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[§ 224-12. Residential neighborhood \(RN\) districts.](#)

A. Purpose. Provisions for the residential neighborhood districts have been enacted to:

- (1) Protect existing neighborhood character and allow development of residential land uses in various neighborhood settings.
- (2) Designate sufficient undeveloped areas where a variety of housing types are permitted and ensure that the City meets its fair-share multifamily housing obligations.
- (3) Provide opportunities for complementary nonresidential land uses within residential neighborhoods.
- (4) Further the community development objectives of the City of Coatesville Comprehensive Plan, as amended.

B. Description of residential neighborhood districts.

- (1) RN-1 Residential Neighborhood District. The RN-1 District includes existing neighborhoods dominated by single-family detached dwellings on relatively large lots. Provisions of this district reinforce the detached dwelling character of these neighborhoods while allowing for single-family semidetached dwellings and certain civic uses under defined guidelines. The controls of this district correspond to the conditions and criteria of Planning Districts Nos. 1 and 9 from the City of Coatesville Comprehensive Plan.
- (2) RN-2 Residential Neighborhood District. The RN-2 District covers existing neighborhoods that contain a mix of semidetached and detached dwellings. Lot sizes are smaller than are found in the RN-1 District. Provisions of this district reflect the presence of single-family detached and semidetached dwellings that characterize these neighborhoods and their smaller lot sizes. Certain civic uses are also permitted under defined guidelines. The provisions of this district correspond to the conditions and criteria of Planning Districts Nos. 7 and 9 from the City of Coatesville Comprehensive Plan.
- (3) RN-3 Residential Neighborhood District. The RN-3 District includes residential neighborhoods containing mostly single-family semidetached dwellings with some detached dwellings. Lot sizes for the dwellings are smaller than those found in the RN-1 or RN-2 District. The controls of this district are designed to maintain the residential character of these neighborhoods on smaller lots. Certain civic uses are also permitted under defined guidelines. The provisions of this district correspond to the conditions and criteria of Planning District No. 7 from the City of Coatesville Comprehensive Plan.
- (4) RN-4 Residential Neighborhood District. The RN-4 District includes the neighborhoods that contain a mix of dwelling types, including single-family detached, semidetached (twins) and attached (rowhouse). These neighborhoods also contain multifamily dwellings consisting of residential conversions and apartment buildings. Provisions of this district are designed to provide for a variety of housing types while maintaining the existing character of the neighborhoods. Certain nonresidential uses are also permitted under defined guidelines. The provisions of this district correspond to the criteria for Planning Districts Nos. 2, 6, 8, 12 and 20 from the City of Coatesville Comprehensive Plan.

(5) RN-5 Residential Neighborhood District. The RN-5 District primarily consists of undeveloped parcels in the northwest section of the City where future residential development is deemed appropriate. Provisions of the district allow for new construction of a variety of housing types, including single-family detached, semidetached (twins), attached (rowhouses), multiplex units and multifamily dwellings in the form of apartments. The provisions of this district are consistent with the court-ordered settlement agreement dated April 7, 1992, and with the previous provisions of the R-6 District which implemented that settlement agreement.

C. Uses permitted in residential neighborhood districts. A building or lot may be used for any of the principal uses and associated accessory uses listed in the Table of Residential Neighborhood Districts Uses *Editor's Note: The table is included at the end of this chapter.* and no others. The uses are permitted under three processes: by right (BR), by special exception (SE) or by conditional use (CU) according to the following requirements:

(1) Uses permitted by right. Uses permitted by right include any one of the uses listed as by right (BR) in the Table of Residential Neighborhood Districts Uses. *Editor's Note: The table is included at the end of this chapter.* Uses permitted by right are subject to supplemental use regulations, where applicable, in addition to other provisions of this chapter. Proposals are limited to one principal use and any associated accessory uses and structures as permitted by § [224-59](#), Accessory uses and structures.

(a) Group homes.

[Added 11-9-1998 by Ord. No. 1090-98]

[1] Group homes shall be permitted in detached and semidetached buildings. *Editor's Note: Former Subsection C(1)(a)[2], which immediately followed this subsection, pertaining to number of group homes per block, was repealed 8-14-2000.*

(2) Uses permitted by special exception. Permitted special exception uses include any listed by (SE) in the Table of Residential Neighborhood Districts Uses. *Editor's Note: The table is included at the end of this chapter.* Uses permitted by special exception are subject to supplemental use regulations, if so designated, and are required to obtain special exception approval according to Article [XVI](#) and other provisions of this chapter. Any combination of the permitted uses (BR or SE) will be permitted according to the provisions of § [224-62](#), Unified land development process.

(3) Uses permitted by conditional use. Permitted conditional uses include any listed by (CU) in the Table of Residential Neighborhood Districts Uses. *Editor's Note: The table is included at the end of this chapter.* Uses permitted by conditional use are subject to supplemental use regulations, if so designated and are required to obtain a conditional use permit according to § [224-79B\(3\)](#) and other provisions of this chapter. Any combination of the permitted uses (BR, SE or CU) will be permitted according to the provisions of § [224-62](#), Unified land development process.

(4) Accessory uses and structures. Accessory uses and structures are permitted in the RN Districts in accordance with the provisions of § [224-59](#), Accessory uses and structures.

D. Lot area, bulk and coverage requirements for the RN-1, RN-2, RN-3 and RN-4 Districts.

(1) Residential uses. The Table of Residential Neighborhood District Lot Area, Bulk and Coverage Requirements *Editor's Note: This table is included at the end of this chapter.* contains the lot area, bulk and coverage requirements for all residential uses in the residential neighborhood districts. The maximum permitted density for multifamily developments in the RN-4 Residential Neighborhood District shall be 24 units per acre.

(2) Nonresidential or institutional uses.

(a) Lot area and coverage requirements for nonresidential or institutional structures and uses permitted within the residential neighborhood districts shall meet the standards set forth in Article [XII](#), Supplemental Use Regulations. Permitted nonresidential uses and structures in the RN Districts shall maintain the same yard area requirements as single-family detached dwellings in the same district. Building height is limited to

36 feet in the RN Districts unless specifically exempted by provisions in § [224-48D](#) or Article [XII](#).

(b) Additionally, permitted commercial uses in the RN-4 or RN-5 District shall be located no closer than 500 feet to another commercial use in the RN-4 or RN-5 District. This separation-distance requirement shall not apply to commercial uses in the RN-4 or RN-5 District if such use is located on a state route or highway.

[Amended 9-28-1998 by Ord. No. 1085-98]

E. Special provisions applicable to the RN-5 District.

(1) Permitted uses. A building or lot may be used for any of the principal uses and associated accessory uses listed in the Table of Residential Neighborhood District Uses and no others.

(2) Residential lot area, bulk and coverage requirements.

(a) Lot area and width.

[1] Every lot for a single-family detached building or dwelling shall have an area of not less than 1,800 square feet, and such lot shall be not less than 18 feet in width at the building and curblin.

[2] Every lot for a single-family semidetached (twin) building or dwelling shall have an area of not less than 3,600 square feet [one thousand eight hundred (1,800 square feet per unit) and any such lot shall be not less than 36 feet in width (18 feet per unit) at the building and curblin.

[3] For a single-family attached dwelling (rowhouse) which is not on a conventional lot but is to be a condominium or rental unit, the building footprint shall be at least 900 square feet on the first floor and at least 1,800 square feet in total. The building width shall be at least 18 feet. When a single-family attached unit is proposed on a fee-simple lot, the minimum lot size shall be 1,800 square feet and have a minimum lot width of 18 feet at the building and curblin.

[4] For a multiplex (with over and under units), which is not on a conventional lot but is to be a condominium or rental unit, each unit shall be at least 900 square feet in area. The building width shall be at least 18 feet.

[5] The tract for multifamily development (apartments) shall be at least 10 acres in size.

(b) Building coverage.

[1] Not more than 40% of the area of the lot for single-family detached or single-family semidetached (twin) buildings or dwellings may be occupied by such buildings or dwellings.

[2] For building coverage for a single-family attached (rowhouse) or a multiplex (with over and under units), which is to be conveyed as a footprint deed, the dwelling unit may occupy 100% of the footprint area of the building. When proposed on a fee-simple lot, the building coverage of a single-family attached (rowhouse) shall not exceed 40% of the lot.

[3] The building coverage for multifamily development (apartments) shall not be greater than 40% of the total tract area.

(c) Building height. No building shall exceed 40 feet in height unless the owner-occupant has petitioned the Zoning Hearing Board for a special exception and said special exception has been granted after consultation with the Fire Marshal.

(d) Front yard.

[Amended 9-28-1998 by Ord. No. 1085-98]

[1] There shall be a front yard on each street on which a lot for a single-family detached or single-family semidetached (twin) building or dwelling abuts, which shall be not less than 10 feet in depth nor more than 18 feet in depth.

[2] In the case of a single-family attached (rowhouse) or a multiplex (with over and under units), the facade of any such building shall be no closer than 10 feet to any street or common parking area nor more than 18 feet in depth.

(e) Rear yards.

[1] There shall be a rear yard on each lot for single-family detached or single-family semidetached (twin) buildings or dwellings, which shall be not less than 30 feet in depth. A private garage is permitted with a rear yard depth of not less than 10 feet.

[2] In the case of a single-family attached (rowhouse) unit or a multiplex (with over and under units), no building wall shall be closer than 10 feet to any street or parking area.

(f) The regulations applicable to front and rear yards shall also apply to private garages and accessory buildings, except as otherwise noted above.

(g) Building-separation distances for single-family attached (rowhouses) and multiplexes (with over and under units).

[1] No such buildings shall be closer to each other than 30 feet when such buildings are positioned back to back.

[2] When such buildings are positioned side to side, the building-separation distance shall be at least 25 feet.

(h) Gross density. The maximum gross density for any development in the RN-5 District shall be 14 dwelling units per acre.

(i) Minimum open space. The minimum open space for any development in the RN-5 District shall be $1/3$ (33 1/3%) of the total tract area.

(j) Perimeter setback. In the case of an apartment building, single-family attached (rowhouse) or multiplex (with over and under units), no building shall be placed closer than 30 feet to any perimeter property lines.

(k) Commercial development. Retail store and/or retail service uses shall be developed, provided that:

[Added 9-28-1998 by Ord. No. 1085-98]

[1] At least 100 dwelling units are built to support such use.

[2] All lots, bulk and coverage requirements for residential development shall apply.

[3] At least 1% and no more than 2% of the net tract area shall be devoted to retail store and /or service uses, such as corner store, convenience store and delicatessen. Such uses shall be open on a year-round basis for at least eight hours per day.

(3) Special development standards and criteria.

(a) The following provisions shall apply only to the RN-5 District. When conflicting with other provisions of this chapter, the provisions of this section shall take precedence.

[1] The proposed use shall not adversely affect neighboring properties relative to vehicular traffic, stormwater runoff, sedimentation, soil erosion, noise, dust, vibration or lighting.

[2] Existing perimeter trees and vegetation shall be preserved, except for necessary streets and accessways which provide ingress or egress to the site. At least 25 feet of the existing vegetation along the perimeter of a property shall be preserved.

[3] The proposed use shall be screened and buffered at the property line whenever it adjoins existing residential buildings or lands zoned for residential use. A landscape plan, consistent with the requirements of § [197-50](#) of Chapter [197](#), Subdivision and Land Development, shall be submitted, which

shall depict proposed evergreen and deciduous plantings in any area where existing trees within 25 feet of the perimeter property lines are not proposed to be preserved (except in areas of proposed streets or accessways which provide ingress or egress to the site). Such areas shall meet the buffering requirements of § [224-51](#) of this chapter.

[4] The proposed buildings, parking areas, walks and recreational areas shall be landscaped with trees and shrubs. A landscape plan consistent with the requirements of § [197-50](#) of Chapter [197](#), Subdivision and Land Development, shall be submitted to indicate proposed plantings.

[5] Grading shall be minimized. A grading plan depicting existing and proposed contours at two-foot intervals shall be submitted. In order to minimize grading in areas of existing woodland or trees, the applicant shall use retaining walls, tree wells or tree walls to preserve existing vegetation to the maximum extent possible. The proposed development shall be consistent with the requirements for stormwater management and soil erosion and sedimentation control of Chapter [197](#), Subdivision and Land Development.

[6] Recreational facilities and amenities shall be provided in the form of such features as tot lots, playgrounds, playfields, pedestrian pathways and tennis courts. These shall be in accordance with the Coatesville Open Space, Recreation and Environmental Resources Plan, dated December 13, 1993. Recreational-facility plans shall be submitted to depict the specific types of facilities proposed. A plan shall be submitted to depict the location of the required open space of 1/3 (33 1/3%).

[7] The architectural design of the proposed residential development shall be in harmony with residential dwellings on surrounding/neighborhood properties in the City. The traditional design of buildings shall emulate those existing in the City with front porches and rear yard garages accessible from the alley. Architectural plans and elevations, prepared by the architect, shall be submitted.

[Amended 9-28-1998 by Ord. No. 1085-98]

[8] All parking areas, parking lots, pathways and walkways shall be adequately illuminated, and all lighting shall be shielded from adjoining properties. A lighting plan shall be submitted.

[9] Private streets; off-street parking.

[Amended 9-28-1998 by Ord. No. 1085-98]

[a] All proposed private streets shall have a minimum cartway width and a minimum right-of-way width as follows:

[b] For streets with no on-street parking, the minimum width shall be 22 feet.

[c] For streets with two travel lanes and one on-street parking lane, the minimum width shall be 30 feet.

[d] For streets with two travel lanes and on-street parking on both sides, the minimum width shall be 38 feet.

[e] All off-street parking spaces shall be a minimum of nine by 18 feet in size.

[10] All plans submitted, as required above, shall evidence a minimum-site-impact approach to the development by minimizing the proposed grading and tree removal. All potential adverse impacts shall be mitigated, and all proposed mitigation measures shall be depicted on the proposed plans. Tree removal shall be considered as an example of an adverse impact, and replacement trees shall be installed to offset the impact of tree removal.

[11] All proposed engineering, grading, landscape, recreational and architectural plans and proposals shall be sealed by the registered/certified design professionals who prepared the plans.

[12] All engineering, grading, landscape, recreational and architectural plans and proposals shall be presented by the respective applicable design professionals at the preliminary and final plan approval

meetings.

[13] No more than 20% of all dwellings shall be accessed from driveways which have a curb cut along the frontage street, in which case all garages shall be located in the side yard or in the rear yard. Whenever the garage is located in the side yard, it shall be set back at least 18 feet from the facade of the building toward the rear yard. At least 80% of the total number of dwellings shall be assessed from rear alleys.

[Added 9-28-1998 by Ord. No. 1085-98]

(b) The following procedures shall apply only to proposals in the RN-5 District:

[1] It shall be the applicant's burden to persuade City Council by plans, documents and other submissions that the proposed use, when located on the property at issue, having all the characteristics as proposed and when considering the present (or proposed) development and use of neighboring lands and the particular characteristics of the supporting public infrastructure, will not cause negative impacts of a type or to a degree greater than that which could result from other uses permitted in the district.

[2] The applicant shall submit a report, supplemented by plans, diagrams and other exhibits, to demonstrate compliance with Subsection [E\(3\)\(a\)](#) and [\(b\)\[1\]](#) above.

(4) Nonresidential or institutional lot area, bulk and coverage requirements in the RN-5 District. Lot area and coverage requirements for nonresidential or institutional structures and uses permitted in the RN-5 District shall meet the standards set forth in Article [XII](#), Supplemental Use Regulations. Such uses shall maintain the same yard area requirements as required for a single-family detached dwelling in the RN-5 District. Building height is limited to 36 feet in the RN-5 District unless specifically exempted by provisions in § [224-48D](#) or Article [XII](#).

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