

ZONING

224 Attachment 2

City of Coatesville Table of Residential Neighborhood District Lot Area, Bulk and Coverage Requirements [Amended 6-9-2003 by Ord. No. 1219-2003]

Uses	District	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Yard Setbacks (feet)			Building Coverage (percent)	Lot Coverage (percent)	Building Height (feet)
				Front	Side	Rear			
Single-family detached dwelling	RN-1	6,000	60	20	15	40	30%	45%	36
	RN-2	5,400	40	20	7.5	40	30%	45%	36
	RN-3	4,800	40	15	5	30	40%	60%	36
	RN-4	4,800	40	10	3	20	40%	60%	36
	RN-5	See § 224-12E.							
Single-family semidetached dwelling (twin)	RN-1	4,000	35	20	15	40	35%	50%	36
	RN-2	3,000	25	20	7.5	40	40%	60%	36
	RN-3	2,500	25	15	5	30	50%	65%	36
	RN-4	2,500	20	10	3	20	50%	65%	36
	RN-5	See § 224-12E.							
Single-family attached dwelling (rowhouse)	RN-4	1,800	18	10	0	20	60%	70%	36
	RN-5	See § 224-12E.							
Multifamily (apartments)	RN-4	10,000 ¹	70	10	15	20	40%	65%	50
	RN-5	See § 224-12E.							
Multiplex (over-and-under units)	RN-5	See § 224-12E.							
Accessory uses and structures	RN-1	N/A	N/A	N/A	5	5	N/A	N/A	36
	RN-2	N/A	N/A	N/A	5	5	N/A	N/A	36
	RN-3	N/A	N/A	N/A	5	5	N/A	N/A	36
	RN-4	N/A	N/A	N/A	2	2	N/A	N/A	36
	RN-5	See § 224-12E.							

NOTE:

¹ The area of 10,000 square feet is the minimum lot area for the multifamily building. The maximum permitted density for multifamily development in the RN-4 District is 24 dwelling units per acre.

COATESVILLE CODE