

ZONING

112 Attachment 2

Borough of West Chester

Appendix B Zoning Summary Table

WEST CHESTER ZONING DISTRICTS SUMMARY TABLE

April 9, 2021

REQUIREMENT	ZONING DISTRICT					
	NC-1		NC-2		NC-3	
Lot Area	Median value of lots on Block Face		Median value of lots on Block Face		2,500 square feet	
Lot Width, minimum	60 feet		- Detached - Semi-Detached - Attached	40 feet 30 feet 20 feet	- Detached - Semi-Detached - Attached - Apartment building	
Build-to line/front yard	match existing adjacent setbacks		match existing adjacent setbacks		match existing adjacent setbacks	
Side yard, minimum	15 feet minimum		existing adjacent, 10 feet minimum		existing adjacent, 10 feet minimum - Apartment building	
- Accessory Structures	5 feet		5 feet		- Accessory Structures 5 feet	
Rear yard, minimum	35 feet		20 feet		20 feet	
- Accessory Structures	5 feet		5 feet		5 feet	
Height, maximum	35 feet		35 feet		35 feet, apartment 55 feet	
Impervious coverage:	- Lots over 20,000 sq.ft. - Lots 12,000 to 20,000 sq.ft. - Lots under 6,500 sq.ft.	30% 35% 50%	- Lots over 5,000 sq.ft. - Lots 5,000 to 4,000 sq.ft. - Lots less than 4,000 sq.ft.	50% 70% 80%	70%	
Building coverage:	- Lots over 20,000 sq.ft. - Lots 12,000 to 20,000 sq.ft. - Lots less than 12,000 sq.ft.	15% 20% 30%	- Lots over 5,000 sq.ft. - Lots 5,000 to 4,000 sq.ft. - Lots less than 4,000 sq.ft.	35% 45% 45%	50%	
	<u>MU</u>		<u>TC</u>		<u>CS</u>	
Lot Area	2,500 square feet		2,500 square feet		7,500 square feet	
Lot Width, minimum	20 feet		20 feet		75 feet	
Build-to line/front yard	10 feet from curb		match existing adjacent setbacks		10 feet from curb	
Side yard, minimum	10 feet		existing adjacent, 5 feet minimum		existing adjacent, 5 feet minimum	
Rear yard, minimum			5 feet		10 feet	
Height, maximum	45 feet, 60 feet Conditional Use		45 feet		35 feet	
Impervious coverage:	95%		95%		85%	
Building coverage:	90%		92%		60%	
	<u>ID</u>		<u>IS</u>			
Lot Area	40,000 square feet		100,000 square feet			
Lot Width, minimum	100 feet		150 feet			
Build-to line/front yard	20 feet from curb		75 feet			
Side yard, minimum	20 feet 30 feet, adjacent to residential		50 feet 30 feet, parking			
Rear yard, minimum	10 feet		75 feet			
Height, maximum	60 feet		40 feet			
Impervious coverage:	85%		75%			
Building coverage:	50%		40%			