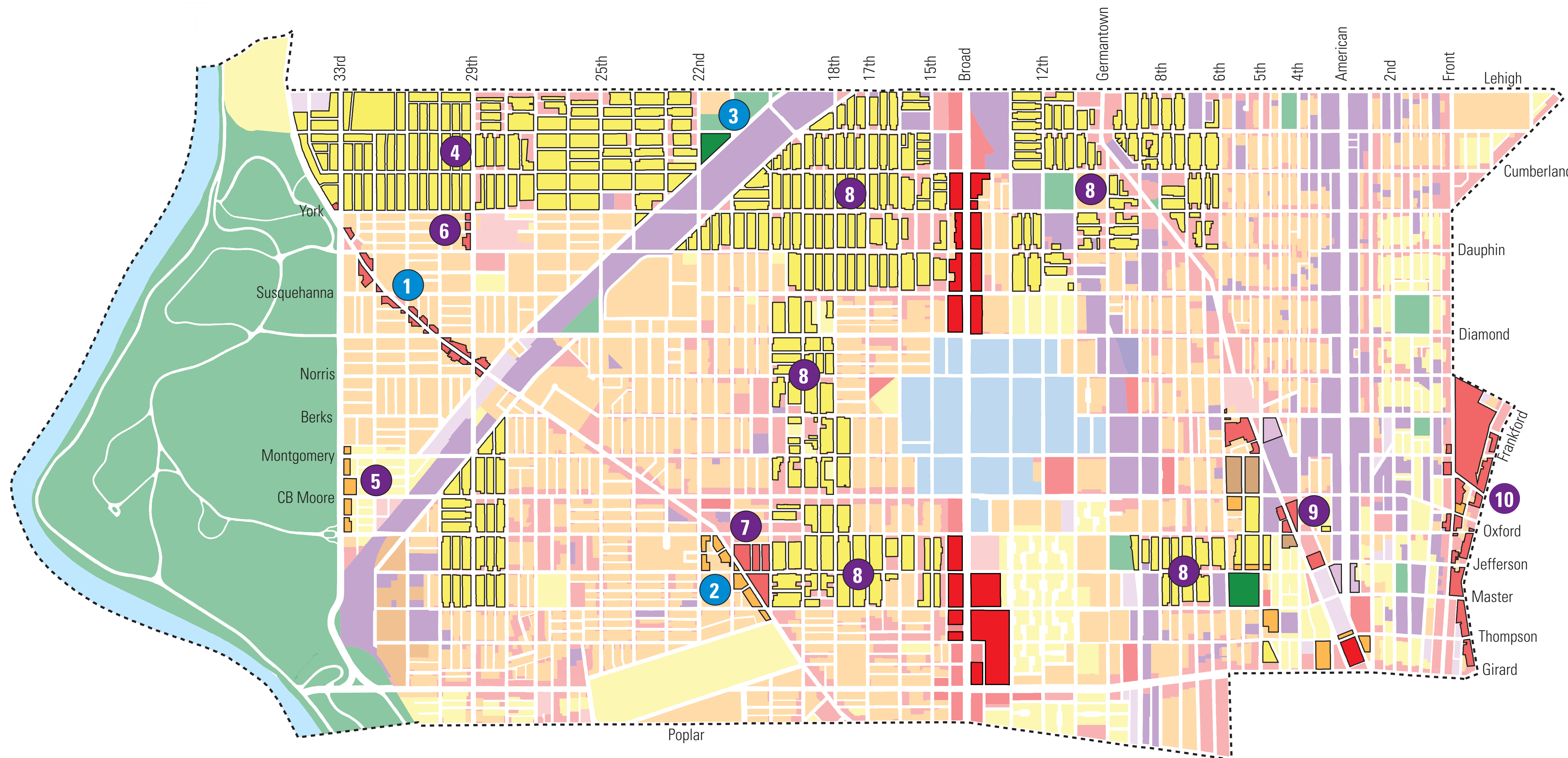


PROPOSED ZONING CHANGES

The zoning of a parcel is analyzed to ensure that it can implement the desired future land use. Zoning is the primary tool to regulate land use (use), where a building can locate on the property (area), and building size (bulk). The zoning in most of the district will remain since many of the uses are appropriate and should continue into the future. 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. These zoning revisions are referred to as *Zoning to Advance the Plan*.



> 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.

	Existing Zoning	Proposed Zoning	Reason for Rezoning
1 Ridge Avenue (Strawberry Mansion)	RM-1	CMX-2	Align current zoning to match existing commercial uses
2 Ridge Avenue (Sharswood)	CMX-2	RM-1	Address ground floor commercial vacancy by “right-sizing” the Ridge Avenue commercial corridor
3 Reybun Park/C.B. Moore Playground	RM-1	SP-PO-A	Align current zoning to match active open space use

> 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.

	Existing Zoning	Proposed Zoning	Reason for Rezoning
4 Strawberry Mansion (North)	RM-1	RSA-5	Preserve single-family housing stock by rezoning from a multi-family to a single-family zoning district
5 Strawberry Mansion (South)	RSA-5	RM-1	Encourage 33rd Street corridor to rebuild by allowing slightly higher density by rezoning from a single-family to a multi-family zoning district
6 Strawberry Mansion (29th Street)	RM-1, RM-2	CMX-2	Reinforce and expand existing commercial corridor by rezoning from residential to a commercial-mixed use zoning district
7 Ridge Avenue (Sharswood)	CMX-2, RM-1	CMX-2.5	Encourage large-footprint retail development that fits the existing character of Ridge Avenue by rezoning to Neighborhood Commercial Mixed-Use 2.5
8 North Central (6th Street to 20th Street)	RM-1	RSA-5	Preserve single-family housing stock by rezoning from a multi-family to a single-family zoning district
9 American Street and Vicinity	various	various	Transition obsolete industrially-zoned land to residential and commercial uses
10 Frankford Avenue/Front Street	various	CMX-2	Transition obsolete industrially-zoned land to a commercial mixed-used zoning district

- Residential Single Family Attached
 - Residential Two-Family Attached
 - Residential Multi-Family
 - Auto-Oriented Commercial
 - Neighborhood Commercial Mixed-Use
 - Community/Center City Commercial Mixed-Use
 - Light Industrial
 - Medium Industrial
 - Industrial Commercial Mixed-Use
 - Industrial Residential Mixed-Use
 - Institutional Development
 - Recreation
 - Zoning Change
- RSA-1; RSA-2; RSA-3; RSA-4; RSA-5
 - RTA-1
 - RM-1; RM-2; RM-3; RM-4
 - CA-1; CA-2
 - CMX-1; CMX-2; CMX2.5
 - CMX-3; CMX-4
 - I-1
 - I-2
 - ICMX
 - IRMX
 - SP-INS
 - SP-PO-A; SP-PO-P