

FREQUENTLY ASKED QUESTIONS

QUESTIONS ABOUT THE DOCUMENT



What is the purpose of the *Interim Report: Assessment of Existing Code*?

The *Interim Report* represents a milestone in the Zoning Code Commission's task to reform Philadelphia's zoning code. This document provides an evaluation of the city's current zoning code, identifying the inefficiencies and anachronisms that prompted the call for reform, as well as successful measures that merit conservation. However, the document does not contain recommendations for a new zoning code; these will be produced in a later phase of the Zoning Code Commission's work.

Who created this document?

The Report was drafted by the consultant team of Clarion Associates and Duncan Associates, consulting firms with extensive experience in guiding cities through the complex process of zoning code revision. Wallace Roberts & Todd, LLC, Clafien Associates, CH Planning, LTD, and Portfolio Associates, additional members of the consultant team, also collaborated in the preparation of specific sections of the document.

When is the next opportunity for public comment?

The Zoning Code Commission is conducting a transparent process that allows for continuous public feedback through this website <http://www.zoningmatters.org/>. The website features a web survey that over 1,100 participants have already completed. The results of community meetings, code-user interviews and survey results were incorporated in the creation of the *Interim Report*, and feedback on the completed document can be submitted to zoning_commission@phila.gov. Comments received prior to April 2, 2009 will be included in feedback presented to the Zoning Code Commission at its regularly scheduled monthly meeting on April 8, 2009. The Zoning Code Commission plans to conduct additional community meetings in the fall of 2009. Please check this site for additional information concerning the next phase of the Zoning Code Commission's public outreach in the early fall.

Where can I find the summary of the meeting in my Council district?

Summaries and participant evaluations are available at the rear of the *Interim Report*, beginning on Page 85 in Section 15: Councilmanic District Workshops.

Where and when does the Zoning Code Commission meet?

The Zoning Code Commission meets the 2nd Wednesday of every month (except August 2009) at 8:00 am in the One Parkway Building, 1515 Arch Street, in Room 18-029. All meetings are open to the public. Check the website <http://www.zoningmatters.org/> for updates.

GENERAL INFORMATION ABOUT ZONING

How can I find my Council district?

Philadelphia City Council's website, at <http://www.phila.gov/CityCouncil/index.html>, allows residents to view council district maps and search for their district by street address.

Where can I find a copy of the zoning code?

Philadelphia's zoning code is available online at <http://www.amlegal.com/library/pa/philadelphia.shtml> under Title 14 of the City Code, Zoning and Planning. This link can also be accessed via the ZoningMatters website, under the heading *Zoning and Planning in Philadelphia*>*Philadelphia Zoning Resources*.

How can I find out what my property is zoned for?

The City's web resources allow citizens to determine their property's zoning classification and permitted uses. Zoning classifications can be identified by clicking on the "Zoning Map" application on the CityMaps webpage (<http://citymaps.phila.gov/citymaps/>), which is also accessible from the city's homepage www.phila.gov under "Property Information." This application enables property owners to find classifications, maps, and overlays at the parcel and block level. Please note that the information provided through the application does not represent a zoning evaluation or decision. For a definitive zoning decision, you must contact the Department of Licenses and Inspections.

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What if I have questions about my zoning?

Individuals with questions about their property's zoning should contact the Department of Licenses and Inspections:

Municipal Services Building
1401 John F. Kennedy Boulevard ~ 11th Floor
Philadelphia, PA 19102
Phone: (215) 686-2463

Zoning resources are also available on the Department's website at <http://webapps.phila.gov/li/>.

How do I find notice of upcoming Zoning Board of Adjustment hearings?

Upcoming Zoning Board of Adjustment hearings are listed at the Department of Licenses and Inspections website, <http://webapps.phila.gov/li/>. Click on "Board Appeals and Hearings" on the sidebar and "Hearings" on the sub-menu to view the schedule.

QUESTIONS ABOUT THE ZONING CODE COMMISSION

How was the Zoning Code Commission formed?

The Zoning Code Commission was formed by mandate of the citizens of Philadelphia with the overwhelming approval of a ballot question in the May 2007 primary election. Eighty percent of voters elected to create "an independent Zoning Code Commission which would recommend amendments to the Philadelphia Zoning Code to make the Code consistent and easy to understand, and to enhance and improve Philadelphia's city planning process while encouraging development and protecting the character of Philadelphia's neighborhoods." This charter amendment explicitly defined the duties, composition, and timetable of the ZCC. The full text of the City Council resolution authorizing the ballot question is available at the following website: <http://webapps.phila.gov/council/attachments/3307.pdf>.

Who is on the consultant team?

The consultant team of Clarion Associates and Duncan Associates, with extensive experience in zoning reform in U.S. cities, has been charged with evaluating the current zoning code, overseeing community and code-user engagement, and providing the technical recommendations for the code rewrite. They are assisted in their work by team members Wallace Roberts & Todd, LLC; Clafien Associates; CH Planning, LTD; Portfolio Associates; Dyett & Bhatia; Hurley- Franks & Associates; Montgomery, McCracken, Walker & Rhoads, LLP and The Vic Group.

What is the timeline for the Zoning Code Commission's work?

This chart shows the anticipated schedule for the current phase of the Zoning Code Commission's work.

Task	2008				2009											
	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Public Involvement Evaluation																
Best Practices & Alternative Code Structures																
Recommendations																

Who is on the Zoning Code Commission?

Information on the Commission's 31 members, representing a variety of public and private interests can be found at: <http://zoningmatters.org/commission/members>. Alan Greenberger, Executive Director of the Philadelphia City Planning Commission, serves as Chair. Eva Gladstein, a previous Director of Special Projects for the Commerce Department with 30 years of experience in community and economic development, was selected Executive Director of the Zoning Code Commission on December 10, 2008.