

Note: Zoning does not guarantee that you can build something on a given lot -- all zoning designations have different minimum lot size requirements for the type of building. Many of these lots do not meet the minimum size requirements, but may have "grandfathered" zoning, meaning that you might be able to build on them anyway, depending on past use. A Zoning Confirmation Letter must be ordered to determine this. If lots do not meet the minimum size and do not have grandfathered zoning requirements, an exception granted by the City called a variance will need to be issued.:

*Single Family Detached:* A standalone residential structure on a single lot.

*Single Family Attached:* Also called townhouse/rowhouse. A residential structure that shares a wall with the structure on the neighboring lot.

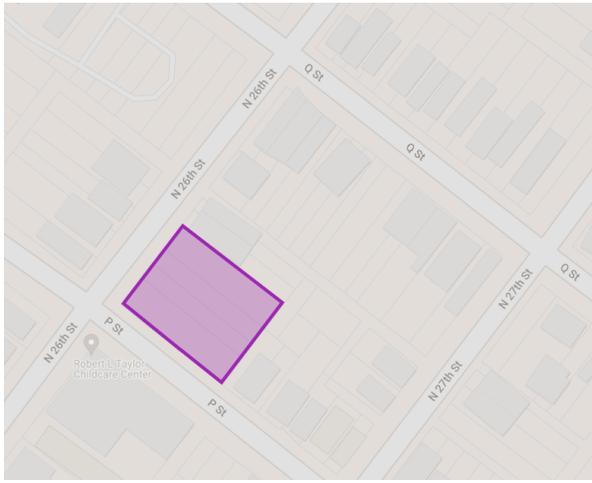
*2 Family Detached:* Also called a duplex. A single residential structure that contains two separate living units, on a single lot.

*2 Family Attached:* A duplex that shares a wall with the neighboring structure on a separate lot.

*Multifamily:* Multiple separate housing units that are contained within one building or several buildings within one complex. Can be side-by-side or stacked (apartments).

A zoning designation that allows multi-family also allows all of the above housing types (though each type has its own minimum lot size). All residential zoning allows single family detached units, even if a higher density (number of units for a given area) is permitted.

[View these parcels on Google Maps](#)

<p><b>1001, -05, -07, -09 N 26th St</b>  <a href="#">E0000475031</a>, <a href="#">-32</a>, <a href="#">-33</a>, <a href="#">-34</a>  <b>Total Size:</b> 104' x 132' (0.315 ac)  <b>Current Use:</b> Two parcels vacant; two parcels are the parking lot for Friends Association for Children.</p>	<p><b>Note:</b>  <b>Neighboring uses:</b> Single- or two-family residential on 26th St; close to businesses on 25th St and Venable St.  <b>History:</b> Formerly owned by Interfaith Housing Corp, the Northern 2 lots have been used as a parking lot for Friends Association for Children since at least 2007, and the 4 total lots are maintained by Friends.</p>
	 <p>26th St Parcels outline in purple</p>