City of Philadelphia

Legislation Text

File #: 040666, **Version:** 0

Amending Title 14 of The Philadelphia Code relating to "Zoning and Planning" by amending provisions of section 14-205 concerning R-1A residential Districts, all under certain terms and conditions.
THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Title 14 of The Philadelphia Code is hereby amended to read as follows:

TITLE 14. ZONING AND PLANNING.

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CHAPTER 14-200. RESIDENTIAL DISTRICTS.

*   *   *

§14-205

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DISTRICT	R-1	R-1A	R-2	R-3	R-4

*   *   *

ZONING REQUIREMENTS					
MINIMUM LOT WIDTH (FT.)	75	[60] *65*	50	50	35
MINIMUM LOT AREA (SQ.FT.)	10,000	[6,000] *7,800*	5,000	5,000	3,150
MINIMUM OPEN AREA (%) OF LOT	65	[70] *65*	70	70	60
SET-BACK LINE / FRONT YARD MINIMUM DEPTH (FT.)	35	[30] *35*	25	25	15
SIDE YARD MINIMUM WIDTH:					
Detached single family dwelling (ft.)	2@15	[2@15] *2@10*	2 at 25 total, each not <10	2 at 25 total, each not<10	2@8
Detached single family dwelling-corner lot(ft.)	15	[15] *10*	7	7	6

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REAR YARD MINIMUM DEPTH (FT.)	30	[25] *30*	25	25	20

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Explanation:

[Brackets] indicate matter deleted.
Italics indicate new matter added.