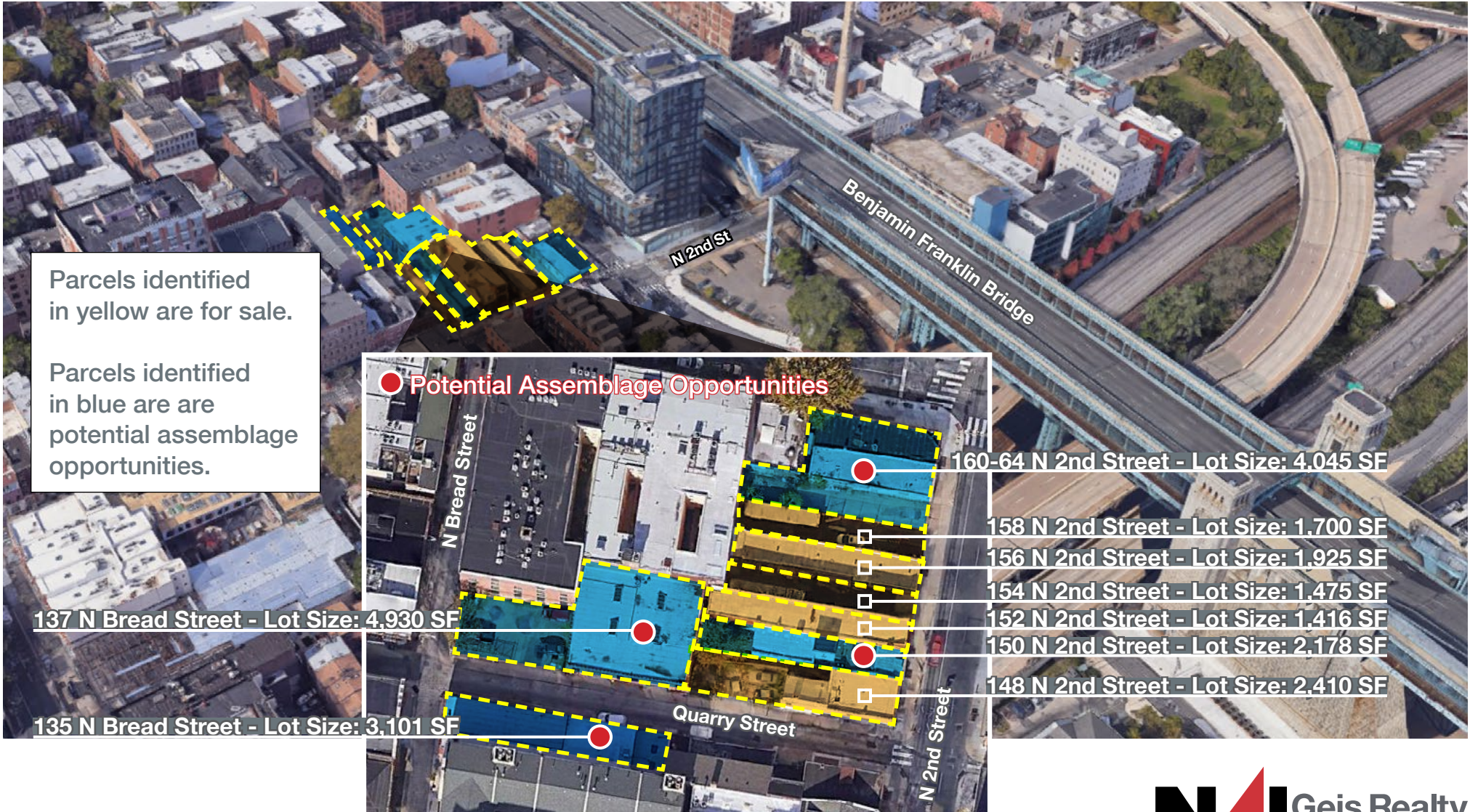


148 - 158 North 2nd Street

Philadelphia, PA 19106

Olde City Development Site FOR SALE

Please refer to key on the left of the aerial map for information.



For more information:

Thomas Bond

Bill Deasey

Jack Byers

tbond@geisrealty.com

bdeasey@geisrealty.com

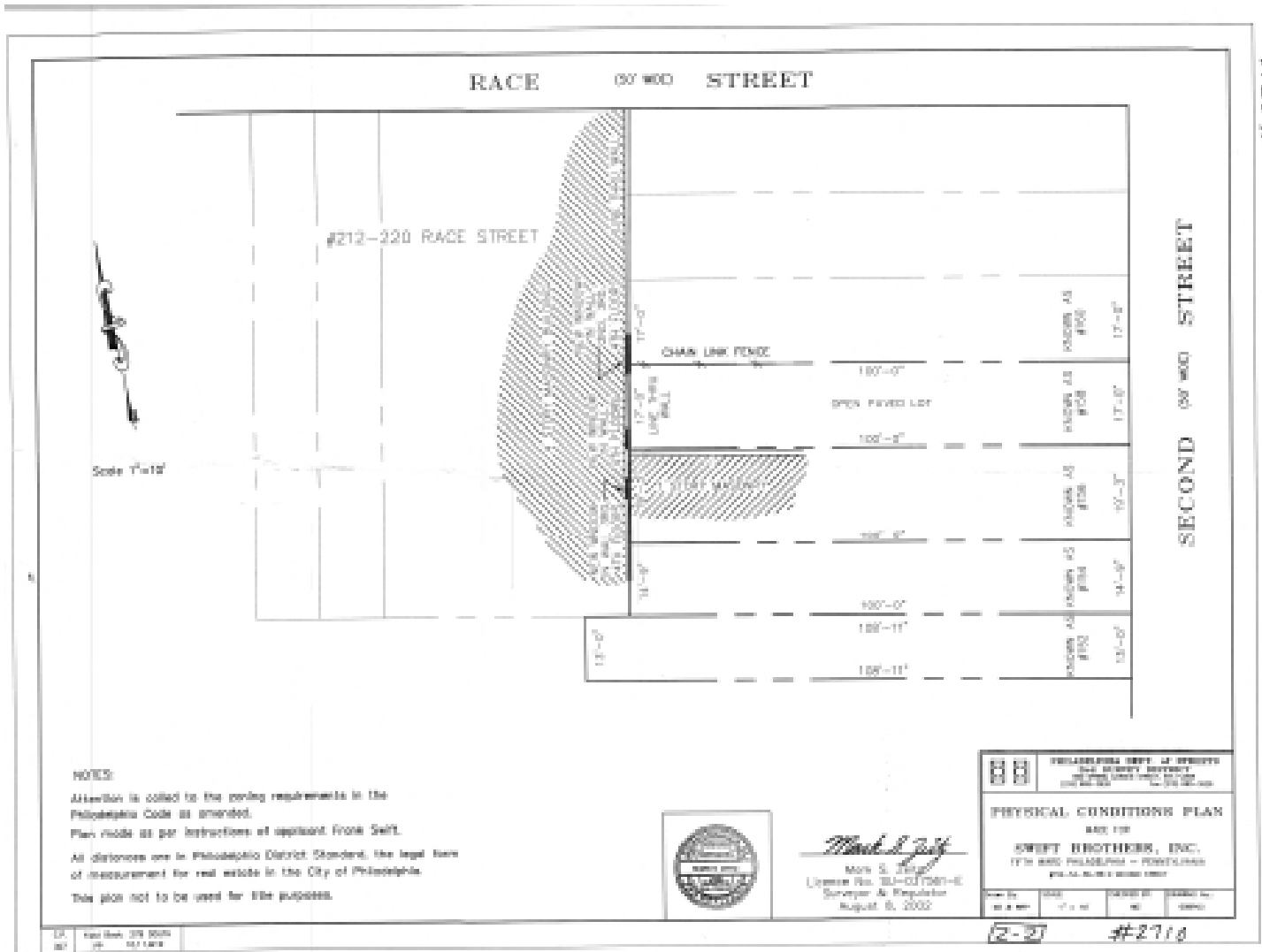
jbyers@geisrealty.com

Duane Morris Plaza, 30 South 17th Street, Suite 210, Philadelphia, PA 19103

geisrealty.com



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For more information:

Thomas Bond

Bill Deasey

Jack Byers

tbond@geisrealty.com

bdeasey@geisrealty.com

jbyers@geisrealty.com

Duane Morris Plaza, 30 South 17th Street, Suite 210, Philadelphia, PA 19103

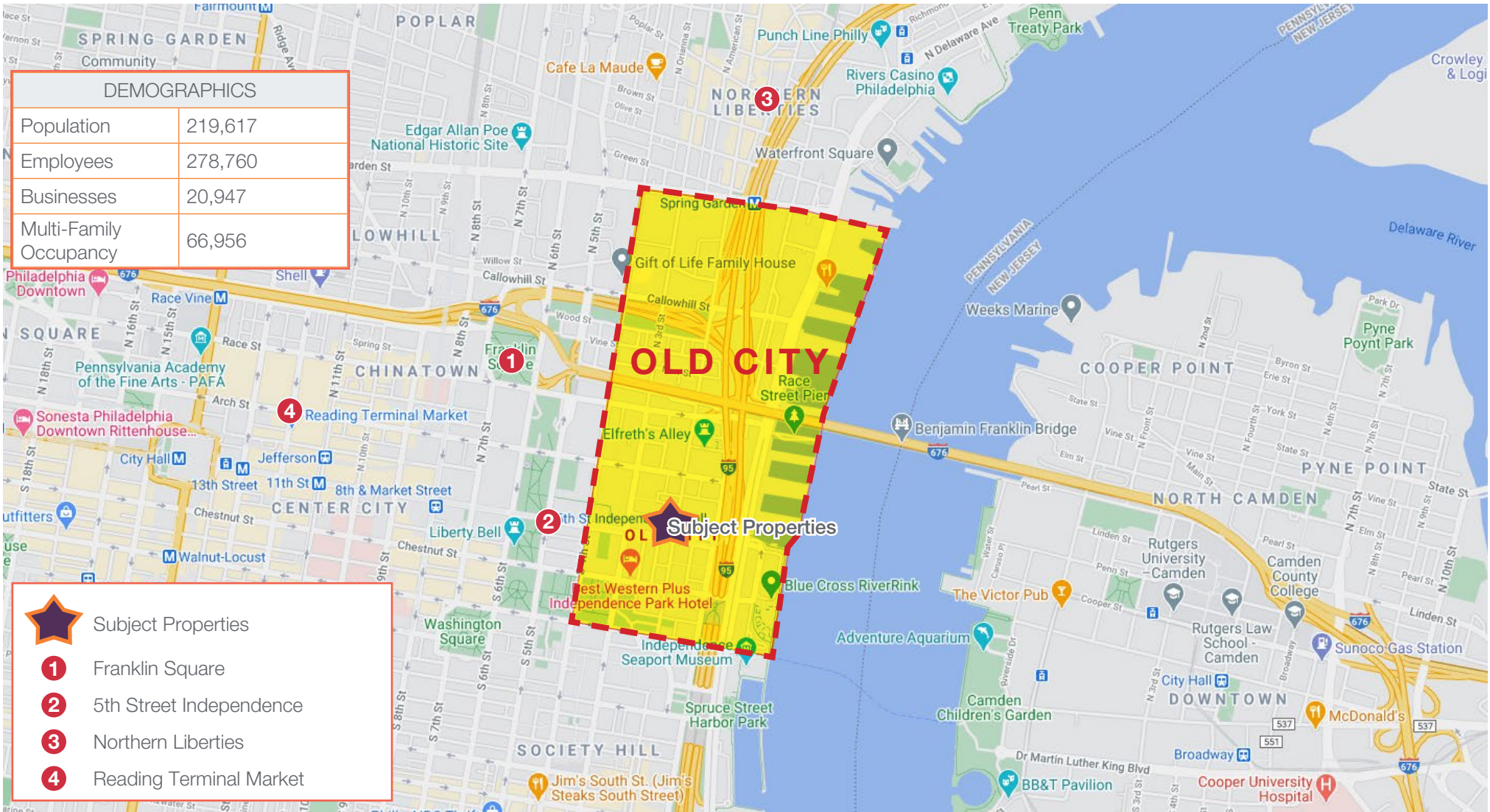
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148 - 58 North 2nd Street

Philadelphia, PA 19106



For more information:

Thomas Bond

Bill Deasey

Jack Byers

tbond@geisrealty.com

bdeasey@geisrealty.com

jbyers@geisrealty.com

Duane Morris Plaza, 30 South 17th Street, Suite 210, Philadelphia, PA 19103

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Quick Reference Guide

Commercial Districts

ZONING DISTRICT	TYPICAL PLAN/BUILDING FORM	TYPICAL BUILDING	DIMENSIONAL STANDARDS					
<p>CMX-2.5*</p> <p>Description: Pedestrian-friendly neighborhood commercial corridor</p> <p>Uses permitted as of right: Household Living**; Passive Recreation; Family Day Care; Group Day Care; Day Care Center; Hospital; Libraries and Cultural Exhibits; Safety Services; Building or Tower-Mounted Antenna; Business, Professional Office; Medical, Dental, Health Sole Practitioner; Government Office; Building Supplies and Equipment; Consumer Goods (except Drug Paraphernalia and Guns); Food, Beverage, and Groceries; Pets and Pet Supplies; Sundries, Pharmaceuticals, and Convenience Sales; Wearing Apparel and Accessories; Animal Services; Business Support; Prepared Food Shop; Sit Down Restaurant; Financial Services (except Personal Credit Establishments); Maintenance and Repair of Consumer Goods; On-Premise Dry Cleaning; Personal Services (except Body Art and Fortune Telling Services); Radio, Television, and Recording Services; Commissaries and Catering Services; Artist Studios and Artisan Industrial; Research and Development; Community Garden; Market or Community-Supported Farm</p> <p>Uses requiring special exception approval: Personal Care Home; Active Recreation; Fraternal Organization; Religious Assembly; Transit Station; Wireless Freestanding Tower; Medical, Dental, Health Group Practitioner; Assembly and Entertainment (except Amusement Arcade, Casino, Night Clubs and Private Clubs, and Pool or Billiards Room); Surface Parking; Structured Parking; Moving and Storage Facilities</p>	<p>*Residential uses are prohibited along the ground floor frontage.</p> <p>** Max. of two dwelling units are permitted for lots less than 1,440 sq. ft. A max. of three dwelling units are permitted for lots that are 1,440 sq. ft. to 1,919 sq. ft. A minimum of 480 sq. ft. of lot is required per dwelling unit for the lot area in excess of 1,919 sq. ft. When number of dwelling units calculates to a fraction, round down.</p>		<p>Max. Occupied Area</p> <p>Intermediate: 75% Corner: 80%</p>	<p>Min. Front Yard Depth</p> <p>Built to front lot line</p>	<p>Min. Side Yard Width</p> <p>5 ft. if used</p>	<p>Min. Rear Yard Depth</p> <p>The greater of 9 ft. or 10% of Lot Depth</p>	<p>Max. Height</p> <p>55 ft.</p>	<p>Min. Cornice Height</p> <p>25 ft.</p>
<p>CMX-3</p> <p>Description: Community commercial and residential mixed use</p> <p>Uses permitted as of right: Household Living; Group Living; Personal Care Home; Single-Room Residence; Passive Recreation; Active Recreation; Family Day Care; Group Day Care; Day Care Center; Educational Facilities; Fraternal Organization; Hospital; Libraries and Cultural Exhibits; Religious Assembly; Safety Services; Transit Station; Utilities and Services, Basic; Wireless Service Facility; Wireless Freestanding Tower; Building or Tower-Mounted Antenna; Business and Professional Office; Medical, Dental, Health Sole or Group Practitioner; Government Office; Building Supplies and Equipment; Consumer Goods (except Drug Paraphernalia and Guns); Food, Beverage, and Groceries; Pets and Pet Supplies; Sundries, Pharmaceuticals, and Convenience Sales; Wearing Apparel and Accessories; Animal Services; Assembly and Entertainment (except Amusement Arcade, Casino, and Pool or Billiards Room); Nightclubs and Private Clubs; Building Services; Business Support; Eating and Drinking Establishment; Financial Services (except Personal Credit Establishments); Funeral and Mortuary Services; Maintenance and Repair of Consumer Goods; On-Premise Dry Cleaning; Marina; Structured Parking; Personal Services (except Body Art Services); Radio, Television, and Recording Services; Visitor Accommodations; Commissaries and Catering Services; Personal Vehicle Repair Sales and Rental; Personal Vehicle Repair and Maintenance; Gasoline Station; Vehicle Equipment and Supplies Sales and Rental; Moving and Storage Facilities; Artist Studios and Artisan Industrial; Research and Development; Community Garden; Market or Community-Supported Farm</p> <p>Uses requiring special exception approval: Surface Parking</p>			<p>Max. Occupied Area</p> <p>Intermediate: 75% Corner: 80%</p>	<p>Min. Front Yard Depth</p> <p>N/A</p>	<p>Min. Side Yard Width</p> <p>8 ft. if used for building with dwelling units</p>	<p>Min. Rear Yard Depth</p> <p>N/A</p>	<p>Max. FAR</p> <p>500%; up to an additional 300% with bonuses</p>	

PHILADELPHIA CITY PLANNING COMMISSION

For more information:

Thomas Bond

Bill Deasey

Jack Byers

tbond@geisrealty.com

bdeasey@geisrealty.com

jbyers@geisrealty.com

Duane Morris Plaza, 30 South 17th Street, Suite 210, Philadelphia, PA 19103

geisrealty.com



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