

ZONING

224 Attachment 3

City of Coatesville Table of

Residential Conservation District Lot Area, Bulk and Coverage Requirements

Uses	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Yard Setbacks (feet)			Building Coverage (percent)	Lot Coverage (percent)	Required Open Space ¹ (percent)	Building Height (feet)
			Front	Side	Rear				
			Single-family detached dwelling (conventional lot design)	8,000	60				
Single-family detached dwelling (cluster lot design)	4,000	30	15	5	30	50%	65%	50%	36

NOTE:

¹ Open space requirements for cluster lot designs are listed as a percentage of the entire tract.