

ZONING

224 Attachment 5

**City of Coatesville  
Table of  
Commercial 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>
Retail store (RN-4, C-1, C-2, PS and I-1)	3,000	20	60%	80%
Retail store (C-3 and I-2)	10,000	50	25%	50%
Convenience store (C-2)	4,800	30	50%	80%
Convenience store (C-3)	20,000	70	20%	50%
Retail service (RN-4, C-1, C-2, PS and I-1)	3,000	20	60%	80%
Retail service (C-3 and I-2)	10,000	40	30%	50%
Retail complex (C-2)	10,000	40	50%	75%
Retail complex (C-3)	20,000	70	25%	50%
Retail center (C-2, C-3 and I-2)	30,000	70	40%	60%
Financial institution (C-1, C-2, PS and I-1)	3,000	20	60%	80%
Financial institution (C-3 and I-2)	15,000	70	25%	50%
Office (RN-4, C-1, C-2, PS and I-1)	3,000	20	60%	80%
Office (C-3 and I-2)	10,000	40	30%	50%
Office center (C-1, C-2, PS and I-1)	10,000	40	50%	75%
Office center (C-3 and I-2)	20,000	70	25%	50%
Office park (C-3 and I-2)	30,000	70	40%	60%
Restaurant (C-1, C-2, PS and I-1)	3,000	20	60%	80%
Restaurant (C-3 and I-2)	20,000	70	30%	75%

COATESVILLE CODE

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Restaurant, fast food (C-1, C-2, PS and I-1)	3,000	20	60%	80%
Restaurant, fast food (C-3 and I-2)	20,000	70	25%	60%
Restaurant, drive-through (C-2)	10,000	40	50%	75%
Restaurant, drive-through (C-3)	20,000	70	25%	50%
Auto service (C-1, C-2 and I-1)	3,000	25	60%	80%
Auto service (C-3 and I-2)	20,000	70	25%	50%
Auto sales (C-2)	10,000	40	50%	75%
Auto sales (C-3)	30,000	70	40%	75%
Medical clinic (C-1, C-2, PS and I-1)	4,800	30	60%	80%
Medical clinic (C-3 and I-2)	15,000	70	25%	60%
Indoor commercial recreation (C-1 and C-2)	4,800	20	60%	80%
Indoor commercial recreation (C-3)	15,000	70	25%	60%
Health/recreation spa (C-1, C-2, PS and I-1)	3,000	20	60%	80%
Health/recreation spa (C-3 and I-2)	15,000	70	30%	60%
Tavern (C-1 and C-2)	3,000	20	60%	80%
Tavern (C-3)	15,000	70	30%	60%
Nightclub (C-2)	4,800	25	60%	80%
Nightclub (C-3)	20,000	70	25%	60%

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Movie theater (C-2)	6,000	25	60%	80%
Movie theater (C-3)	30,000	70	30%	60%
Playhouse (C-1, C-2 and PS)	4,800	25	60%	80%
Playhouse (C-3)	15,000	70	30%	60%
Adult commercial (C-3)	10,000	50	25%	50%
Amusement hall/arcade (C-3)	10,000	50	25%	50%
Funeral home/mortuary (RN-2, RN-3, RN-4, C-1, C-2 and PS)	3,000	20	60%	80%
Funeral home/mortuary (RN-1, C-3 and I-2)	15,000	70	30%	60%
Veterinary/animal hospital (C-1, C-2 and I-1)	4,800	20	60%	80%
Veterinary/animal hospital (C-3 and I-2)	15,000	70	30%	60%
Bed-and-breakfast inn (RN-2, RN-3 and RN-4)	6,000	40	40%	60%
Bed-and-breakfast inn (C-1, C-2, PS and I-1)	4,800	40	50%	70%
Bed-and-breakfast inn (RN-1, RC, C-3 and I-2)	10,000	70	25%	40%
Motel (C-3)	30,000	70	20%	50%
Hotel (C-2 and PS)	10,000	40	60%	80%
Hotel (C-3)	30,000	70	25%	50%

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