

## ZONING

224 Attachment 4

### City of Coatesville Table of Public/Institutional Use Lot Area, Setback and Bulk Standards

Uses by District	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Building Coverage (percent)	Lot Coverage (percent)
Indoor public recreation (RN-3, RN-4, C-1 and C-2)	4,800	30	40%	60%
Indoor public recreation (C-3, PS, I-1 and I-2)	10,000	40	20%	35%
Active recreation (all permitted districts)	10,000	40	30%	45%
Church/religious use (RN-2, RN-3, RN-4, RN-5, C-1, C-2, PS and I-2)	10,000	40	50%	70%
Church/religious use (RN-1, RC, C-3 and I-2)	30,000	70	20%	35%
School (RN-3, RN-4, C-1, C-2, PS and I-1)	10,000	40	60%	80%
School (C-3 and I-2)	30,000	70	20%	35%
Commercial/trade school (PS, C-2 and I-1)	10,000	40	60%	80%
Commercial/trade school (C-3 and I-2)	30,000	70	20%	35%
Government building/facility (all districts except POS)	10,000	40	60%	80%
Library (RN-3, RN-4, RN-5, C-1, C-2, PS and I-1)	10,000	40	60%	80%
Library (C-3 and I-2)	30,000	70	20%	35%
Museum/gallery (PS)	6,000	40	60%	80%
Rooming/boarding house (PS and RN-5)	6,000	40	30%	45%
Day-care center (C-1, C-2 and PS)	10,000	40	60%	80%
Day-care center (C-3)	30,000	70	20%	35%
Life-care facility (C-1 and C-2)	20,000	70	40%	60%
Life-care facility (RC and C-3)	30,000	70	25%	35%
Group quarters (C-1, C-2, C-3 and PS)	10,000	40	30%	45%
Institution (PS and I-1)	10,000	40	30%	45%
Nursing home (PS, C-2 and RN-4)	20,000	70	30%	60%

COATESVILLE CODE

**City of Coatesville  
Table of  
Public/Institutional Use Lot Area, Setback and Bulk Standards**

<b>Uses by District</b>	<b>Minimum Lot Area (square feet)</b>	<b>Minimum Lot Width (feet)</b>	<b>Building Coverage (percent)</b>	<b>Lot Coverage (percent)</b>
Community utilities (all districts)	4,800	40	30%	45%
Mass transit terminal (C-1, C-2, PS and I-1)	4,800	40	60%	80%
Mass transit terminal (C-3 and I-2)	20,000	70	30%	45%
Tower (RC, I-1 and I-2)	30,000	40	10%	20%
Radio, television or microwave transmitter (RC, I-1 and I-2)	30,000	40	10%	20%
Parking lot/garage (C-1, C-2, PS and I-1)	10,000	40	60%	80%
Parking lot/garage (C-3 and I-2)	30,000	70	30%	45%
Cemetery (RN-1 and RC)	30,000	70	10%	20%
Hospital (C-2, C-3 and PS)	30,000	70	30%	45%

NOTE: Article IV should be referred to for residential use bulk and area requirements.