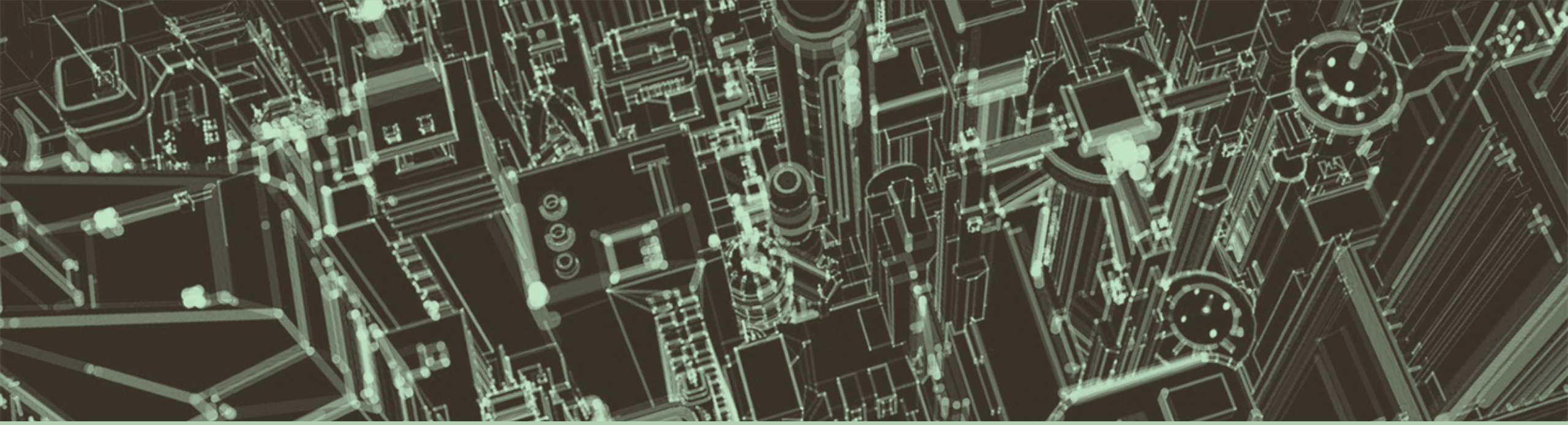
CCRA Involvement in Zoning Matters

- The public meeting requirement is exercised by either the CCRA Zoning Committee (ZBA appeals) or CCRA Major Development Task Force (CDR projects)
  - List of near neighbors provided by PCPC
  - Other notice (social media, e-newsletter, etc.)

- CCRA and developer agreements
  - ZBA appeals → Provisos
  - CDR projects → Community Benefits Agreements



QUESTIONS?



THANK YOU!

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