

REGULATIONS OF THE CITY PLANNING COMMISSION

Chapter I. Registered Community Organization Regulations¹

I.A. QUALIFYING CRITERIA

An organization must meet all of the following criteria to become a Registered Community Organization:

- I.A.1. The organization's mission must include involvement in neighborhood planning, land use, and zoning.
- I.A.2. The organization's meetings must be open to the public and scheduled on a regular period basis, such as monthly.
- I.A.3. The organization's meetings must be publicly announced through flyers, newsletters, newspaper notice, electronic or social media, or another form accepted by the City Planning Commission.
- I.A.4. The organization must have an executive committee or board whose members are chosen through open elections.
- I.A.5. The organization must have written rules governing the mission, operation, and regulation of the organization.
- I.A.6. The organization's rules must establish the geographic boundaries for the organization's service area.
 - (a) Except for organizations in existence as of [INSERT PUBLICATION DATE OF THE DRAFT REGULATIONS], the service area of an organization shall be at least five city blocks and no more than five percent of the City's total area (approximately 7 square miles).
 - (b) Any changes to the service area boundary must be publically announced through flyers, newsletters, newspaper notice, electronic or social media, or another form accepted by the City Planning Commission.
- I.A.7. The organization must draw its membership from the organization's service area.

I.B. REGISTRATION

- I.B.1. Qualifying organizations shall register with the Philadelphia City Planning Commission ("the Commission") on an annual basis.

¹ This section has been significantly revised since the November 2010 draft.

- I.B.2. The Commission shall accept new registrations between June 1st and June 30th and December 1st and December 31st of each year.
- I.B.3. The Commission shall accept registration renewals between June 1st and June 30th of each year. If an organization fails to file its annual renewal form, the Commission shall revoke the organization's RCO status until the Commission receives a complete registration form at the next open registration period.
- I.B.4. New registration and registration renewal submissions must include a complete registration form and all supplemental information required in order to be considered complete. At a minimum, the registration submissions must provide the information required by §14-303(12)(a) of the Zoning Code.
- I.B.5. The Commission shall make the registry available to the public on the City's website.

I.C. RCO NOTICE STANDARDS

Notices of neighborhood meetings required by §14-303(12) of the Zoning Code shall include:

- I.C.1. A copy of the applicant's notice to the contact person for the RCO.
- I.C.2. The location, date, and time of the scheduled neighborhood meeting.

I.D. RCO DOCUMENTATION STANDARDS

Documentation of neighborhood meetings required by §14-303(12) of the Zoning Code shall include:

- I.D.1. The name, address, and phone number of the RCO.
- I.D.2. The applicant's name and address of the application site.
- I.D.3. The case number, date, and time of the Zoning Board hearing or the Civic Design Review meeting.
- I.D.4. A copy of the meeting agenda and sign-in sheet.
- I.D.5. The votes of the meeting attendees on the application.
- I.D.6. For applications requiring Zoning Board approval:
 - (a) If the RCO members present at the meeting reached agreement, provide a statement of opposition or non-opposition, with any provisos, for the project.
 - (b) If the RCO members present at the meeting did not reach agreement, provide a narrative summarizing the issues discussed at the meeting.
- I.D.7. For applications requiring a review by the Civic Design Review Committee, provide a narrative of the discussion, including any design issues and agreements resulting from the meeting.

Chapter II. Civic Design Review Regulations

II.A. COMMITTEE MEMBERSHIP

- II.A.1. Each member appointed to serve in the seat designated for an architect, landscape architect, and urban design professional seats shall be certified professionals in their area of design. The architects shall be Pennsylvania licensed architects. No professional certifications are required for the developer/builder and civic association review seats, however these members shall be recognized by peers to possess extensive knowledge of their practice area.
- II.A.2. For each project subject to Civic Design Review, the Registered Community Organization (RCO) in the project area will select a representative to serve on the Committee. If there is more than one RCO whose boundaries include the project site, the RCOs must collaborate to select one representative. The RCOs must reach agreement one week before the Civic Design Review meeting scheduled for the project. If no such agreement is reached, the representative will be chosen by the District Councilperson. The representative shall have:
- (a) Knowledge of or interest in architecture, planning, urban design, or development; and
 - (b) The ability to listen, communicate effectively and manage public meetings; and
 - (c) Significant knowledge of the project area and surrounding community.

II.B. REVIEW OF ZONING PERMIT APPLICATIONS

II.B.1. Review Authority

- (a) The Civic Design Review Committee is authorized by §14-304(5) of the Zoning Code to review zoning permit applications for any development that meets the criteria established therein.
- (b) The Committee staff shall review the application and determine its completeness pursuant to the submission requirements delineated in section II.B.2. If upon review of an application, the staff determines that the application does not contain all of the required materials, the staff shall inform the applicant of the additional materials necessary to complete the application. The staff shall not forward the application to the Committee until it has determined that the application is complete.

II.B.2. Submission Requirements

Applicants must submit a digital .PDF file and 10 bound color copies of the following in 11" x 17" format:

- (a) Photographs of proposed building site and immediate area.
- (b) Site plan, drawn to a scale where all elements of the streetscape are discernible and the relationship of outside spaces to inside spaces can be understood.

- (c) Ground floor plan, drawn to a scale where the relationship of outside spaces to inside spaces can be understood.
- (d) Landscape plan, drawn to a scale where all elements of the streetscape are discernible and the relationship of outside spaces to inside spaces can be understood.
- (e) Conceptual elevations of all sides of the proposed building(s).
- (f) Site sections (minimum of two) showing the relationships to adjacent buildings and spaces.
- (g) Perspective renderings (minimum of two views including at least one at street-level perspective).
- (h) Digital or physical 3D massing model that shows the proposed development within the context of surrounding buildings.
- (i) Shadow studies at both summer and winter solstice and equinox.
- (j) A written summary of intended sustainable design elements.
- (k) A written description of the building materials and its texture, color, and general fenestration patterns and photographs of buildings of comparable design. The Committee may request material samples as it deems necessary to evaluate the project.

II.C. CONDUCT OF MEETINGS

- II.C.1. The Committee shall meet monthly, or as required. Special meetings may be held, as needed, upon the call of the Chair.
- II.C.2. Pursuant to §14-303(13) of the Zoning Code, the Committee shall post web notice of its meetings at least 15 days prior to each meeting.
- II.C.3. The staff shall prepare the meeting agendas. The staff shall post agendas on the Committee's website at least seven days in advance of a regular monthly meeting or at least 24 hours in advance of a special meeting.
- II.C.4. A quorum of the Committee shall consist of four members.
- II.C.5. A majority of the members present at the time of voting is required to issue a Committee recommendation.
- II.C.6. Conduct of Committee meetings shall follow Robert's Rules of Order.
- II.C.7. Written minutes of meetings shall be prepared by the staff and adopted by the Committee.

II.D. CIVIC DESIGN REVIEW (CDR) GUIDELINES

- II.D.1. The Committee shall consider the impacts on the public realm in accordance with §14-304(5)(e) (Criteria for Review) of The Philadelphia Zoning Code. The Committee shall

apply the guidelines set forth in this Section II.B to evaluate each project and to make its advisory recommendation.

- II.D.2. These CDR Guidelines are intended to supplement §14-703 (Form and Design) of The Philadelphia Zoning Code. Should there be a conflict between the regulations of this II.B and The Philadelphia Zoning Code, the provisions of §14-703 shall prevail.
- II.D.3. **General Intent.** Civic Design Review is focused on the assessment of the proposed characteristics and quality of the public realm that is an integral part of any large development project. The “public realm” is defined as sidewalks, public spaces, streets, and public and community facilities. In addition, Civic Design Review will address the way in which a large proposed development may have an impact on its immediate neighborhood. The Civic Design Review process does not lend itself to precise quantifiable certainty, requiring members of the CDR committee to use their professional expertise and judgment in rendering advisory action.
- II.D.4. **Purpose.** Projects that are subject to Civic Design Review, pursuant to §14-304(5) (Civic Design Review) of The Philadelphia Zoning Code, should be designed to:
- (a) Enhance the city’s streets and sidewalks, which represent the greatest percentage of its public realm, to function well, promote vitality and activity, and to engender human delight;
 - (b) Reinforce desirable urban features found within the surrounding area, such as siting patterns, massing arrangements and streetscape characteristics;
 - (c) Create seamless or gradual transitions in bulk and scale when high-intensity development occurs in or near areas with a lower-intensity character;
 - (d) Maximize the utility of open space, which may be either public or private, and visible to the public.
 - (e) Design site characteristics and features to help reduce energy use and greenhouse gas emissions, manage stormwater runoff, conserve water and preserve natural habitats;
 - (f) Promote pedestrian interest, safety and comfort by creating attractive and serviceable walkways and pedestrian routes;
 - (g) Promote the safe and efficient circulation of bicyclists and motorists;
 - (h) Promote the use of public transit;
 - (i) Integrate accessibility for persons with disabilities; and
 - (j) Provide safe and ample access for emergency and delivery vehicles, while minimizing the adverse visual impact of vehicular service areas.
- II.D.5. **Building Orientation, Massing and Design - General**
- (a) Building orientation and massing should create active “street or building walls” lining the sidewalk. Buildings should, for the most part, hold the line of the street wall

with doors, windows and active uses adjacent to the sidewalk. Exceptions are appropriate when a building, especially in residential areas, may be set back to match the prevailing context or where a large site allows for a plaza or open space;

- (b) Gaps between buildings that interrupt the street wall should be minimized.
- (c) Large expanses of blank walls, especially near sidewalks, should be minimized.
- (d) Elements such as windows, cornices, belt courses, variations in wall plane and roof features should be used to create interesting and attractive buildings on the primary street-facing facades.
- (e) All sides and areas of buildings that are visible to the public should be treated with materials, finishes and architectural details that are appropriate for use on primary street-facing façades.
- (f) Service areas, such as those for dumpsters, loading docks and mechanical equipment, should be located away from the street on which the major elevation of the building faces, and away from residential buildings and their entrances. Landscaping and walls may be used to screen such areas/activities from view where practical and appropriate.
- (g) Roofscape design should be interesting and attractive when viewed from the street. Exposed mechanical equipment on a roof, when visible from the street, should be screened.

II.D.6. **Building Orientation, Massing and Design - Street-Facing Facades and Pedestrian Orientation**

- (a) Street-facing facades of buildings should be modulated by change in plane, change in materials, or architectural elements to create a more pedestrian-friendly environment.
- (b) At sidewalk level, the visibility of ground floor space for the pedestrian should be maximized through generous fenestration. If solid, windowless walls are necessary because of a building's use or program, they should be appropriately articulated (materials, color, texture, pattern, modulation, etc.) to add to the building's visual interest at the levels of all windowless portions of the elevation.
- (c) Building entries should be emphasized through architecture and design. These entrances should form a significant focal element of the building through the use of architectural embellishments, porticos, roof configuration, recesses or projections, or other architectural forms that are integral to the building. Such features help provide building identity and presence on the street.
- (d) Adequate sidewalk widths should be maintained to ensure pedestrian clear zones with a width appropriate for the level of pedestrian activity expected. Refer to the City Planning Commission's *Pedestrian and Bicycle Plan* for more guidelines concerning specific widths for safe pedestrian movement in a variety of corridors.

II.D.7. Building Orientation, Massing and Design – Special Consideration

- (a) Where it is feasible, re-establish those portions of public access - both streets and sidewalks - that have become discontinuous or interrupted.
- (b) Buildings on corner sites should be located on both street frontages to “hold” and give prominence to the corner. Parking areas and driveways should not be located at corners.
- (c) Multiple-building developments should result in quality public open spaces between buildings, and an efficient and attractive pedestrian network between them. The public open space should be a designed element of the site plan and not vestigial. Vehicular circulation in and around buildings should also support efficient pedestrian circulation, and parking should be efficient and unobtrusive.
- (d) Gated, walled-off developments are not characteristic of Philadelphia neighborhoods. Such development is discouraged, except in special circumstances.
- (e) Retail developments and shopping centers should help reinforce the characteristics of urban streets by placing buildings near the street/public sidewalk.

II.D.8. Parking – General

- (a) Large fields of surface parking should be avoided. Large parking lots should be broken up into smaller “cells” or “pods” that are defined by buildings, landscaping and pedestrian paths to facilitate pedestrian movement and provide visual relief.
- (b) Large parking areas between buildings and a primary street and sidewalk should be avoided.
- (c) New development should minimize the loss of public on-street parking.
- (d) Shared parking, including driveway entrances and exits, should be provided whenever possible. Parking lots should be constructed to allow easy access to one or more buildings and multiple storefronts/uses.
- (e) On large retail and shopping center sites, as well as on any site that requires great numbers of cars to be parked, multi-level parking structures are preferred over large surface parking lots.
- (f) Parking garages should include commercial functions at the sidewalk level of the facility where possible. Screening devices above the commercial level, such as architectural articulation including baffles, screens, and landscaped walls may be used to diminish the impact of the parking garage.
- (g) In Center City, underground parking is strongly encouraged.
- (h) Any floor of a parking garage that can be viewed from the street should be level or should be screened to appear level.
- (i) Interior lighting for the levels of the garage should be baffled to limit glare.

II.D.9. Parking – Pedestrian Orientation

- (a) Parking areas should be designed and laid out to maximize pedestrian safety and ease of connections to adjoining property.
- (b) Bicycle parking facilities should be easily accessible.
- (c) Driveways to parking areas should be located and designed to maximize pedestrian safety and comfort.
- (d) Vehicular access to and from garages, as well as service functions, should be from smaller service streets or alleys in order to diminish conflicts with pedestrian traffic on sidewalks.

II.D.10. Public, Civic and Green Amenities – Open Space and Landscaping

- (a) Open spaces should be designed to provide a visual amenity to the street and to allow public gathering space and activity.
- (b) New public open spaces should include direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing the passerby to see directly into the space.
- (c) Public open space should provide social and cultural amenities such as benches, seats, tables, fountains, water drinking fountains, interpretive historical markers and seasonal landscaping for residents and visitors.
- (d) Open space associated with all private residences should be defined as separate from the public realm through orientation, stairs, ramps, setbacks, low fences, changes in elevation, landscaping and other site elements.

II.D.11. Public, Civic and Green Amenities – Green Design

- (a) Reuse the existing building stock; integrate vacant older buildings into new developments when possible.
- (b) Incorporate existing on-site natural habitats and landscape elements into project design as part of a network of public spaces and habitats wherever possible. Retain large trees on site and replace the trees if retention is not feasible.
- (c) Incorporate functional storm water control features such as rain gardens, swales, and green roofs to store, slow and/or reduce rainwater runoff from the site.
- (d) Encourage siting and massing of buildings to maximize daylight for exterior spaces and minimize shading on adjacent sites. Integrate passive and active solar features in the project, such as managing direct sunlight on south and west facing facades through shading devices and planting of deciduous trees.

Chapter III. Master Plan Submission Requirements

III.A. GENERAL REQUIREMENTS FOR MASTER PLAN DISTRICTS²

- III.A.1. All Master Plans required by §14-304(3)(e) (Master Plan Districts) of The Philadelphia Zoning Code to establish a new Master Plan District shall include the materials listed in III.A.2 through III.A.5.
- III.A.2. Statement of Existing Conditions that describes the existing context of the proposed Master Plan District and its surrounding areas. The Statement of Existing Conditions may include, but is not limited to:
- (a) Local, state or national historic designations
 - (b) A description of surrounding land use and density patterns
 - (c) A description of the natural environment, including topographic conditions and any floodplains, wetlands, or other sensitive habitats present in the area.
 - (d) A description of existing parking and traffic conditions.
- III.A.3. Statement of Impacts of Proposed New Conditions that describes the potential impacts of the Master Plan District on the elements presented in the Statement of Existing Conditions. The Statement of Impacts of Proposed New Conditions should indicate any proposed mitigation measures.
- III.A.4. Site Plan with the following information recorded on the Site Plan:
- (a) Extent, boundaries and area of the proposed district;
 - (b) If there are multiple land owners within the proposed district area, the existing ownership of land;
 - (c) Proposed changes to the existing confirmed street layout within or surrounding the boundaries of the district;
 - (d) Total proposed maximum gross floor area;
 - (e) Total area and type of open space;
 - (f) Setback lines from watercourses;
 - (g) Occupied area, gross floor area and height of each structure, existing and proposed, within the district;
 - (h) Use of each structure, existing and proposed, within the district;

² Consolidates the existing requirements shared in common by multiple Master Plan districts. Carries over the open space and setback from waterways requirements currently limited to the Waterfront Redevelopment District and Industrial Transformation District. The Statement of Existing Conditions and Statement of Impacts of Proposed New Conditions are new.

- (i) Size and location of all parking areas;
- (j) Size and location of all driveways leading thereto;
- (k) Size and location of all other private driveways or streets intended to be used by automobiles;
- (l) Size and location of all off-street loading; and
- (m) Size and location of any signage.

III.A.5. The Commission may request additional materials as it deems necessary to guarantee that the proposed Master Plan is consistent with the stated purposes of the district.

III.B. ADDITIONAL REQUIREMENTS FOR CERTAIN DISTRICTS³

III.B.1. For SP-INS districts, the Site Plan required by III.A.4 shall additionally indicate the area(s) to be designated commercial and a specified list of uses within each commercial area.

III.B.2. For SP-STA Districts, the Master Plan submission shall include a parking and circulation plan showing the size, capacity and use of all buildings and structures proposed and existing on the lot.

III.B.3. For SP-ENT districts, the Master Plan submission shall include the following:⁴

- (a) A landscaping plan
- (b) A transportation management plan that details:
 - (.1) Internal circulation systems,
 - (.2) External access points,
 - (.3) Pedestrian flows, including to and from parking facilities,
 - (.4) Estimates of levels of service on sidewalks and internal roads, and
 - (.5) A traffic and parking study prepared by a licensed traffic engineer, assessing the impacts of new traffic generated by the proposal on roadway and intersection capacity, public transit and other bus operations, and pedestrian and bicycle circulation and safety.
- (c) A parking management plan describing the proposed policy on and resources for parking for patrons, employees and managers, and anticipated traffic and parking management resources
- (d) Any recommendations on intersection improvements, new roadway construction, or widening of existing roadways, if required, and any traffic buffers to protect

³ Carries over unique requirements for the Institutional Development District that are stated in current 14-1107.

⁴ Carries over unique requirements for the Commercial Entertainment District that are stated in current 14-403(3).

residential areas, including the manner of funding such improvements by the developer.

III.C. REQUIREMENTS FOR AMENDMENTS TO MASTER PLANS

- III.C.1. For minor amendments, as defined by §14-304(4) of the Zoning Code, the proposed changes shall be indicated on a copy of the adopted site plan for the master plan district. Upon Commission approval of the minor amendment, the site plan with the approved changes shall become the adopted site plan for the master plan district.
- III.C.2. For major amendments, as defined by §14-304(4) of the Zoning Code, the amendment shall be accompanied by a revised site plan. Except for master plan districts established as of [INSERT EFFECTIVE DATE OF ZONING CODE], the major amendment shall also be accompanied by a revised Statement of Impacts of Proposed New Conditions.

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Chapter IV. Subdivision Plat Requirements⁵

IV.A. SPECIFICATIONS FOR THE PROPERTY DATA MAP

IV.A.1. The Property Data Map shall be drawn at a scale of 1 inch equal to 100 feet or less.

IV.A.2. The Property Data Map shall include the following information:

- (a) Name of the subdivider; and
- (b) Name of the registered owner; and
- (c) North point, and scale and date; and
- (d) Name of licensed engineer, architect, surveyor, or other qualified person responsible for the map; and
- (e) Tract boundaries with bearings and distances; and
- (f) Topography, with elevations based on datum approved by the Department of Streets, and showing contours at vertical intervals of 5 feet; and
- (g) Approximate location of water courses, tree masses, rock outcrops, existing buildings and actual location of sewers, inlets, water mains, easements, fire hydrants, railroads, existing or confirmed streets and their established grades; and
- (h) Adjacent streets.

IV.B. SPECIFICATIONS FOR THE PRELIMINARY PLAT

IV.B.1. The Preliminary Plat shall be recorded on the Property Data Map in sketch form.

IV.B.2. The Preliminary Plat shall include the following information:

- (a) Proposed street layout, street names, lot lines, and lot identification numbers. Lots shall show approximate dimensions and areas when required by the Commission; streets shall indicate proposed cartway and right-of-way widths, approximate radii of curvature and approximate grades; and
- (b) Sites dedicated or reserved for purposes other than residential; and
- (c) Proposed sewerage, drainage, including the method for the control of on-site stormwater runoff, and water supply.

IV.B.3. When required by the Commission, the subdivider shall submit data on subsoil conditions.

IV.C. SPECIFICATIONS FOR THE FINAL PLAT

⁵ This section is new since the release of the November 2010 draft regulations. Carried over from current 14-2105(3) and 14-2105(4).

- IV.C.1. The Final Plat shall be printed on reproducible material, such as mylar⁶, and drawn at a scale of 1 inch equal to 100 feet or less.
- IV.C.2. The Final Plat shall include the following information:
- (a) Name of subdivider and the owner in whose name the plat is to be recorded; and
 - (b) Title; and
 - (c) North point, scale and date; and
 - (d) Name and seal of licensed professional engineer or surveyor or other qualified person; and
 - (e) Primary control points, approved by the Department of Streets, or ties to such control points to which all pertinent engineering data shall be referred; and
 - (f) Boundaries, with distances, bearings, and location of monuments. Such dimensions shall be in feet and hundredths of a foot; and
 - (g) Street lines, street names, lot names, and lot identification numbers, easements, and other land divisions and their purpose; and
 - (h) Radii, lengths of curves, and tangent bearings for all streets; and
 - (i) Right-of-way and cartway widths for all streets; and
 - (j) When required by the Department of Streets, street profiles, details of culverts or other necessary data; and
 - (k) Building lines or street setback lines; and
 - (l) Calculated area of all lots where area approximation is within 5% of the minimum area requirements; and
 - (m) Location and boundaries of all non-dedicated ways or easements, and of drainage ways; and
 - (n) Location and outline place of all existing structures to remain; and
 - (o) Location of all watercourses; and
 - (p) When required by the Commission the location, depth, and size of sewers, stormwater drains, waterlines, location of wells and cesspools or septic tanks; and
 - (q) A certification showing that applicant is owner of the land; and
 - (r) Statement dedicating streets, rights-of-way or other areas for public use as may be required by the City; and
 - (s) Such other certificates, affidavits, or endorsements as the Commission may require for the enforcement of this Chapter.

⁶ Revised from “drawn in ink on cloth”.

Chapter V. Sky Plane Technical Submission Requirements ⁷

V.A. TERMS

For the purposes of the regulations of this Chapter V, the following definitions apply (see also Figure 1).

- V.A.1. Regulated street: a street subject to the sky plane standards of §14-502(4)(a) of the Zoning Code.
- V.A.2. Regulated lot line: a lot line that is contiguous to a regulated street.
- V.A.3. Regulated height interval: The heights above sidewalk level for which Table 14-502-I of the Zoning Code restricts the blockage of sky plane.

V.A.4. Plotting plane: A vertical plane passing through a regulated lot line.

V.A.5. View line: A line beginning at a top corner of a wall facing a regulated street and ending at the point of intersection between the regulated street centerline and a vertical plane perpendicular to the regulated lot line which passes through the beginning corner. There will be multiple view lines (one per top corner).

V.A.6. Building plot point: The point of intersection between a view line and the plotting plane. There will be multiple building plots (one per view line).

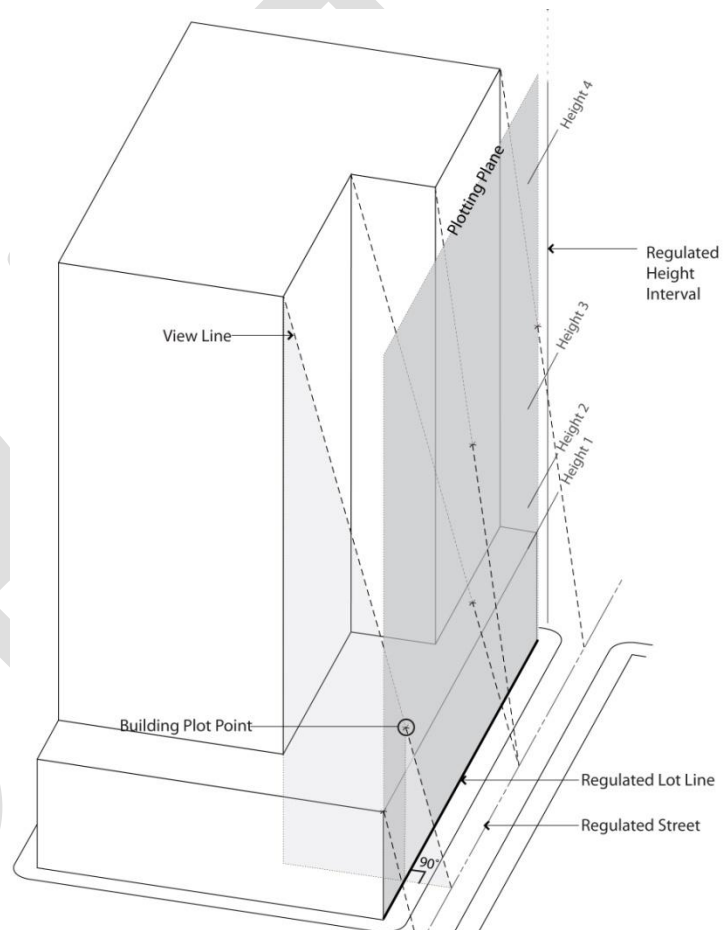


Figure 1: Terms

⁷ This section is new since the release of the November 2010 draft regulations.

V.B. SUBMISSIONS

Applicants shall provide the submission materials listed below in V.B.1 through V.B.4 for each regulated street. All submission materials shall be certified and sealed by a licensed architect. Applicants shall submit one certified copy each to the Department of Licenses & Inspections and the Philadelphia City Planning Commission.

V.B.1. **Plan view diagram** that includes the following (see also Figure 2):

- (a) North point and scale.
- (b) Lot lines, street lines, and building lines.
- (c) Lot dimensions in feet.
- (d) Street names.
- (e) Indicate each regulated street.

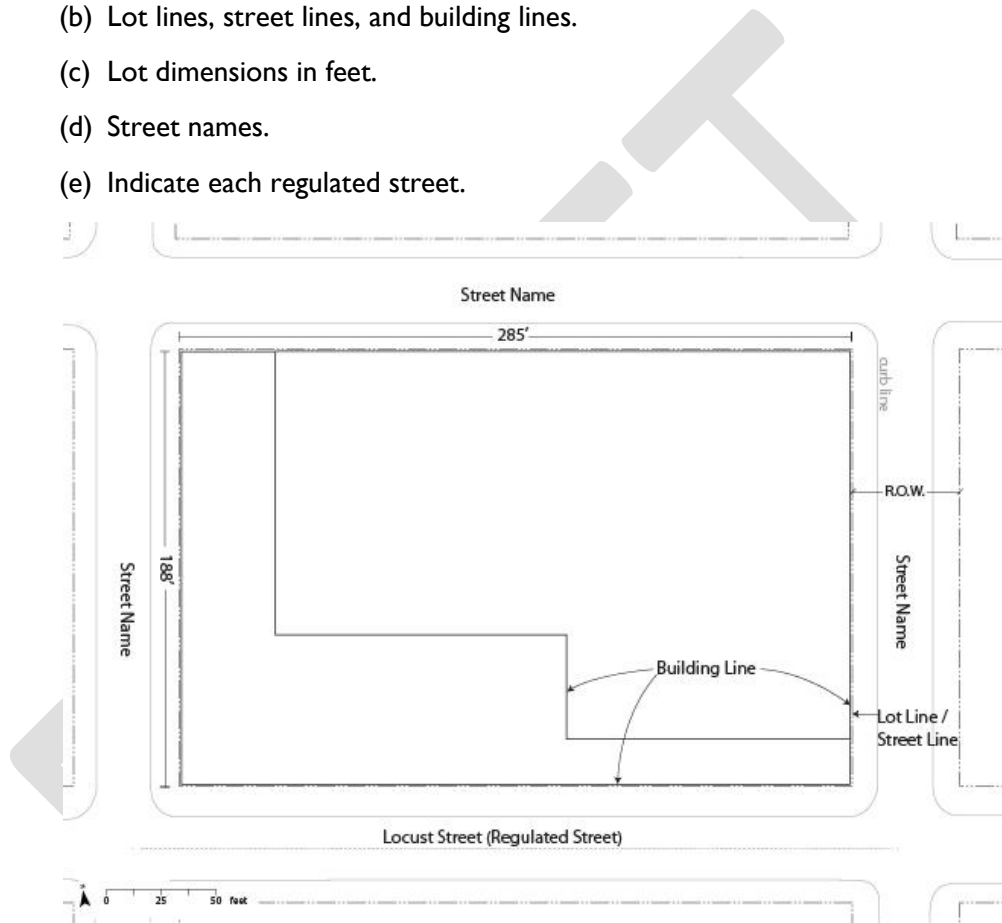


Figure 2: Sample Plan View Diagram

- V.B.2. For each regulated street, a **profile diagram** that includes the following (see also Figure 3):
- (a) Cross-section of the building, lot, and regulated street, with measurements in feet for building depth, lot depth, and street width.
 - (b) A vertical line extending from the regulated lot line to represent the edge of the plotting plane.
 - (c) A view line for each top corner of a regulated street-facing wall.
 - (d) A building plot point for each view line. Each building plot point shall be labeled with:
 - (.1) The horizontal distance, in feet, between the left endpoint of the regulated lot line (as viewed from the street), and the point of intersection between a vertical line extending down from the building plot point to the regulated lot line; followed by
 - (.2) Its height above the sidewalk, in feet.

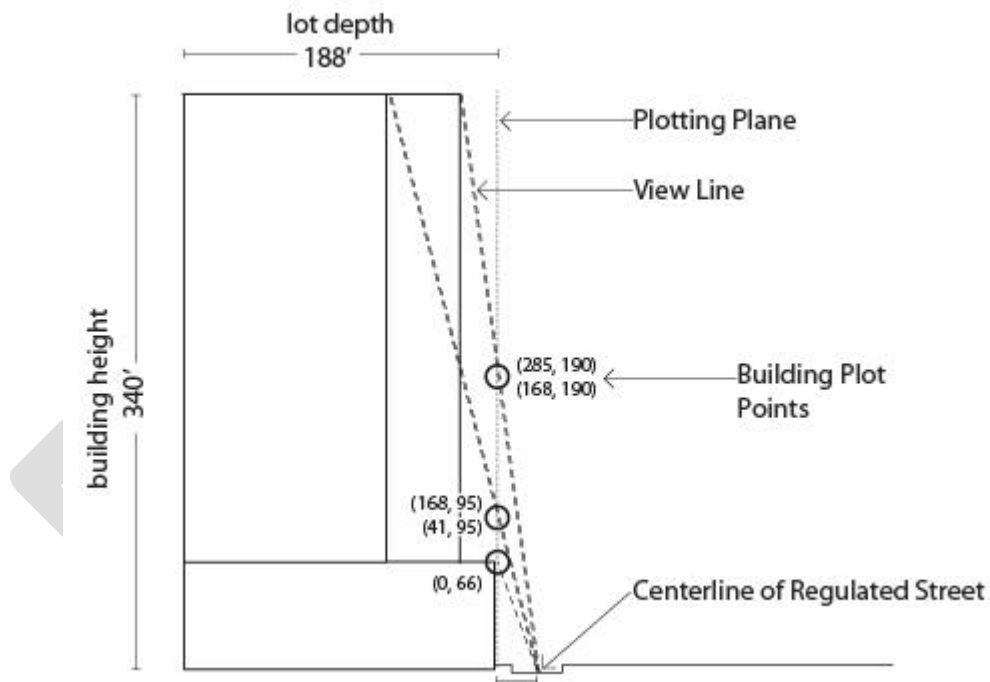


Figure 3: Sample Profile Diagram

- V.B.3. For each regulated street, a **plotting plane diagram** that includes the following:
- (a) A scaled plotting chart showing the lot width in feet along the x-axis and the building height in feet along the y axis.
 - (b) Horizontal lines representing the regulated height intervals. Indicate the allowed blockage of sky plane at each interval.
 - (c) Each building plot point charted with:
 - (.1) The horizontal distance, in feet, between the left endpoint of the regulated lot line (as viewed from the street), and the point of intersection between a vertical line extending down from the building plot point to the regulated lot line on the x-axis; and
 - (.2) Its height above the sidewalk, in feet, on the y-axis.
 - (d) Projected building mass: The building mass projected onto the plotting plane is drawn on the plotting plane diagram by connecting the building plot points with horizontal and vertical lines.
 - (e) The proposed building’s blockage of sky plane at each height interval is the percentage of the plotting chart area occupied by the projected building mass.

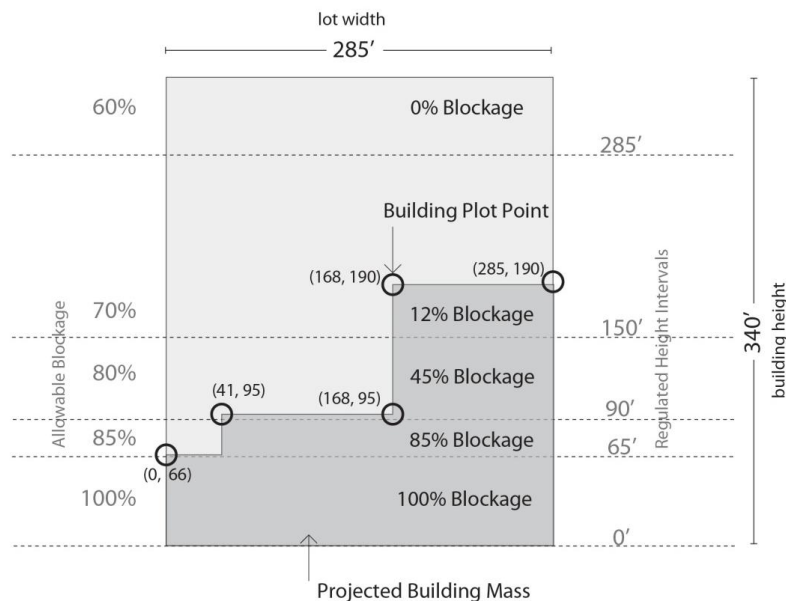


Figure 4: Sample Plotting Plane Diagram (Locust Street frontage)

- V.B.4. As required by the Planning Commission, a **computer-generated model** of the building in an acceptable file format.

Chapter VI. Plans for Required Landscape and Trees⁸

VI.A. ON-SITE LANDSCAPE AND TREES

Landscape and on-site trees required by §14-706 (Landscape and Trees) of The Philadelphia Zoning Code shall be indicated on a landscape plan, which shall include all of the following:

VI.A.1. Required landscape areas. Indicate the:

- (a) Dimensions of the landscape area;
- (b) Species of plant, and fence, or wall materials installed in the landscape area; and
- (c) All trees and their caliper size.

VI.A.2. Sight triangles and heights of any plants located in the sight triangle.

VI.A.3. Existing trees to be removed and their caliper size.

VI.A.4. Existing trees to be preserved and their caliper size.

VI.A.5. Calculation of tree preservation credits in accordance with §14-706(3)(b)(2).

If	The Caliper of Preserved Tree is	Then	The Total DBH Credited Is
	Over 12 in. DBH		12 in.
	8 - 12 in DBH		8 in.
	5 – 8 in. DBH		5 in.

VI.A.6. Statement from a certified arborist that any trees to be preserved or removed may be exempt in accordance with §14-706(3)(b) and (c).

VI.B. STREET TREES

Street trees required by §14-706(3) (Tree Standards) of The Philadelphia Zoning Code shall be indicated on a site plan, which shall include all of the following:

VI.B.1. A site plan, including:

- (a) Spacing between street trees; and
- (b) Tree species.

⁸ This section is new since the release of the November 2010 draft regulations.