

Proposed Zoning

Zoning is the primary tool to regulate land use (use), where a building can locate on a property (area), and building size (bulk). In some areas, the zoning does not match the existing and proposed land use and, therefore, requires *Corrective Zoning*. Other areas are targeted for long-term transition to new uses and development as envisioned by the community through the planning process. Such zoning revisions are referred to as *Zoning to Advance the Plan*.

The following zoning recommendation are based on the premise of directing residential development away from car-centric, single-family neighborhoods and towards transit nodes and commercial corridors. This is done with the intention of preserving existing neighborhood character, strengthening commercial corridors, and increasing transit ridership.

This map illustrates the proposed **base zoning** within the District. Detailed maps of **Zoning Sub-Areas** can be found on pages x. **Zoning overlay** recommendations can be found on page x.

Zoning Sub-Areas

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| 1 Andorra | 6 Manayunk |
| 2 Shawmont Valley & Dearnley Park | 7 Wissahickon |
| 3 Upper Roxborough | 8 Wissahickon Gateway & Lower Main Street |
| 4 Ivy Ridge | 9 East Falls Riverfront Business District |
| 5 Central Roxborough | 10 East Falls Neighborhood |

In a "build out" scenario based upon proposed zoning, the Lower Northwest has the development potential to add approximately:

- > **4,500** new housing units and
- > **9,500** new residents

Much of this development development would be adjacent to public transportation:

- > **1 in 3** new housing units would be within ¼ mile of a train station



Legend

- CA-1, CA-2 > Auto-Oriented Commercial
- CMX-1, CMX-2, CMX 2.5 > Neighborhood Commercial Mixed-Use
- CMX-3 > Community Commercial Mixed-Use
- ICMX > Industrial Commercial Mixed-Use
- IRMX > Industrial Residential Mixed-Use
- I-1 > Light Industrial
- I-2 > Medium Industrial
- RSD-1, RSD-2, RSD-3 > Residential Single-Family Detached
- RSA-1, RSA-2, RSA-3, RSA-5 > Residential Single-Family Attached
- RTA-1 > Residential Two-Family Attached
- RM-1, RM-2, RM-3 > Residential Multi-Family
- RMX-1 > Residential Mixed Use
- SP-INS > Institutional
- SP-PO-P, SP-PO-A > Parks and Open Space

Definition | Corrective Zoning

Corrective Zoning matches zoning with existing land use. These are areas where the "mismatch" may cause unnecessary zoning variances or certificates, or allow an inappropriate use.

Definition | Zoning to Advance the Plan

Zoning to Advance the Plan encourages new development and uses envisioned by the community through the planning process. These are areas where revisions to the zoning code will enable development as recommended by this plan.