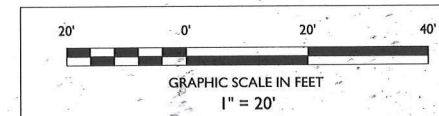


TABLE OF LAND USE AND ZONING DATA			
56th WARD -OPA ACCOUNT: 885596800			
RESIDENTIAL SINGLE FAMILY ATTACHED-3 (RSA-3)			
PROPOSED USE			
	TWO FAMILY LOTS		NON-PERMITTED USE (V)
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	2,250 SF	10,000 SF	2,500 SF
MINIMUM LOT WIDTH	25 FT	100 FT	25 FT
MAXIMUM OCCUPIED AREA	50%	100%(EN)	64%(1,621 SF)(V)
MAXIMUM BUILDING HEIGHT	38 FT	N/A	<38 FT
MINIMUM FRONT YARD SETBACK	8 FT	N/A	8 FT
MINIMUM SIDE YARD SETBACK	8 FT	N/A	8 FT
MINIMUM REAR YARD SETBACK	20 FT	N/A	39 FT

PROPOSED LOTS	LOT AREA (SF)
LOT 1	2,500 SF
LOT 2	2,500 SF
LOT 3	2,500 SF
LOT 4	2,500 SF
TOTAL	10,000 SF

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 14-802-1	REQUIRED PARKING: TWO FAMILY BUILDING 1 SPACE PER UNIT 8 UNITS TOTAL REQUIRED: 8 SPACES	4 PARKING SPACES 4 GARAGE SPACES 8 SPACES
§ 14-803-1	90 PARKING DIMENSIONS: MINIMUM WIDTH: 8.5 FT MINIMUM DEPTH: 18 FT MINIMUM AISLE WIDTH: 18 FT	10 FT 18 FT 20 FT
§ 14-803-1(B.1.A.2)	PARKING SETBACK: SURFACE PARKING SPACES ARE PROHIBITED IN REQUIRED, FRONT, SIDE AND REAR YARDS	COMPLIES



MODE
CONSULTING, PLLC

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CHARLOTTE NC 28278
PHONE: 980-505-7401

NOT APPROVED FOR CONSTRUCTION

CONCEPT PLAN
PROPOSED RESIDENTIAL SUBDIVISION

WARD 56 / OPA# 885596800
1000 BLEIGH AVENUE
PHILADELPHIA COUNTY, PA

DRAWN BY: JAM
DATE: 12/15/2024
SCALE: 1" = 20'
PROJECT ID: MO-24008

LOT LAYOUT
1

SHEET:
A-1