

ZONING

*27 Attachment 1*

**Borough of Phoenixville**

**District Specifications**

**[Ord. No. 2025-2410, 8/12/2025]**



# PHOENIXVILLE CODE

## §27-302. RI - RESIDENTIAL INFILL DISTRICT

### Uses

Refer to §27-301 for complete list of By-Right, Conditional and Special Exception uses.

\* Note: Some of these Dimensional Standards are modified by the Infill Development Standards in 27-301.1 for projects with Tract Areas or Lot Areas less than one (1) acre.

TYPE	PHOTO	DIAGRAM	DIMENSIONAL STANDARDS																				
<b>SF DETACHED</b>			<table style="width: 100%; border: none;"> <tr><td>Build-To Line</td><td>existing*</td></tr> <tr><td>Min. Lot Area</td><td>3,500 SF*</td></tr> <tr><td>Min. Lot Width</td><td>40 ft.</td></tr> <tr><td>Min. Side Yard</td><td>5 ft.*</td></tr> <tr><td>Min. Rear Yard</td><td>25 ft.</td></tr> <tr><td>Min. Lot Depth</td><td>120 ft.*</td></tr> <tr><td>Max. Building Height</td><td>35 ft.</td></tr> <tr><td>Max. Impervious Coverage</td><td>80%</td></tr> <tr><td>Min. Building Spacing</td><td>10 ft.</td></tr> <tr><td>Accessory Building-rear/side</td><td>8/5 ft. or attached</td></tr> </table>	Build-To Line	existing*	Min. Lot Area	3,500 SF*	Min. Lot Width	40 ft.	Min. Side Yard	5 ft.*	Min. Rear Yard	25 ft.	Min. Lot Depth	120 ft.*	Max. Building Height	35 ft.	Max. Impervious Coverage	80%	Min. Building Spacing	10 ft.	Accessory Building-rear/side	8/5 ft. or attached
Build-To Line	existing*																						
Min. Lot Area	3,500 SF*																						
Min. Lot Width	40 ft.																						
Min. Side Yard	5 ft.*																						
Min. Rear Yard	25 ft.																						
Min. Lot Depth	120 ft.*																						
Max. Building Height	35 ft.																						
Max. Impervious Coverage	80%																						
Min. Building Spacing	10 ft.																						
Accessory Building-rear/side	8/5 ft. or attached																						
<b>TWIN</b>			<table style="width: 100%; border: none;"> <tr><td>Build-To Line</td><td>existing*</td></tr> <tr><td>Min. Lot Area</td><td>3,000 SF*</td></tr> <tr><td>Min. Lot Width</td><td>30 ft.</td></tr> <tr><td>Min. Side Yard</td><td>5 ft.*</td></tr> <tr><td>Min. Rear Yard</td><td>20 ft.</td></tr> <tr><td>Min. Lot Depth</td><td>120 ft.*</td></tr> <tr><td>Max. Building Height</td><td>35 ft.*</td></tr> <tr><td>Max. Impervious Coverage</td><td>85%</td></tr> <tr><td>Min. Building Spacing</td><td>10 ft.</td></tr> <tr><td>Accessory Building-rear/side</td><td>8/5 ft. or attached</td></tr> </table>	Build-To Line	existing*	Min. Lot Area	3,000 SF*	Min. Lot Width	30 ft.	Min. Side Yard	5 ft.*	Min. Rear Yard	20 ft.	Min. Lot Depth	120 ft.*	Max. Building Height	35 ft.*	Max. Impervious Coverage	85%	Min. Building Spacing	10 ft.	Accessory Building-rear/side	8/5 ft. or attached
Build-To Line	existing*																						
Min. Lot Area	3,000 SF*																						
Min. Lot Width	30 ft.																						
Min. Side Yard	5 ft.*																						
Min. Rear Yard	20 ft.																						
Min. Lot Depth	120 ft.*																						
Max. Building Height	35 ft.*																						
Max. Impervious Coverage	85%																						
Min. Building Spacing	10 ft.																						
Accessory Building-rear/side	8/5 ft. or attached																						
<b>TOWNHOUSE</b>			<table style="width: 100%; border: none;"> <tr><td>Build-To Line</td><td>existing*</td></tr> <tr><td>Min. Lot Area</td><td>2,000 SF*</td></tr> <tr><td>Min. Lot Width</td><td>20 ft.</td></tr> <tr><td>Min. Side Yard</td><td>5 ft.*</td></tr> <tr><td>Min. Rear Yard</td><td>20 ft.</td></tr> <tr><td>Min. Lot Depth</td><td>120 ft.*</td></tr> <tr><td>Max. Building Height</td><td>35 ft.*</td></tr> <tr><td>Max. Impervious Coverage</td><td>90%</td></tr> <tr><td>Min. Building Spacing</td><td>15 ft.</td></tr> <tr><td>Accessory Building-rear/side</td><td>8/5 ft. or attached</td></tr> </table>	Build-To Line	existing*	Min. Lot Area	2,000 SF*	Min. Lot Width	20 ft.	Min. Side Yard	5 ft.*	Min. Rear Yard	20 ft.	Min. Lot Depth	120 ft.*	Max. Building Height	35 ft.*	Max. Impervious Coverage	90%	Min. Building Spacing	15 ft.	Accessory Building-rear/side	8/5 ft. or attached
Build-To Line	existing*																						
Min. Lot Area	2,000 SF*																						
Min. Lot Width	20 ft.																						
Min. Side Yard	5 ft.*																						
Min. Rear Yard	20 ft.																						
Min. Lot Depth	120 ft.*																						
Max. Building Height	35 ft.*																						
Max. Impervious Coverage	90%																						
Min. Building Spacing	15 ft.																						
Accessory Building-rear/side	8/5 ft. or attached																						
<b>DUPLEX</b>			<table style="width: 100%; border: none;"> <tr><td>Build-To Line</td><td>existing*</td></tr> <tr><td>Min. Lot Area</td><td>2,000 SF*</td></tr> <tr><td>Min. Lot Width</td><td>40 ft.</td></tr> <tr><td>Min. Side Yard</td><td>5 ft.*</td></tr> <tr><td>Min. Rear Yard</td><td>20 ft.</td></tr> <tr><td>Min. Lot Depth</td><td>120 ft.*</td></tr> <tr><td>Max. Building Height</td><td>35 ft.*</td></tr> <tr><td>Max. Impervious Coverage</td><td>90%</td></tr> <tr><td>Min. Building Spacing</td><td>15 ft.</td></tr> <tr><td>Accessory Building-rear/side</td><td>8/5 ft. or attached</td></tr> </table>	Build-To Line	existing*	Min. Lot Area	2,000 SF*	Min. Lot Width	40 ft.	Min. Side Yard	5 ft.*	Min. Rear Yard	20 ft.	Min. Lot Depth	120 ft.*	Max. Building Height	35 ft.*	Max. Impervious Coverage	90%	Min. Building Spacing	15 ft.	Accessory Building-rear/side	8/5 ft. or attached
Build-To Line	existing*																						
Min. Lot Area	2,000 SF*																						
Min. Lot Width	40 ft.																						
Min. Side Yard	5 ft.*																						
Min. Rear Yard	20 ft.																						
Min. Lot Depth	120 ft.*																						
Max. Building Height	35 ft.*																						
Max. Impervious Coverage	90%																						
Min. Building Spacing	15 ft.																						
Accessory Building-rear/side	8/5 ft. or attached																						
<b>TRIPLEX</b>			<table style="width: 100%; border: none;"> <tr><td>Build-To Line</td><td>existing*</td></tr> <tr><td>Min. Lot Area</td><td>3,000 SF*</td></tr> <tr><td>Min. Lot Width</td><td>40 ft.</td></tr> <tr><td>Min. Side Yard</td><td>5 ft.*</td></tr> <tr><td>Min. Rear Yard</td><td>20 ft.</td></tr> <tr><td>Min. Lot Depth</td><td>120 ft.*</td></tr> <tr><td>Max. Building Height</td><td>35 ft.*</td></tr> <tr><td>Max. Impervious Coverage</td><td>90%</td></tr> <tr><td>Min. Building Spacing</td><td>10 ft.</td></tr> <tr><td>Accessory Building-rear/side</td><td>8/5 ft. or attached</td></tr> </table>	Build-To Line	existing*	Min. Lot Area	3,000 SF*	Min. Lot Width	40 ft.	Min. Side Yard	5 ft.*	Min. Rear Yard	20 ft.	Min. Lot Depth	120 ft.*	Max. Building Height	35 ft.*	Max. Impervious Coverage	90%	Min. Building Spacing	10 ft.	Accessory Building-rear/side	8/5 ft. or attached
Build-To Line	existing*																						
Min. Lot Area	3,000 SF*																						
Min. Lot Width	40 ft.																						
Min. Side Yard	5 ft.*																						
Min. Rear Yard	20 ft.																						
Min. Lot Depth	120 ft.*																						
Max. Building Height	35 ft.*																						
Max. Impervious Coverage	90%																						
Min. Building Spacing	10 ft.																						
Accessory Building-rear/side	8/5 ft. or attached																						


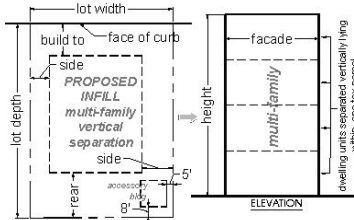

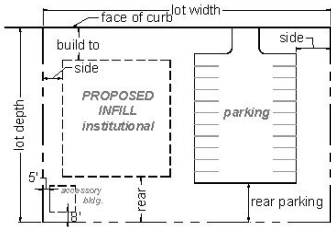
# ZONING

## §27-302. RI - RESIDENTIAL INFILL DISTRICT

### Uses

Refer to §27-301 for complete list of By-Right, Conditional and Special Exception uses.

\* Note: Some of these Dimensional Standards are modified by the Infill Development Standards in 27-301.1 for projects with Tract Areas or Lot Areas less than one (1) acre.

TYPE	PHOTO	DIAGRAM	DIMENSIONAL STANDARDS
MULTI-FAMILY			<ul style="list-style-type: none"> <li>Build-To Line existing*</li> <li>Min. Lot Area 4,000 SF*</li> <li>Min. Lot Area per Unit 1,000 SF</li> <li>Min. Lot Width 40 ft.</li> <li>Min. Side Yard 15 ft.*</li> <li>Min. Rear Yard 20 ft.</li> <li>Min. Lot Depth 120 ft.*</li> <li>Max. Building Height 35 ft.*</li> <li>Max. Impervious Coverage 80%</li> <li>Min. Building Spacing 30 ft.</li> </ul>
			<ul style="list-style-type: none"> <li>Build-To Line existing*</li> <li>Min. Lot Area 8,000 SF*</li> <li>Min. Lot Width 60 ft.</li> <li>Min. Side Yard 5 ft.*</li> <li>Min. Rear Yard 25 ft.</li> <li>Min. Lot Depth 120 ft.*</li> <li>Max. Building Height 35 ft.*</li> <li>Max. Impervious Coverage 70%</li> <li>Min. Building Spacing 10 ft.</li> <li>Accessory Building-rear/side 8/5 ft. or attached</li> </ul>

PHOENIXVILLE CODE


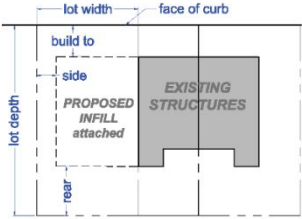
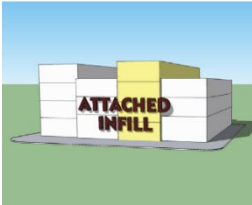

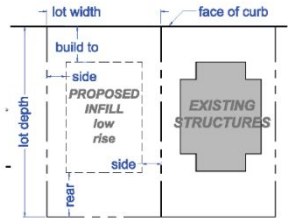
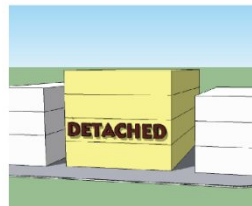

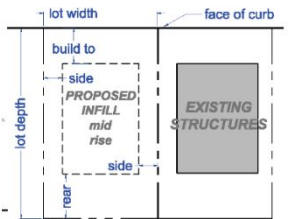


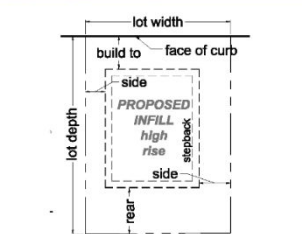

**§27-303. TC - TOWN CENTER DISTRICT**

**Uses**

Refer to §27-301 for complete list of By-Right, Conditional and Special Exception uses.

**Residential use not permitted on the ground story of buildings fronting Bridge Street (east of Church Street), Main and Gay Streets in the Town Center.**

\*Note: Some of these Dimensional Standard are modified by the Infill Development Standards in §27-301.1 for projects with Tract Areas or Lot Areas less than one (1) acre.

TYPE	PHOTO	LOT DIAGRAM	DIMENSIONAL STANDARDS																		
<b>ATTACHED</b>			 <table border="0"> <tr> <td>Build-To Line</td> <td>existing*</td> </tr> <tr> <td>Min. Lot Area</td> <td>2,000 SF*</td> </tr> <tr> <td>Min. Lot Width</td> <td>20 ft.</td> </tr> <tr> <td>Min. Side Yard</td> <td>na</td> </tr> <tr> <td>Min. Rear Yard</td> <td>0 ft.</td> </tr> <tr> <td>Min. Building Height</td> <td>35 ft.*</td> </tr> <tr> <td>Max. Building Height</td> <td>45 ft.*</td> </tr> <tr> <td>Max. Impervious Coverage</td> <td>100%</td> </tr> <tr> <td>Min. Building Spacing</td> <td>na</td> </tr> </table>	Build-To Line	existing*	Min. Lot Area	2,000 SF*	Min. Lot Width	20 ft.	Min. Side Yard	na	Min. Rear Yard	0 ft.	Min. Building Height	35 ft.*	Max. Building Height	45 ft.*	Max. Impervious Coverage	100%	Min. Building Spacing	na
Build-To Line	existing*																				
Min. Lot Area	2,000 SF*																				
Min. Lot Width	20 ft.																				
Min. Side Yard	na																				
Min. Rear Yard	0 ft.																				
Min. Building Height	35 ft.*																				
Max. Building Height	45 ft.*																				
Max. Impervious Coverage	100%																				
Min. Building Spacing	na																				
<b>DETACHED</b>			 <table border="0"> <tr> <td>Build-To Line</td> <td>existing*</td> </tr> <tr> <td>Min. Lot Area</td> <td>3,000 SF*</td> </tr> <tr> <td>Min. Lot Width</td> <td>30 ft.</td> </tr> <tr> <td>Min. Side Yard</td> <td>5 ft.*</td> </tr> <tr> <td>Min. Rear Yard</td> <td>10 ft.</td> </tr> <tr> <td>Min. Building Height</td> <td>35 ft.*</td> </tr> <tr> <td>Max. Building Height</td> <td>45 ft.*</td> </tr> <tr> <td>Max. Impervious Coverage</td> <td>90%</td> </tr> <tr> <td>Min. Building Spacing</td> <td>10 ft.</td> </tr> </table>	Build-To Line	existing*	Min. Lot Area	3,000 SF*	Min. Lot Width	30 ft.	Min. Side Yard	5 ft.*	Min. Rear Yard	10 ft.	Min. Building Height	35 ft.*	Max. Building Height	45 ft.*	Max. Impervious Coverage	90%	Min. Building Spacing	10 ft.
Build-To Line	existing*																				
Min. Lot Area	3,000 SF*																				
Min. Lot Width	30 ft.																				
Min. Side Yard	5 ft.*																				
Min. Rear Yard	10 ft.																				
Min. Building Height	35 ft.*																				
Max. Building Height	45 ft.*																				
Max. Impervious Coverage	90%																				
Min. Building Spacing	10 ft.																				
<b>MID-RISE</b>			 <table border="0"> <tr> <td>Build-To Line</td> <td>existing*</td> </tr> <tr> <td>Min. Lot Area</td> <td>4,000 SF*</td> </tr> <tr> <td>Min. Lot Width</td> <td>40 ft.</td> </tr> <tr> <td>Min. Side Yard</td> <td>10 ft.*</td> </tr> <tr> <td>Min. Rear Yard</td> <td>10 ft.</td> </tr> <tr> <td>Max. Building Height</td> <td>60 ft.*</td> </tr> <tr> <td>Max. Impervious Coverage</td> <td>90%</td> </tr> <tr> <td>Min. Building Spacing</td> <td>20 ft.</td> </tr> </table>	Build-To Line	existing*	Min. Lot Area	4,000 SF*	Min. Lot Width	40 ft.	Min. Side Yard	10 ft.*	Min. Rear Yard	10 ft.	Max. Building Height	60 ft.*	Max. Impervious Coverage	90%	Min. Building Spacing	20 ft.		
Build-To Line	existing*																				
Min. Lot Area	4,000 SF*																				
Min. Lot Width	40 ft.																				
Min. Side Yard	10 ft.*																				
Min. Rear Yard	10 ft.																				
Max. Building Height	60 ft.*																				
Max. Impervious Coverage	90%																				
Min. Building Spacing	20 ft.																				
<b>HIGH-RISE</b>			 <table border="0"> <tr> <td>Build-To Line</td> <td>existing*</td> </tr> <tr> <td>Min. Lot Area</td> <td>6,000 SF*</td> </tr> <tr> <td>Min. Lot Width</td> <td>60 ft.</td> </tr> <tr> <td>Min. Side Yard</td> <td>15 ft.*</td> </tr> <tr> <td>Min. Rear Yard</td> <td>15 ft.</td> </tr> <tr> <td>Max. Building Height</td> <td>80 ft.*</td> </tr> <tr> <td>Max. Impervious Coverage</td> <td>90%</td> </tr> <tr> <td>Min. Building Spacing</td> <td>30 ft.</td> </tr> <tr> <td>Min. Building stepback</td> <td>5 ft.*</td> </tr> </table>	Build-To Line	existing*	Min. Lot Area	6,000 SF*	Min. Lot Width	60 ft.	Min. Side Yard	15 ft.*	Min. Rear Yard	15 ft.	Max. Building Height	80 ft.*	Max. Impervious Coverage	90%	Min. Building Spacing	30 ft.	Min. Building stepback	5 ft.*
Build-To Line	existing*																				
Min. Lot Area	6,000 SF*																				
Min. Lot Width	60 ft.																				
Min. Side Yard	15 ft.*																				
Min. Rear Yard	15 ft.																				
Max. Building Height	80 ft.*																				
Max. Impervious Coverage	90%																				
Min. Building Spacing	30 ft.																				
Min. Building stepback	5 ft.*																				

\* High-Rise only permitted along Bridge Street, east of Church Street.



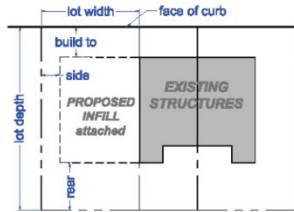

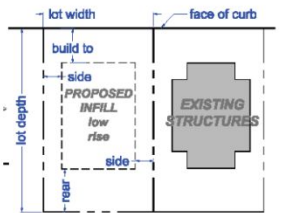

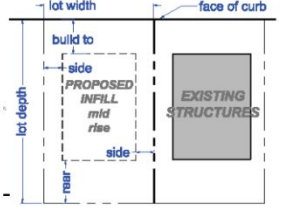
# ZONING

## §27-304. MI - MIXED USE INFILL DISTRICT

### Uses

Refer to §27-301 for complete list of By-Right, Conditional and Special Exception uses.

\*Note: Some of these Dimensional Standard are modified by the Infill Development Standards in §27-301.1 for projects with Tract Areas or Lot Areas less than one (1) acre.

TYPE	PHOTO	LOT DIAGRAM	DIMENSIONAL STANDARDS																				
<b>RESIDENTIAL</b>																							
		All residential building types permitted in the RI – Residential Infill District are also permitted in the Mixed Use Infill District. The Dimensional Standards in the RI District may be modified by up to 25% as necessary to meet the context of the existing streetscape.																					
<b>ATTACHED</b>			<table border="0"> <tr> <td>Build-To Line</td> <td>existing*</td> </tr> <tr> <td>Min. Lot Area</td> <td>2,000 SF*</td> </tr> <tr> <td>Min. Lot Width</td> <td>20 ft.</td> </tr> <tr> <td>Min. Side Yard</td> <td>na</td> </tr> <tr> <td>Min. Rear Yard</td> <td>20 ft.</td> </tr> <tr> <td>Min. Lot Depth</td> <td>120 ft.</td> </tr> <tr> <td>Max. Building Height</td> <td>45 ft.*</td> </tr> <tr> <td>Max. Impervious Coverage</td> <td>75%</td> </tr> <tr> <td>Min. Building Spacing</td> <td>na</td> </tr> <tr> <td>First Floor Residential</td> <td>Permitted</td> </tr> </table>	Build-To Line	existing*	Min. Lot Area	2,000 SF*	Min. Lot Width	20 ft.	Min. Side Yard	na	Min. Rear Yard	20 ft.	Min. Lot Depth	120 ft.	Max. Building Height	45 ft.*	Max. Impervious Coverage	75%	Min. Building Spacing	na	First Floor Residential	Permitted
Build-To Line	existing*																						
Min. Lot Area	2,000 SF*																						
Min. Lot Width	20 ft.																						
Min. Side Yard	na																						
Min. Rear Yard	20 ft.																						
Min. Lot Depth	120 ft.																						
Max. Building Height	45 ft.*																						
Max. Impervious Coverage	75%																						
Min. Building Spacing	na																						
First Floor Residential	Permitted																						
<b>DETACHED</b>			<table border="0"> <tr> <td>Build-To Line</td> <td>existing*</td> </tr> <tr> <td>Min. Lot Area</td> <td>3,000 SF*</td> </tr> <tr> <td>Min. Lot Width</td> <td>30 ft.</td> </tr> <tr> <td>Min. Side Yard</td> <td>10 ft.*</td> </tr> <tr> <td>Min. Rear Yard</td> <td>20 ft.</td> </tr> <tr> <td>Min. Lot Depth</td> <td>120 ft.</td> </tr> <tr> <td>Max. Building Height</td> <td>45 ft.*</td> </tr> <tr> <td>Max. Impervious Coverage</td> <td>75%</td> </tr> <tr> <td>Min. Building Spacing</td> <td>20 ft.</td> </tr> <tr> <td>First Floor Residential</td> <td>Permitted</td> </tr> </table>	Build-To Line	existing*	Min. Lot Area	3,000 SF*	Min. Lot Width	30 ft.	Min. Side Yard	10 ft.*	Min. Rear Yard	20 ft.	Min. Lot Depth	120 ft.	Max. Building Height	45 ft.*	Max. Impervious Coverage	75%	Min. Building Spacing	20 ft.	First Floor Residential	Permitted
Build-To Line	existing*																						
Min. Lot Area	3,000 SF*																						
Min. Lot Width	30 ft.																						
Min. Side Yard	10 ft.*																						
Min. Rear Yard	20 ft.																						
Min. Lot Depth	120 ft.																						
Max. Building Height	45 ft.*																						
Max. Impervious Coverage	75%																						
Min. Building Spacing	20 ft.																						
First Floor Residential	Permitted																						
<b>MID-RISE</b>			<table border="0"> <tr> <td>Build-To Line</td> <td>existing*</td> </tr> <tr> <td>Min. Lot Area</td> <td>4,000 SF*</td> </tr> <tr> <td>Min. Lot Width</td> <td>40 ft.</td> </tr> <tr> <td>Min. Side Yard</td> <td>15 ft.*</td> </tr> <tr> <td>Min. Rear Yard</td> <td>20 ft.</td> </tr> <tr> <td>Min. Lot Depth</td> <td>120 ft.</td> </tr> <tr> <td>Max. Building Height</td> <td>60 ft.*</td> </tr> <tr> <td>Max. Impervious Coverage</td> <td>70%</td> </tr> <tr> <td>Min. Building Spacing</td> <td>30 ft.</td> </tr> <tr> <td>First Floor Residential</td> <td>Permitted</td> </tr> </table>	Build-To Line	existing*	Min. Lot Area	4,000 SF*	Min. Lot Width	40 ft.	Min. Side Yard	15 ft.*	Min. Rear Yard	20 ft.	Min. Lot Depth	120 ft.	Max. Building Height	60 ft.*	Max. Impervious Coverage	70%	Min. Building Spacing	30 ft.	First Floor Residential	Permitted
Build-To Line	existing*																						
Min. Lot Area	4,000 SF*																						
Min. Lot Width	40 ft.																						
Min. Side Yard	15 ft.*																						
Min. Rear Yard	20 ft.																						
Min. Lot Depth	120 ft.																						
Max. Building Height	60 ft.*																						
Max. Impervious Coverage	70%																						
Min. Building Spacing	30 ft.																						
First Floor Residential	Permitted																						



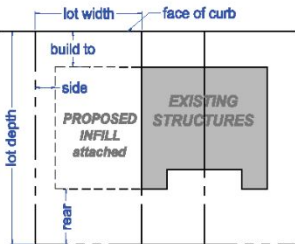
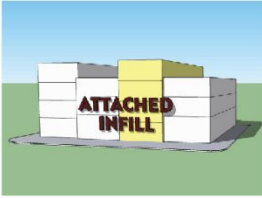

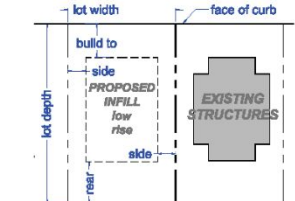
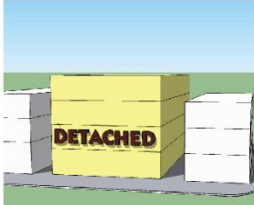
# PHOENIXVILLE CODE

## §27-305. NC - NEIGHBORHOOD CENTER DISTRICT

### Uses

Refer to §27-301 for complete list of By-Right, Conditional and Special Exception uses.

\*Note: Some of these Dimensional Standard are modified by the Infill Development Standards in §27-301.1 for projects with Tract Areas or Lot Areas less than one (1) acre.

TYPE	PHOTO	LOT DIAGRAM	DIMENSIONAL STANDARDS																				
<b>RESIDENTIAL</b>																							
		<p>All residential building types permitted in the RI – Residential Infill District are also permitted in the Neighborhood Center District. The Dimensional Standards in the RI District may be modified by up to 25% as necessary to meet the context of the existing streetscape.</p>																					
<b>ATTACHED</b>			 <table style="width: 100%; border: none;"> <tr> <td style="width: 70%;">Build-To Line</td> <td style="text-align: right;">existing*</td> </tr> <tr> <td>Min. Lot Area</td> <td style="text-align: right;">2,000 SF*</td> </tr> <tr> <td>Min. Lot Width</td> <td style="text-align: right;">20 ft.</td> </tr> <tr> <td>Min. Side Yard</td> <td style="text-align: right;">0 ft.*</td> </tr> <tr> <td>Min. Rear Yard</td> <td style="text-align: right;">20 ft.</td> </tr> <tr> <td>Min. Lot Depth</td> <td style="text-align: right;">100 ft.</td> </tr> <tr> <td>Max. Building Height</td> <td style="text-align: right;">35 ft.*</td> </tr> <tr> <td>Max. Impervious Coverage</td> <td style="text-align: right;">90%</td> </tr> <tr> <td>Min. Building Spacing</td> <td style="text-align: right;">0 ft.</td> </tr> <tr> <td>First Floor Residential</td> <td style="text-align: right;">Permitted</td> </tr> </table>	Build-To Line	existing*	Min. Lot Area	2,000 SF*	Min. Lot Width	20 ft.	Min. Side Yard	0 ft.*	Min. Rear Yard	20 ft.	Min. Lot Depth	100 ft.	Max. Building Height	35 ft.*	Max. Impervious Coverage	90%	Min. Building Spacing	0 ft.	First Floor Residential	Permitted
Build-To Line	existing*																						
Min. Lot Area	2,000 SF*																						
Min. Lot Width	20 ft.																						
Min. Side Yard	0 ft.*																						
Min. Rear Yard	20 ft.																						
Min. Lot Depth	100 ft.																						
Max. Building Height	35 ft.*																						
Max. Impervious Coverage	90%																						
Min. Building Spacing	0 ft.																						
First Floor Residential	Permitted																						
<b>DETACHED</b>			 <table style="width: 100%; border: none;"> <tr> <td style="width: 70%;">Build-To Line</td> <td style="text-align: right;">existing*</td> </tr> <tr> <td>Min. Lot Area</td> <td style="text-align: right;">3,000 SF*</td> </tr> <tr> <td>Min. Lot Width</td> <td style="text-align: right;">30 ft.</td> </tr> <tr> <td>Min. Side Yard</td> <td style="text-align: right;">5 ft.*</td> </tr> <tr> <td>Min. Rear Yard</td> <td style="text-align: right;">20 ft.</td> </tr> <tr> <td>Min. Lot Depth</td> <td style="text-align: right;">100 ft.</td> </tr> <tr> <td>Max. Building Height</td> <td style="text-align: right;">45 ft.*</td> </tr> <tr> <td>Max. Impervious Coverage</td> <td style="text-align: right;">90%</td> </tr> <tr> <td>Min. Building Spacing</td> <td style="text-align: right;">10 ft.</td> </tr> <tr> <td>First Floor Residential</td> <td style="text-align: right;">Permitted</td> </tr> </table>	Build-To Line	existing*	Min. Lot Area	3,000 SF*	Min. Lot Width	30 ft.	Min. Side Yard	5 ft.*	Min. Rear Yard	20 ft.	Min. Lot Depth	100 ft.	Max. Building Height	45 ft.*	Max. Impervious Coverage	90%	Min. Building Spacing	10 ft.	First Floor Residential	Permitted
Build-To Line	existing*																						
Min. Lot Area	3,000 SF*																						
Min. Lot Width	30 ft.																						
Min. Side Yard	5 ft.*																						
Min. Rear Yard	20 ft.																						
Min. Lot Depth	100 ft.																						
Max. Building Height	45 ft.*																						
Max. Impervious Coverage	90%																						
Min. Building Spacing	10 ft.																						
First Floor Residential	Permitted																						



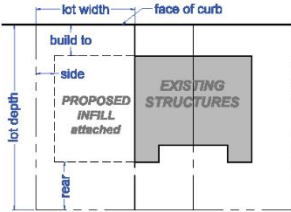


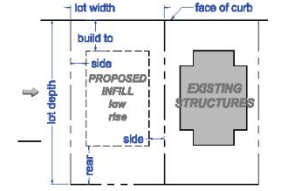
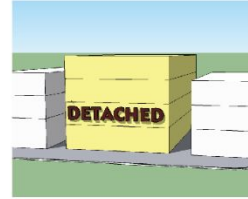

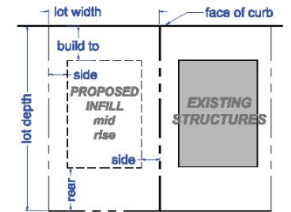

# ZONING

## §27-306. CD - CORRIDOR DEVELOPMENT DISTRICT

### Uses

Refer to §27-301 for complete list of By-Right, Conditional and Special Exception uses.

\*Note: Some of these Dimensional Standard are modified by the Infill Development Standards in §27-301.1 for projects with Tract Areas or Lot Areas less than one (1) acre.

TYPE	PHOTO	LOT DIAGRAM	DIMENSIONAL STANDARDS																				
<b>RESIDENTIAL</b>																							
		<p>All residential building types permitted in the RI – Residential Infill District are also permitted in the Corridor Development District. The development standards in the RI District may be modified up to 25% as necessary to meet the context of the existing streetscape.</p>																					
<b>ATTACHED</b>			 <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Build-To Line</td> <td>existing*</td> </tr> <tr> <td>Min. Lot Area</td> <td>2,000 SF*</td> </tr> <tr> <td>Min. Lot Width</td> <td>20 ft.</td> </tr> <tr> <td>Min. Side Yard</td> <td>0 ft.*</td> </tr> <tr> <td>Min. Rear Yard</td> <td>20 ft.</td> </tr> <tr> <td>Min. Lot Depth</td> <td>120 ft.</td> </tr> <tr> <td>Max. Building Height</td> <td>45 ft.*</td> </tr> <tr> <td>Max. Impervious Coverage</td> <td>90%</td> </tr> <tr> <td>Min. Building Spacing</td> <td>NA</td> </tr> <tr> <td>First Floor Residential</td> <td>Permitted</td> </tr> </table>	Build-To Line	existing*	Min. Lot Area	2,000 SF*	Min. Lot Width	20 ft.	Min. Side Yard	0 ft.*	Min. Rear Yard	20 ft.	Min. Lot Depth	120 ft.	Max. Building Height	45 ft.*	Max. Impervious Coverage	90%	Min. Building Spacing	NA	First Floor Residential	Permitted
Build-To Line	existing*																						
Min. Lot Area	2,000 SF*																						
Min. Lot Width	20 ft.																						
Min. Side Yard	0 ft.*																						
Min. Rear Yard	20 ft.																						
Min. Lot Depth	120 ft.																						
Max. Building Height	45 ft.*																						
Max. Impervious Coverage	90%																						
Min. Building Spacing	NA																						
First Floor Residential	Permitted																						
<b>DETACHED</b>			 <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Build-To Line</td> <td>existing*</td> </tr> <tr> <td>Min. Lot Area</td> <td>3,000 SF*</td> </tr> <tr> <td>Min. Lot Width</td> <td>30 ft.</td> </tr> <tr> <td>Min. Side Yard</td> <td>10 ft.*</td> </tr> <tr> <td>Min. Rear Yard</td> <td>20 ft.</td> </tr> <tr> <td>Min. Lot Depth</td> <td>120 ft.</td> </tr> <tr> <td>Max. Building Height</td> <td>45 ft.*</td> </tr> <tr> <td>Max. Impervious Coverage</td> <td>90%</td> </tr> <tr> <td>Min. Building Spacing</td> <td>20 ft.</td> </tr> <tr> <td>First Floor Residential</td> <td>Permitted</td> </tr> </table>	Build-To Line	existing*	Min. Lot Area	3,000 SF*	Min. Lot Width	30 ft.	Min. Side Yard	10 ft.*	Min. Rear Yard	20 ft.	Min. Lot Depth	120 ft.	Max. Building Height	45 ft.*	Max. Impervious Coverage	90%	Min. Building Spacing	20 ft.	First Floor Residential	Permitted
Build-To Line	existing*																						
Min. Lot Area	3,000 SF*																						
Min. Lot Width	30 ft.																						
Min. Side Yard	10 ft.*																						
Min. Rear Yard	20 ft.																						
Min. Lot Depth	120 ft.																						
Max. Building Height	45 ft.*																						
Max. Impervious Coverage	90%																						
Min. Building Spacing	20 ft.																						
First Floor Residential	Permitted																						
<b>MID-RISE</b>			 <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Build-To Line</td> <td>existing*</td> </tr> <tr> <td>Min. Lot Area</td> <td>4,000 SF*</td> </tr> <tr> <td>Min. Lot Width</td> <td>40 ft.</td> </tr> <tr> <td>Min. Side Yard</td> <td>15 ft.*</td> </tr> <tr> <td>Min. Rear Yard</td> <td>10 ft.</td> </tr> <tr> <td>Min. Lot Depth</td> <td>120 ft.</td> </tr> <tr> <td>Max. Building Height</td> <td>60 ft.*</td> </tr> <tr> <td>Max. Impervious Coverage</td> <td>90%</td> </tr> <tr> <td>Min. Building Spacing</td> <td>30 ft.</td> </tr> <tr> <td>First Floor Residential</td> <td>Permitted</td> </tr> </table>	Build-To Line	existing*	Min. Lot Area	4,000 SF*	Min. Lot Width	40 ft.	Min. Side Yard	15 ft.*	Min. Rear Yard	10 ft.	Min. Lot Depth	120 ft.	Max. Building Height	60 ft.*	Max. Impervious Coverage	90%	Min. Building Spacing	30 ft.	First Floor Residential	Permitted
Build-To Line	existing*																						
Min. Lot Area	4,000 SF*																						
Min. Lot Width	40 ft.																						
Min. Side Yard	15 ft.*																						
Min. Rear Yard	10 ft.																						
Min. Lot Depth	120 ft.																						
Max. Building Height	60 ft.*																						
Max. Impervious Coverage	90%																						
Min. Building Spacing	30 ft.																						
First Floor Residential	Permitted																						

PHOENIXVILLE CODE

**§27-307. MG - MIXED USE GROWTH DISTRICT**

**Uses**

Refer to §27-301 for complete list of By-Right, Conditional and Special Exception uses.


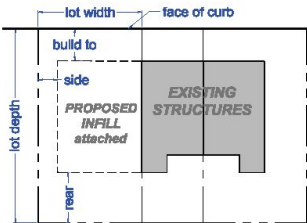

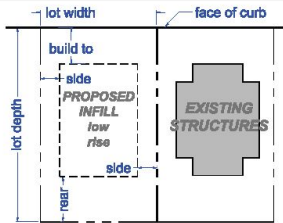

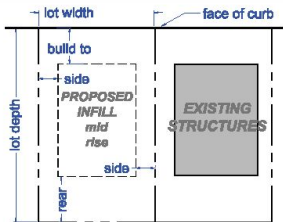
**Required Public Open Space**

For subdivisions and/or land developments on tract areas of 5 acres or more, a minimum 10% of gross tract area shall be public open space. *At least 25% of public open space shall be usable for active recreational purposes.*

\*Note: Some of these Dimensional Standard are modified by the Infill Development Standards in §27-301.1 for projects with Tract Areas or Lot Areas less than one (1) acre.

TYPE	PHOTO	LOT DIAGRAM	DIMENSIONAL STANDARDS
------	-------	-------------	-----------------------

**RESIDENTIAL** All residential building types permitted in the RI – Residential Infill District are also permitted in the Mixed Use Growth District. The Dimensional Standards in the RI District may be modified by up to 25% as necessary to meet the context of the existing streetscape.

TYPE	PHOTO	LOT DIAGRAM	DIMENSIONAL STANDARDS																						
<b>ATTACHED</b>			<table border="0"> <tr> <td>Build-To Line</td> <td>existing*</td> </tr> <tr> <td>Min. Lot Area</td> <td>4,500 SF*</td> </tr> <tr> <td>Min. Lot Width</td> <td>30 ft.</td> </tr> <tr> <td>Min. Side Yard</td> <td>na</td> </tr> <tr> <td>Min. Rear Yard</td> <td>20 ft.</td> </tr> <tr> <td>Min. Lot Depth</td> <td>120 ft.</td> </tr> <tr> <td>Max. Building Height</td> <td>45 ft.*</td> </tr> <tr> <td>Max. Impervious Coverage</td> <td>80%</td> </tr> <tr> <td>Min. Building Spacing</td> <td>na</td> </tr> <tr> <td>First Floor Residential</td> <td>Permitted</td> </tr> </table>	Build-To Line	existing*	Min. Lot Area	4,500 SF*	Min. Lot Width	30 ft.	Min. Side Yard	na	Min. Rear Yard	20 ft.	Min. Lot Depth	120 ft.	Max. Building Height	45 ft.*	Max. Impervious Coverage	80%	Min. Building Spacing	na	First Floor Residential	Permitted		
Build-To Line	existing*																								
Min. Lot Area	4,500 SF*																								
Min. Lot Width	30 ft.																								
Min. Side Yard	na																								
Min. Rear Yard	20 ft.																								
Min. Lot Depth	120 ft.																								
Max. Building Height	45 ft.*																								
Max. Impervious Coverage	80%																								
Min. Building Spacing	na																								
First Floor Residential	Permitted																								
<b>DETACHED</b>			<table border="0"> <tr> <td>Build-To Line</td> <td>existing*</td> </tr> <tr> <td>Min. Lot Area</td> <td>9,000 SF*</td> </tr> <tr> <td>Min. Lot Width</td> <td>60 ft.</td> </tr> <tr> <td>Min. Side Yard</td> <td>5 ft.*</td> </tr> <tr> <td>Min. Rear Yard</td> <td>20 ft.</td> </tr> <tr> <td>Min. Lot Depth</td> <td>120 ft.</td> </tr> <tr> <td>Min. Building Height</td> <td>35 ft.</td> </tr> <tr> <td>Max. Building Height</td> <td>45 ft.*</td> </tr> <tr> <td>Max. Impervious Coverage</td> <td>80%</td> </tr> <tr> <td>Min. Building Spacing</td> <td>10 ft.</td> </tr> <tr> <td>First Floor Residential</td> <td>Permitted</td> </tr> </table>	Build-To Line	existing*	Min. Lot Area	9,000 SF*	Min. Lot Width	60 ft.	Min. Side Yard	5 ft.*	Min. Rear Yard	20 ft.	Min. Lot Depth	120 ft.	Min. Building Height	35 ft.	Max. Building Height	45 ft.*	Max. Impervious Coverage	80%	Min. Building Spacing	10 ft.	First Floor Residential	Permitted
Build-To Line	existing*																								
Min. Lot Area	9,000 SF*																								
Min. Lot Width	60 ft.																								
Min. Side Yard	5 ft.*																								
Min. Rear Yard	20 ft.																								
Min. Lot Depth	120 ft.																								
Min. Building Height	35 ft.																								
Max. Building Height	45 ft.*																								
Max. Impervious Coverage	80%																								
Min. Building Spacing	10 ft.																								
First Floor Residential	Permitted																								
<b>MID-RISE</b>			<table border="0"> <tr> <td>Build-To Line</td> <td>existing*</td> </tr> <tr> <td>Min. Lot Area</td> <td>10,500 SF*</td> </tr> <tr> <td>Min. Lot Width</td> <td>70 ft.</td> </tr> <tr> <td>Min. Side Yard</td> <td>15 ft.*</td> </tr> <tr> <td>Min. Rear Yard</td> <td>20 ft.</td> </tr> <tr> <td>Min. Lot Depth</td> <td>120 ft.</td> </tr> <tr> <td>Max. Building Height</td> <td>60 ft.*</td> </tr> <tr> <td>Max. Impervious Coverage</td> <td>70%</td> </tr> <tr> <td>Min. Building Spacing</td> <td>30 ft.</td> </tr> <tr> <td>First Floor Residential</td> <td>Permitted</td> </tr> </table>	Build-To Line	existing*	Min. Lot Area	10,500 SF*	Min. Lot Width	70 ft.	Min. Side Yard	15 ft.*	Min. Rear Yard	20 ft.	Min. Lot Depth	120 ft.	Max. Building Height	60 ft.*	Max. Impervious Coverage	70%	Min. Building Spacing	30 ft.	First Floor Residential	Permitted		
Build-To Line	existing*																								
Min. Lot Area	10,500 SF*																								
Min. Lot Width	70 ft.																								
Min. Side Yard	15 ft.*																								
Min. Rear Yard	20 ft.																								
Min. Lot Depth	120 ft.																								
Max. Building Height	60 ft.*																								
Max. Impervious Coverage	70%																								
Min. Building Spacing	30 ft.																								
First Floor Residential	Permitted																								


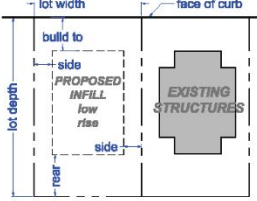
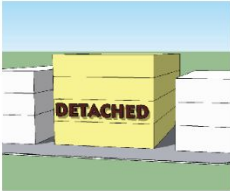

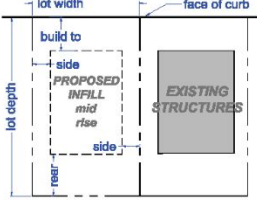
# ZONING

## §27-308. I - INDUSTRIAL DISTRICT

### Uses

Refer to §27-301 for complete list of By-Right, Conditional and Special Exception uses.

\*Note: Some of these Dimensional Standard are modified by the Infill Development Standards in §27-301.1 for projects with Tract Areas or Lot Areas less than one (1) acre.

TYPE	PHOTO	LOT DIAGRAM	DIMENSIONAL STANDARDS
DETACHED			<ul style="list-style-type: none"> <li>Build-To Line existing*</li> <li>Min. Lot Area 9,000 SF*</li> <li>Min. Lot Width 60 ft.</li> <li>Min. Side Yard 15 ft.*</li> <li>Min. Rear Yard 20 ft.</li> <li>Min. Lot Depth 150 ft.</li> <li>Max. Building Height 45 ft.*</li> <li>Max. Impervious Coverage 80%</li> <li>Min. Building Spacing 30 ft.</li> </ul>
			
MID-RISE			<ul style="list-style-type: none"> <li>Build-To Line existing*</li> <li>Min. Lot Area 12,000 SF*</li> <li>Min. Lot Width 70 ft.</li> <li>Min. Side Yard 15 ft.*</li> <li>Min. Rear Yard 20 ft.</li> <li>Min. Lot Depth 150 ft.</li> <li>Max. Building Height 60 ft.*</li> <li>Max. Impervious Coverage 70%</li> <li>Min. Building Spacing 30 ft.</li> </ul>
	