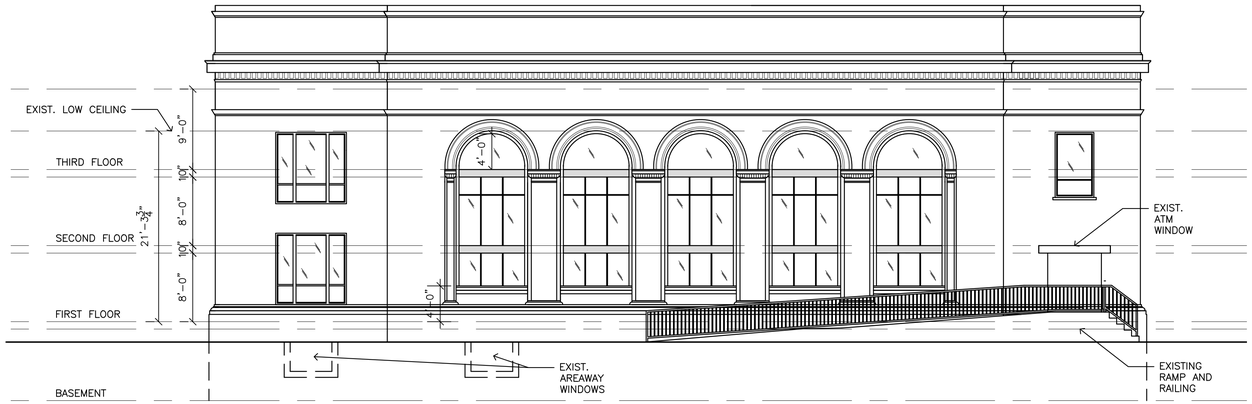
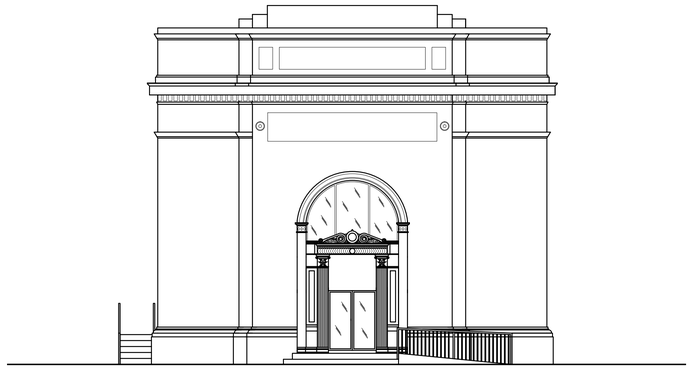
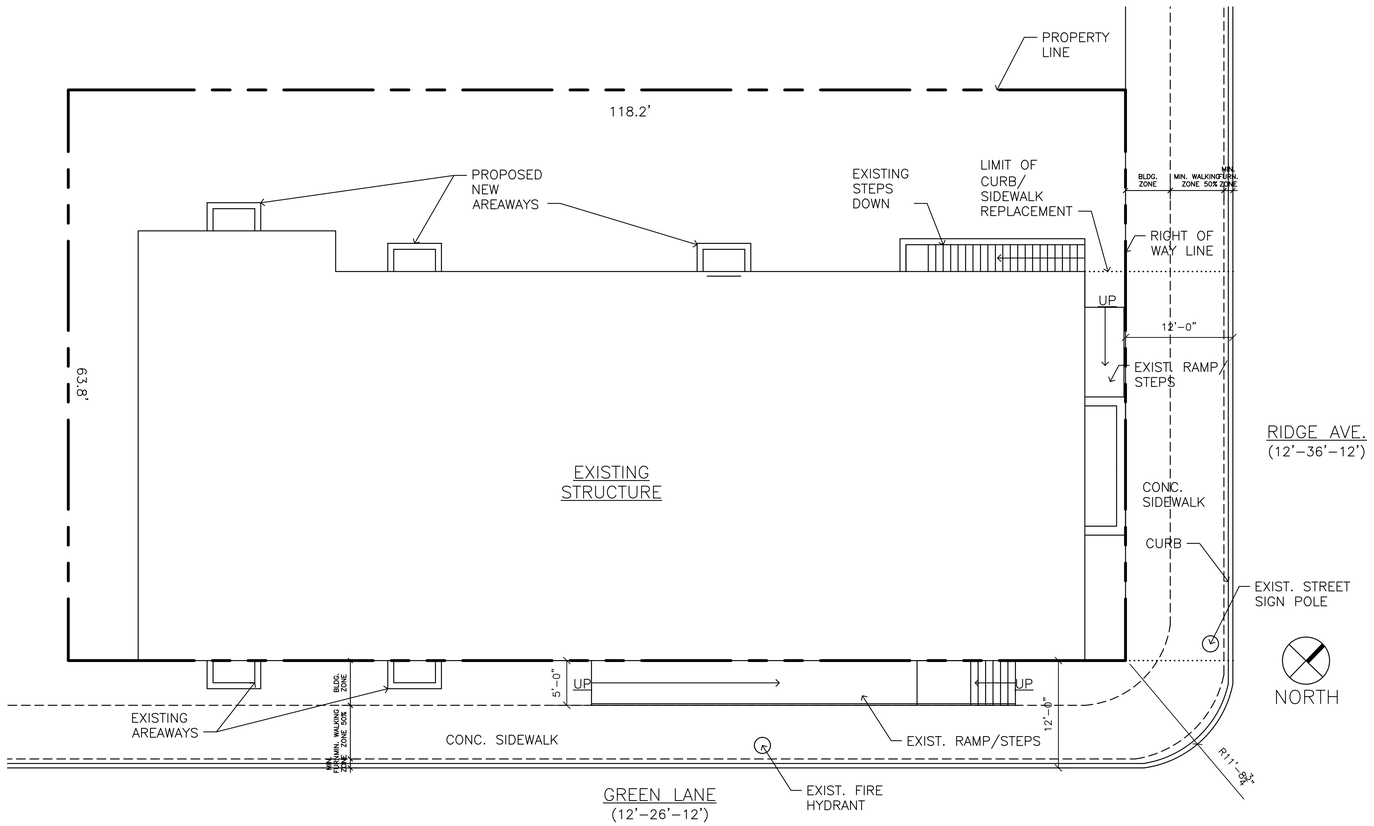


3 / Z1 GREEN LANE ELEVATION
SCALE: 1/8" = 1' - 0"



2 / Z1 RIDGE AVE. ELEVATION
SCALE: 1/8" = 1' - 0"

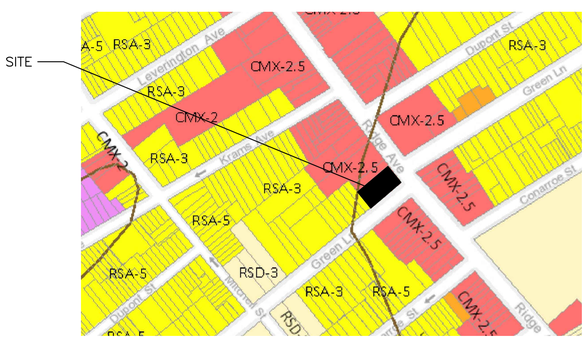


1 / Z1 SITE PLAN
SCALE: 1/8" = 1' - 0"

ZONING CODE SUMMARY FOR 6128 RIDGE AVENUE

PROJECT: 6128 RIDGE AVENUE ZONING DISTRICT: CMX-2.5

	PROVISION	EXISITNG	PROPOSED
USE REGULATIONS:	SINGLE FAMILY, TWO FAMILY, MULTI-FAMILY	VACANT	(18) MULTI-FAMILY DWELLING UNITS, AND PROPOSED (1) COMMERCIAL UNIT - USES AS PER RIDGE AVE. OVERLAY
COMMERCIAL USE AT GROUND FLOOR	100% FRONTAGE AT 30' DEEP MIN.	100%	50%
SQUARE FOOTAGE OF LOT AREA PER DWELLING UNIT	(360 SF. OF LOT AREA PER DWELLING UNIT) IN OVERLAY DISTRICT 500 SF OF AREA REQ. PER DWELLING UNIT (15 TOTAL DWELLING UNITS ALLOWED PER OVERLAY DISTRICT)	N/A	418.95 SF PER DWELLING UNIT (18 PROPOSED DWELLING UNITS)
DEVELOPMENT STANDARDS:			
MIN. LOT SIZE	N/A	7541.16 SF	NO CHANGE
MIN. LOT FRONTAGE	N/A	63.8'	NO CHANGE
MAX. OCCUPIED AREA	80%	61%	61%
MIN. FRONT YARD SETBACK	MUST BE BUILT TO FRONT LOT LINE	EXISTING	EXISTING
MIN. SIDE YARD DEPTH	5' IF USED	EXISTING	EXISTING
MIN. REAR YARD DEPTH	THE GREATER OF 9 FT. OR 10% OF LOT DEPTH	N/A	15'-0"
MIN. CORNICE HT.	25'	30'	30'
MAX. HT.	55'	30'	30'
REQUIRED PARKING	REQUIRED PARKING IN OVERLAY DISTRICT IS (3) CARS PER (10) UNITS	0	0



2 / Z1 KEY PLAN
SCALE: NO SCALE

ARCHITECT

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SEAL

OWNER

REGENCY 1025 LLC.

1807 WIDENER PL.
PHILADELPHIA PA 19141

△	DATE	DESCRIPTION
	3/22/18	ZONING

ALTERATIONS TO 6128 RIDGE AVE.

PROJECT LOCATION

6128 RIDGE AVE., PHILADELPHIA, PA

BLOCK: -
LOT : -
SHEET TITLE :

PROJECT NO. 17482
SCALE : AS NOTED
DATE : 2018
DRAWN BY : RR
REVIEWED BY: RR
SHEET NO.

Z-1