

ZONING

224 Attachment 6

**City of Coatesville  
Table of  
Industrial 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>
Light industry/business (I-1 and I-2)	4,800	40	40%	60%
Light-industrial center (I-1 and I-2)	20,000	70	40%	60%
Distribution/warehouse/storage (I-1 and I-2)	10,000	60	40%	60%
Miniwarehouse; public warehouse (I-1 and I-2)	20,000	70	40%	60%
Manufacturing (I-1 and I-2)	30,000	70	20%	40%
Industrial park (I-2)	80,000	100	35%	55%
Recycling center (I-2)	200,000	100	5%	15%
Junkyard (I-2)	500,000	200	3%	10%
Transfer station (I-2)	150,000	100	5%	15%
Solid waste landfill (I-2)	500,000	200	3%	10%
Solid waste incinerator (I-2)	500,000	200	15%	30%