

PROPERTY ADDRESS

1325-27 Clementine St.

PHILADELPHIA PA. 19132

ZONING CODE SUMMARY

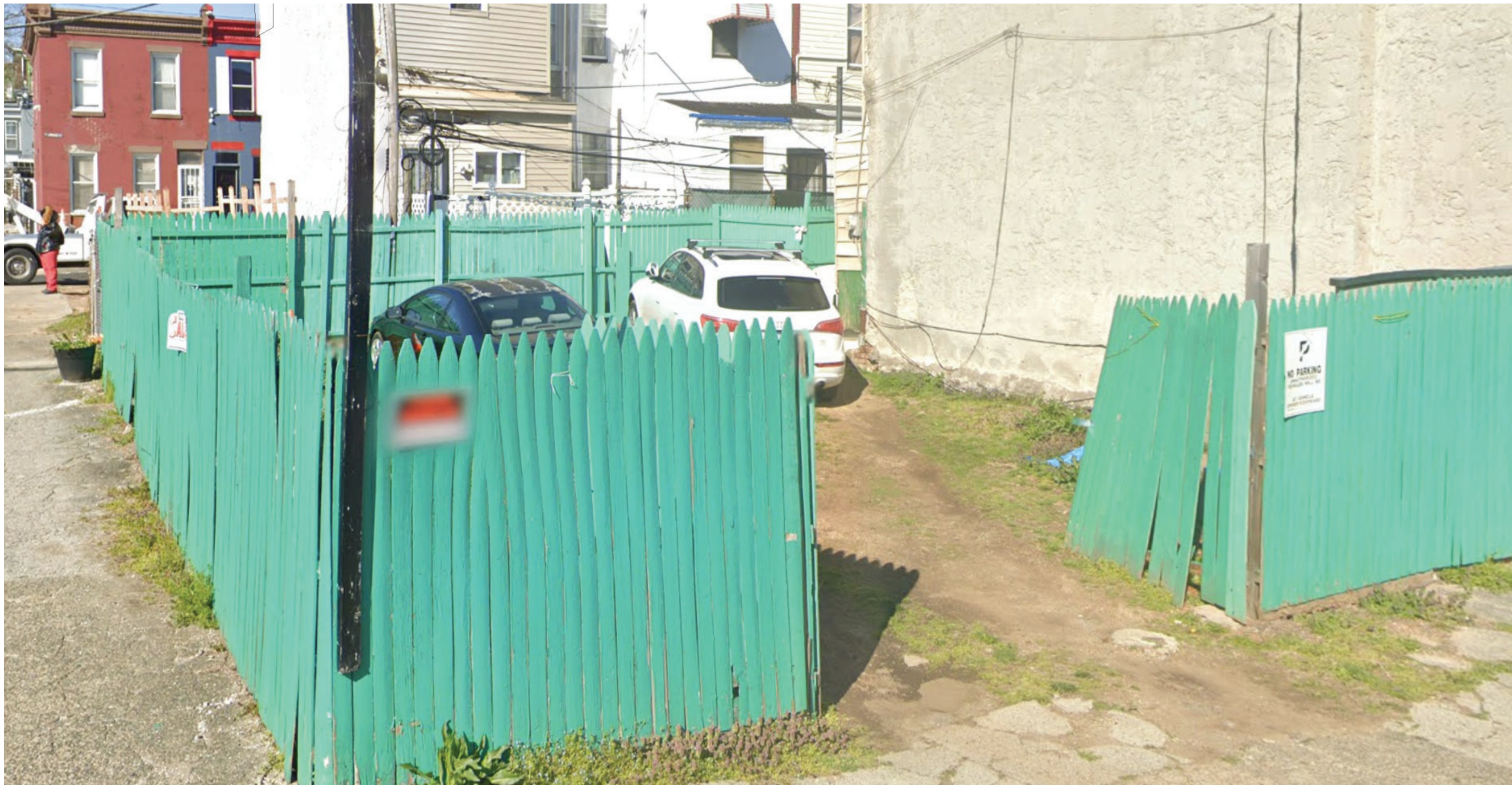
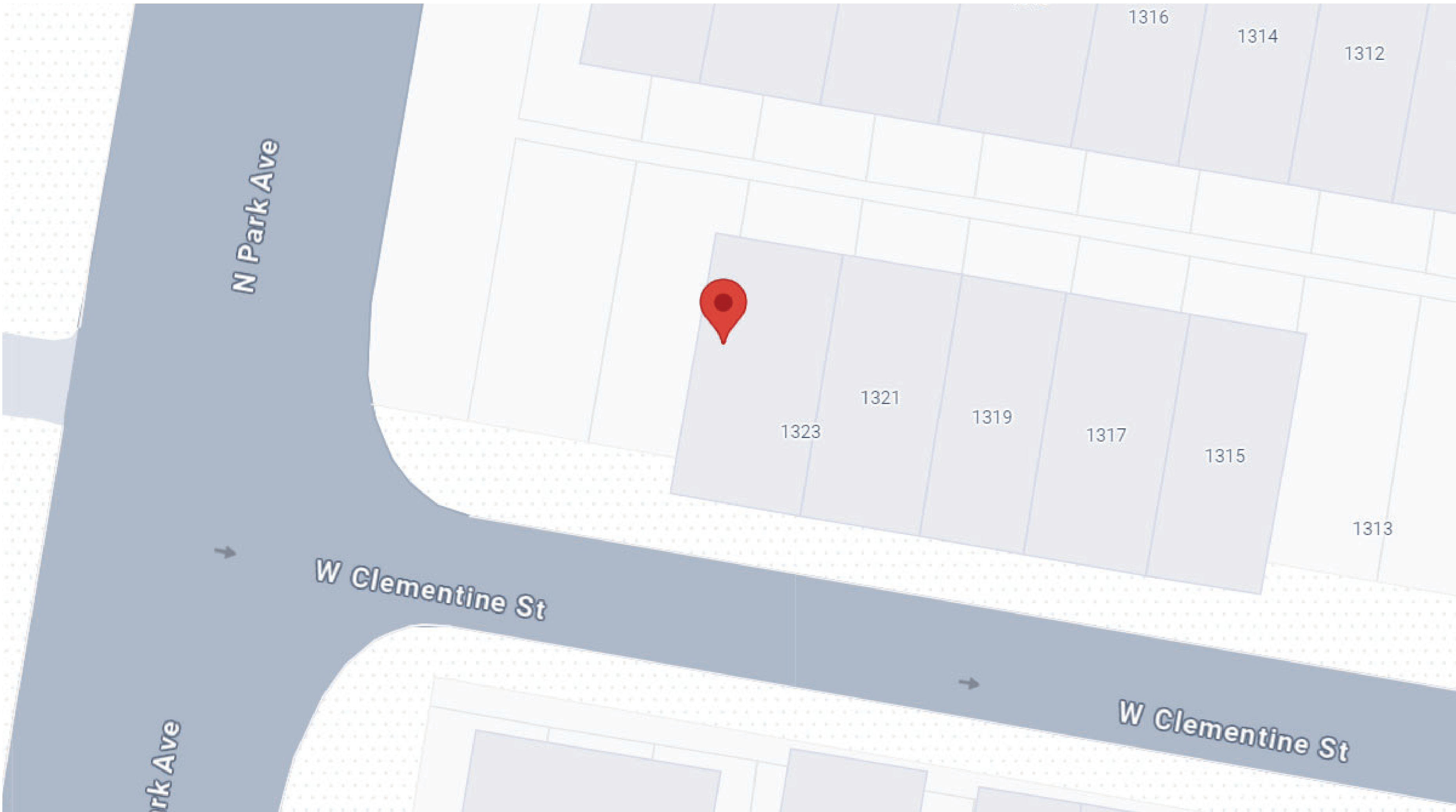
RM-1	REQUIRED	EXISTING	PROPOSED
MIN. LOT WIDTH (FT.)	16 ft.	14 ft.	14 ft.
MIN. LOT AREA (SQ. FT.)	1,440 sq. ft.	570 sq. ft.	570 sq. ft.
MAX. OCCUPIED AREA (% OF LOT AREA)	Intermediate 75%; Corner 80%	75%	75%
MIN. FRONT SETBACK (FT.)	Based on adjacent	N/A	14 ft.
MIN. REAR YARD DEPTH (FT.)	9ft	N/A	9 ft.
MIN. REAR YARD AREA (SQ. FT.)	N/A	N/A	0 ft.
MAX. HEIGHT (FT.)	38 ft.	N/A	38 ft.

RM-1	REQUIRED	EXISTING	PROPOSED
MIN. LOT WIDTH (FT.)	16 ft.	14 ft.	14 ft.
MIN. LOT AREA (SQ. FT.)	1,440 sq. ft.	640 sq. ft.	640 sq. ft.
MAX. OCCUPIED AREA (% OF LOT AREA)	Intermediate 75%; Corner 80%	75%	Intermediate 75%; Corner 80%
MIN. FRONT SETBACK (FT.)	Based on adjacent	N/A	14 ft.
MIN. REAR YARD DEPTH (FT.)	9ft	N/A	9 ft.
MIN. REAR YARD AREA (SQ. FT.)	N/A	N/A	0 ft.
MAX. HEIGHT (FT.)	38 ft.	N/A	38 ft.

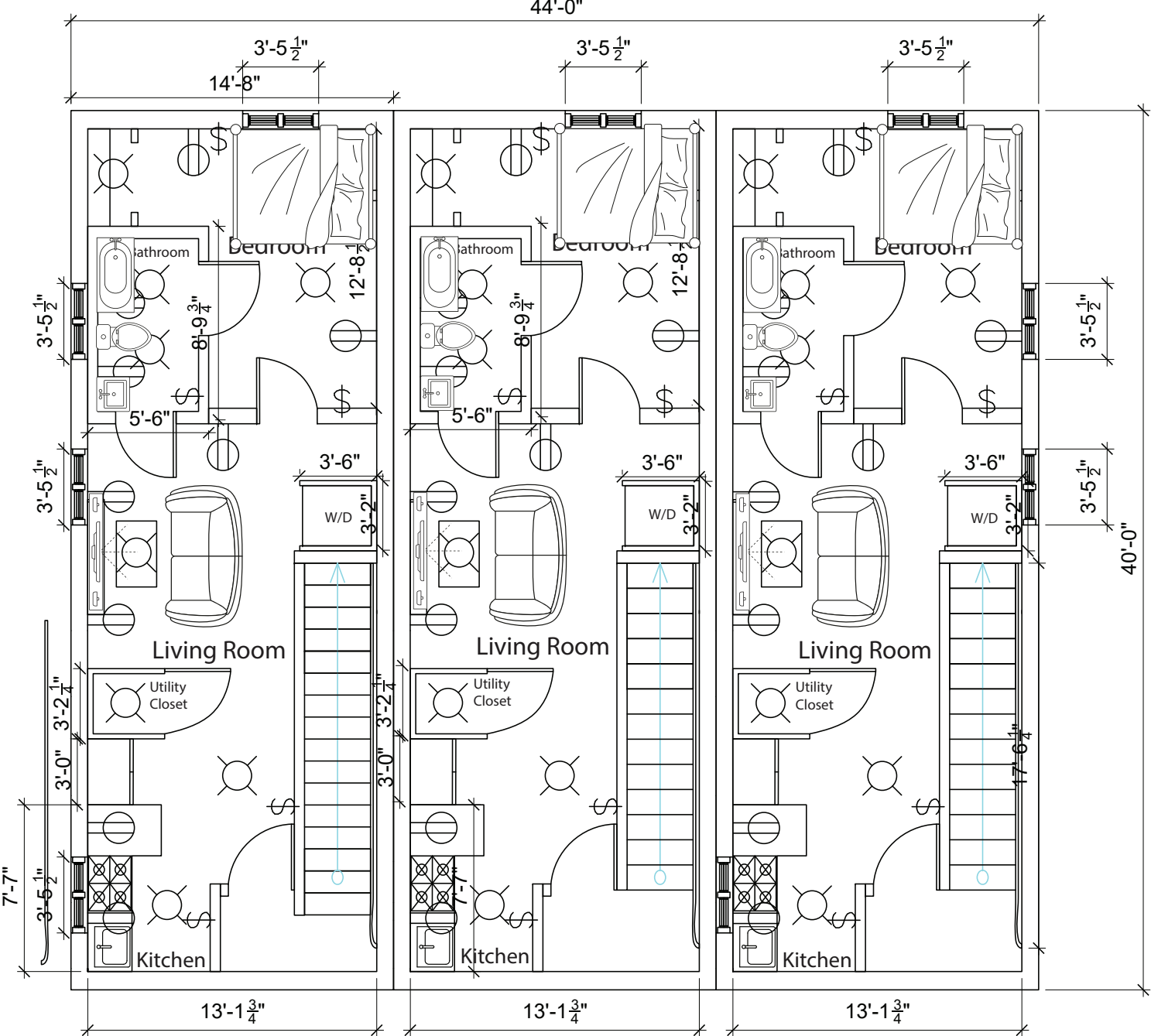
TABLE NOTES

[[1] In the RM-1 district, a lot containing at least 1,920 sq. ft. of land may be divided into lots with a minimum lot size of 960 sq. ft., provided that: a. At least seventy-five percent (75%) of lots adjacent to the lot to be divided are 1,000 sq. ft. or less; and b. Each of the lots created meets the minimum lot width requirement of the zoning district. [2] In the RM-1 district, buildings on lots less than 45 ft. in depth are exempt from the maximum occupied area requirement. [5] If abutting lots on both sides of an attached building contain only two stories of enclosed area, stories above the second story of the attached house shall be set back an additional eight ft. from the minimum distance between the front facade and the front lot line described in § 14-701(2)(b)[6] below; except this requirement shall not apply to corner lots. [6] In the RM-1 district, front facades shall comply with the following: a. On any given street, the distance between the front facade and the front lot line shall be no greater than the distance between the front facade and the front lot line of the principal building on the immediately adjacent lot on such street with the greater distance between its front facade and its front lot line; and shall be no less than the distance between the front facade and the front lot line of the principal building on the immediately adjacent lot on such street with the lesser distance between its front facade and its front lot line. b. On any given street, if there is no principal building on an immediately adjacent lot, then the distance between the front facade and the front lot line shall match the distance between the front facade on the closest building to the subject property that is on the same blockface. If there is no such building, the minimum distance between the front facade and the front lot line shall be zero. c. If the property is bounded by two or more streets, only the primary frontages as designated in § 14-701(1)(d)(.4) (Primary Frontage) shall be subject to the front facade requirements of (.a) and (.b) above. [8] Number of required yards/required width (ft). “Each” identifies that each yard must meet the required minimum size. Where each yard size is not identified, table identifies total required yard. [9] In the RM-1 district, lots less than 45 ft. in depth shall be exempt from rear yard area requirements but shall provide a minimum rear yard depth of 7 ft.

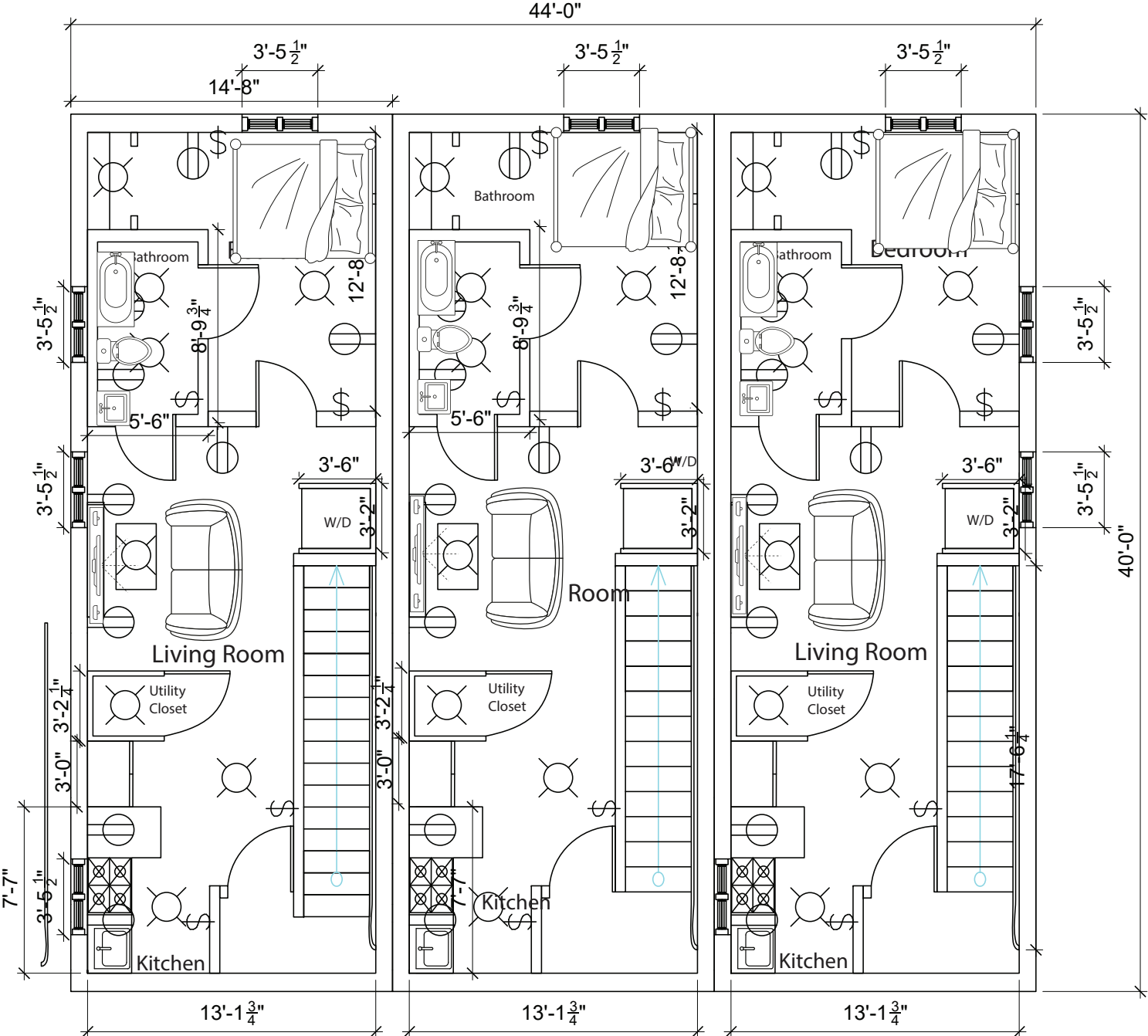
LOCATION MAP



Third Floor



Second Floor



First Floor

