

CNA Zoning Design & Affordability Guidelines



CNA welcomes new development in our neighborhood and encourages new residents and businesses to join us in co-designing our neighborhood to be an inclusive, welcoming, diverse, and growing community.

We offer the following design guidelines based on past zoning review meetings. These guidelines are important to our community. Please be prepared to speak to these issues when seeking a zoning variance or requesting a CDR review.

- Affordable Workforce Housing
 - We seek to maintain a neighborhood characterized by people of diverse incomes in order to cultivate a livable community in which the workforce supporting our local businesses can afford to live. If your project includes residential housing:
 - We urge developers to take advantage of the City's Mixed-Income Housing Zoning Bonus (affordable housing provision in the zoning code). These bonuses allow the developer to gain more floor area, height, and/or dwelling units and have two income levels, “moderate” and “low” (see City of Phila zoning bonus fact sheet at <https://www.phila.gov/media/20211014151811/211005-v4.0-Mixed-Income-Bonus-Fact-Sheet.pdf>)
 - Regardless of the City’s zoning bonus, we encourage developers of residential projects larger than 10 units to, at minimum, provide 10% of the units as affordable to households at 60% - 80% of area median income (AMI) as defined by the US Dept of Housing and Urban Development (HUD) [in 2021, 80% of AMI for a family of 4 was \$75,600 or \$52,950 for a single individual]
- Building facade
 - Create an active ground floor street frontage (entrances, windows, etc.)
 - Incorporate durable exterior materials and quality detailing that complement the historic and industrial architecture in the neighborhood
- Parking
 - Conceal vehicle parking from the street view
 - Provide secure bicycle parking inside the building
- Streetscape
 - Provide street trees or other plantings where feasible
 - Provide pedestrian-scaled exterior lighting
- Reduce visibility of HVAC equipment, utility meters, and other infrastructure from the street view
- Conceal trash/recycling inside the building or in an exterior enclosure

We also make available a guide on the conduct and process of our Zoning meetings. This additional document is available on our website at <https://www.callowhill.org/zoning>.

If you have any questions in advance of a zoning meeting, please contact callowhill@gmail.com.