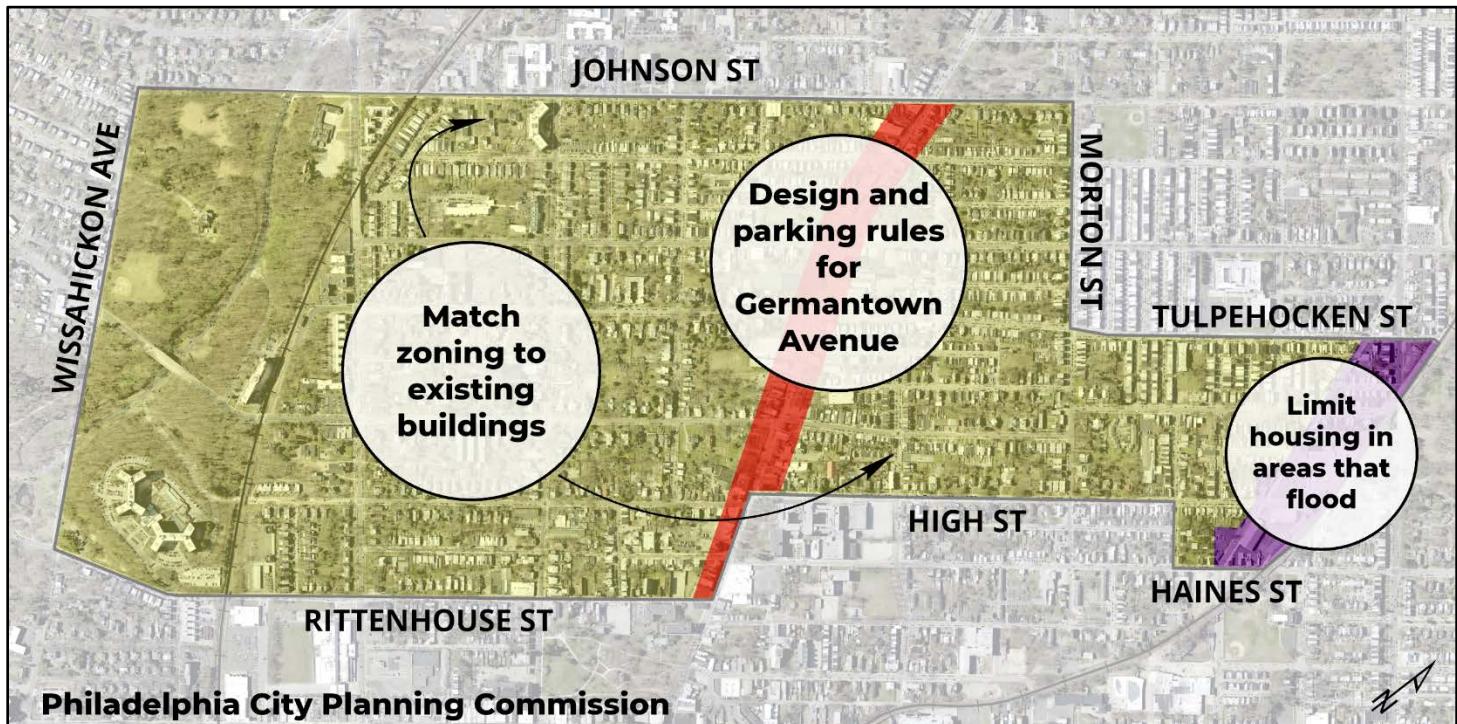


# Germantown North Zoning Remapping



The Philadelphia City Planning Commission (PCPC) is working with community groups to update zoning rules in northern Germantown between Rittenhouse Street and Johnson Street.

*Zoning is a set of rules for new buildings and major changes to existing buildings. Zoning rules control the size and shape of buildings and how they can be used.*

PCPC is helping to update zoning in neighborhoods throughout the city. Zoning has not changed in most of northern Germantown for over forty years. The proposed changes meet community goals for how the neighborhoods should grow. Your neighbors helped define these goals in the Upper Northwest District Plan in 2018.

## About the Proposed Changes

The proposal replaces some zoning districts with new ones. The goals are to:

- Support Germantown Avenue with new businesses and homes
- Correct the zoning in residential areas to match the size and shapes of existing buildings
- Limit housing in areas that flood along Belfield Avenue

PCPC is also proposing an Overlay Zoning District—a set of special zoning rules—for buildings that face Germantown Avenue. The proposed Overlay will:

- Require new buildings with ten or more apartments or condos to have a parking lot or a garage
- Allow the City Planning Commission to review and approve the appearance of new buildings
- Remove the requirement for a commercial use on the first floor for historic buildings
- Prevent some new car-oriented businesses from opening

Visit [www.phila2035.org/GermantownNorth](http://www.phila2035.org/GermantownNorth) or call **215-683-4672** for details on the proposed changes.