

Other Districts

REC/SSD/IDD/WRD

PCPC
Philadelphia City Planning Commission

Working Draft
September 26, 2007



REC - Recreational District

- Land under the jurisdiction of:

The City of Philadelphia Department of Recreation, the Fairmount Park Commission, the Department of Forests and Waters of the Commonwealth of Pennsylvania, and the National Park Service devoted to park and/or recreational purposes.

- **Use Restrictions: All park and/or recreation-related uses.**

- **Area and Height Restrictions: When a Recreational District is in the same block with another district, it must comply with the area and height restrictions of the most restrictive district which it abuts.**



Rittenhouse Square



Burholme Park



Pastorius Park



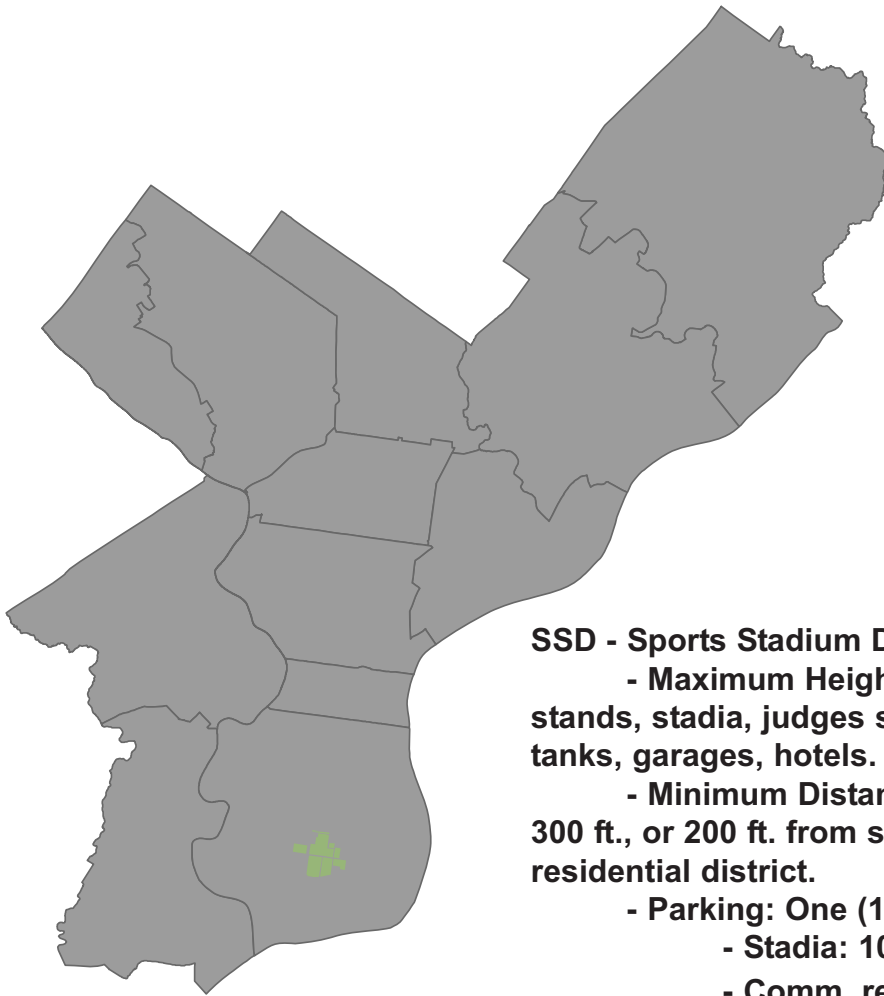
Belmont Plateau.

8,764.5 ACRES ZONED REC. This is equivalent to: **12.82%** of all zoned land in the City.

Recreational District

REC
1962

PCPC
Philadelphia City Planning Commission



SSD - Sports Stadium District

- **Maximum Height: 35 ft.,** except for grandstands, stadia, judges stands, chimneys, stacks, tanks, garages, hotels.

- **Minimum Distance from Residential District: 300 ft.,** or 200 ft. from street line which is opposite a residential district.

- **Parking: One (1) space per every . . .**

- **Stadia: 10 seats;**

- **Comm. rec.: 200 ft.²**

- **Comm. Office: 1,000 ft.²**

- **Hotels: Two (2) living units.**

- **Use Restrictions & Examples: Fields, bldgs, stadia for major sporting events, commercial recreation and exhibitions and all accessory uses.**



Lincoln Financial Field



Citizen's Bank Park

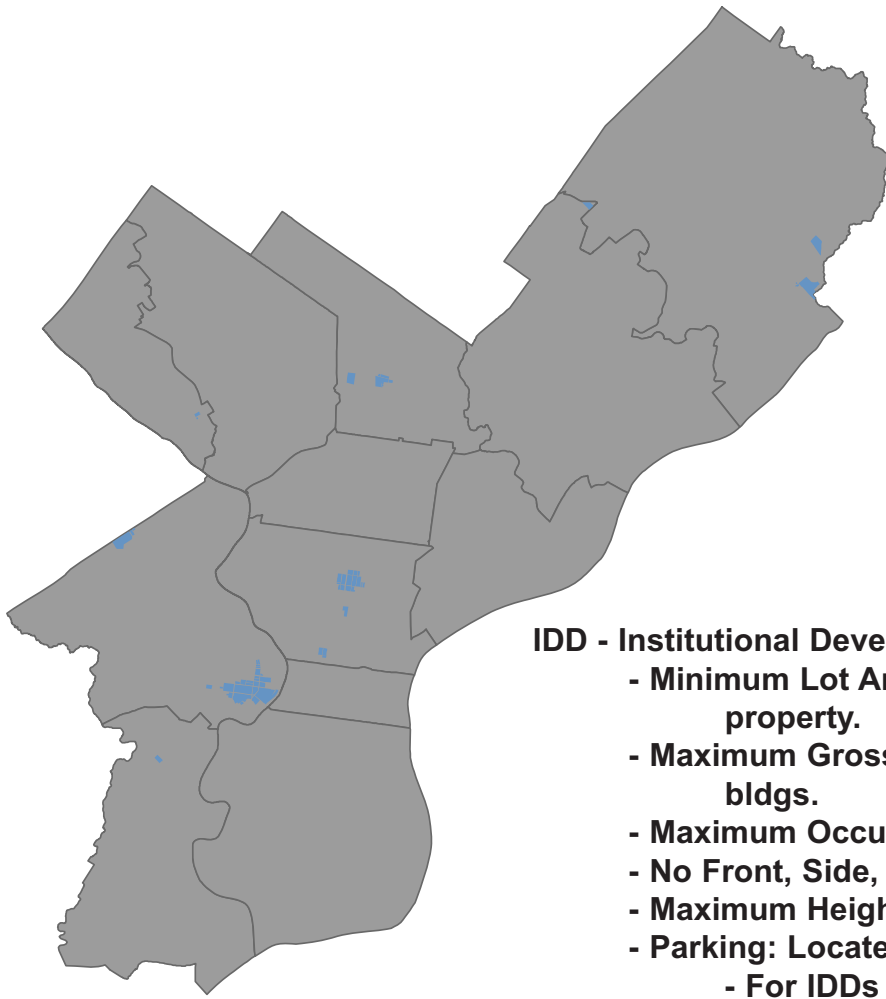


Wachovia Center



Wachovia Spectrum

268.1 ACRES ZONED SSD. This is equivalent to: **0.39%** of all zoned land in the City.



IDD - Institutional Development District

- **Minimum Lot Area: 3 acres of contiguous property.**
- **Maximum Gross Floor Area: 400% for all bldgs.**
- **Maximum Occupied Area: 70% of lot.**
- **No Front, Side, or Rear yards are required.**
- **Maximum Height: None required.**
- **Parking: Located within 1,000 ft. of bldg.**
 - **For IDD's pre-3/31/1978: One (1) space per 4,000 ft.²**
 - **For IDD's post-3/31/1978: One (1) space per 3,000 ft.²**

- **Use Examples: Schools, Colleges, Universities and other institutions of learning, Medical and Surgical hospitals, health centers, fraternity or sorority houses, and many commercial uses.**



St. Joseph's University Campus



Temple University Campus

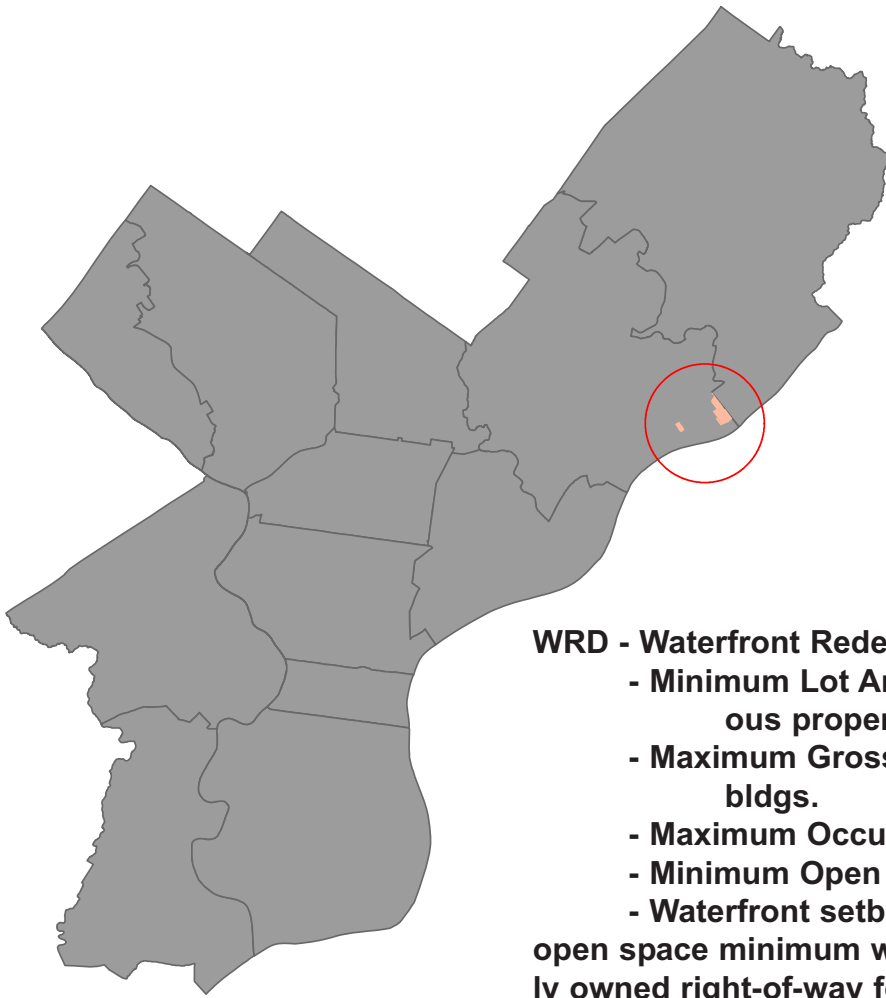


University of Pennsylvania



Albert Einstein Medical Center

525.0 ACRES ZONED IDD. This is equivalent to **0.77%** of all zoned land in the City.



WRD - Waterfront Redevelopment

- **Minimum Lot Area: One (1) acre of contiguous property.**
- **Maximum Gross Floor Area: 250% for all bldgs.**
- **Maximum Occupied Area: 80% of lot.**
- **Minimum Open Area: 40% of lot area.**
- **Waterfront setback shall include: A public open space minimum width of 30 ft.; publicly/private-ly owned right-of-way for pedestrians, bicyclists, and or vehicular traffic, with a minimum width of 20 ft.**
- **Maximum Height: None required.**
- **Parking: One (1) space per . . .**
 - **Dwellings: 1st Two (2) bed rooms, add'l space per add'l two (2) bed rooms.**
 - **Auditoriums: 10 seats.**
 - **Nursing homes: 10 permanent beds.**
 - **Other uses: 3,000 ft.² of cumulative GFA within the WRD.**
- **Use: To encourage the redevelopment of formerly industrial, utility, and port-related land located near rivers, streams, or canals into new mixed-use communities. All types of commercial and residential facilities in support of these communities shall be permitted.**



This parcel of land is zoned WRD but has not been developed yet.

78.7 ACRES ZONED WRD. This is equivalent to **0.228%** of all residentially zoned land.
0.12% of all zoned land in the City.