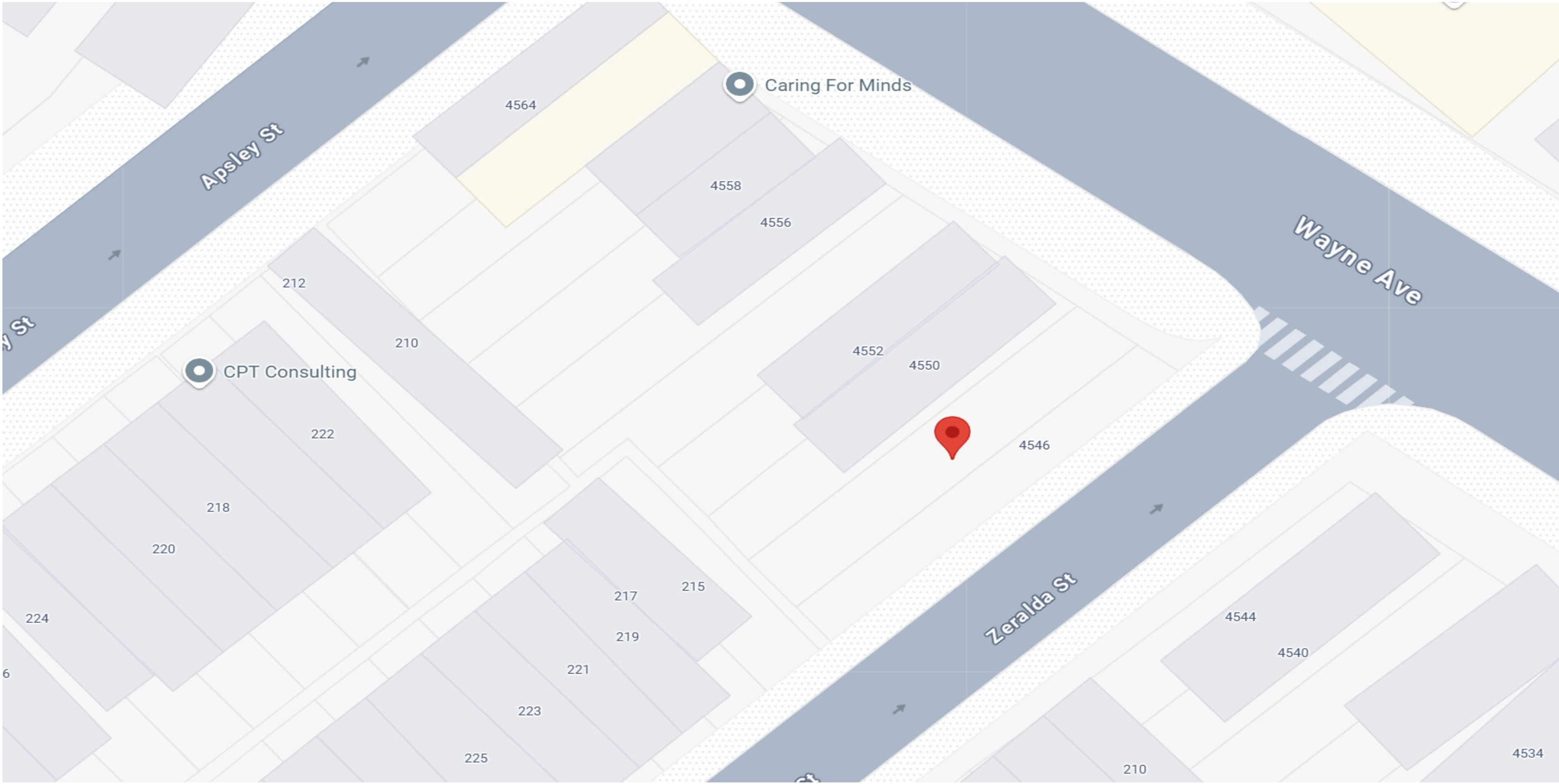


PROPERTY ADDRESS

4548 WAYNE AVENUE

PHILADELPHIA PA. 19144

LOCATION MAP



ZONING CODE SUMMARY

RSA-5	REQUIRED	EXISTING	PROPOSED
MIN. LOT WIDTH (FT.)	16 ft	16 ft	16 ft
MIN. LOT AREA (SQ. FT.)	Council Districts 1,2,3,7: 960 sq. ft. [2] Council Districts 4,5,6,8,9,10: 1,440 sq. ft. [2]	1691 sq ft	1,691 sq ft
Max. Occupied Area	Intermediate: 75% Corner: 80% [3]	Corner:80%	Corner :80%
MIN. FRONT SETBACK (FT.)	Based on adjacent [4,5]	Based on adjacent	Based on adjacent
Min. Side Yard Width [6]	Detached, Intermediate Lot: 2/5ft. Each Detached, Corner Lot: 5 ft. Semi-Detached: 5 ft.	N/A	N/A
MIN. REAR YARD DEPTH (FT.)	9 ft. [7]	N/A	13ft
MAX. HEIGHT (FT.)	38 ft.	N/A	38 ft
Building Types	Detached, Semi-Detached, Attached	N/A	Attached

TABLE NOTES

- [2] In the RSA-5 district, a lot containing at least 1,600 sq. ft. of land may be divided into lots with a minimum lot size of 800 sq. ft., provided that:
- a. At least 75% of lots adjacent to the lot to be divided is 1,000 sq. ft. or less;
 - b. Each of the lots created is used for one single-family attached home; and
 - c. Each of the lots created meets the minimum lot width requirement of the zoning district.
- [3] In the RSA-5 and RSA-6 districts, buildings on lots equal to or less than 45 ft. in depth are exempt from the maximum occupied area requirement.
- [4] If abutting lots on both sides of an attached building contain only two stories of enclosed area, the stories above the second story of the attached house shall be set back an additional eight ft. from the minimum distance between the front facades and the front lot line required by § 14-701(2)(b)[5] below; except this requirement shall not apply to corner lots.
- [5] In the RSA-5 and RSA-6 districts, 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 and the front lot line 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.
- [6] 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 the total required yard.
- [7] In the RSA-5 district, the minimum rear yard depth for lots equal to or less than 45 ft. in depth shall be 7 ft

