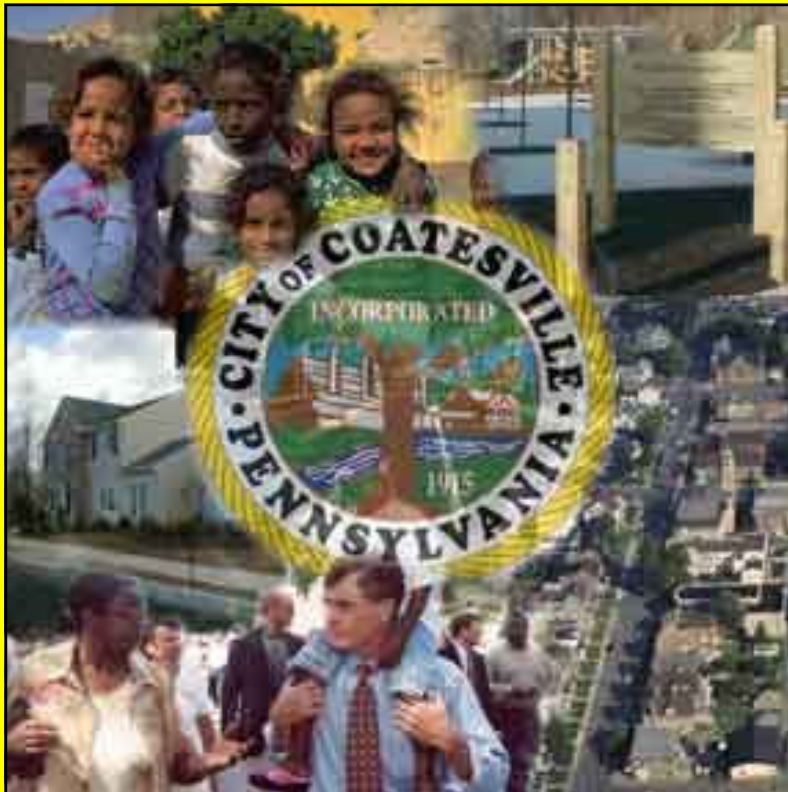


PUBLIC AUCTION

Ordered By The City of Coatesville

FRIDAY, MAY 30th @ 1:00 PM



AUCTION LOCATION: City Hall, City of Coatesville, PA

DEPOSIT: 10% Down. Close within 30 Days. 10% B.P. Buyer is guaranteed good insurable title. For complete details go to www.WarnerRealtors.com.



856-769-4111



Warner
Real Estate & Auction Company, Inc



April 22, 2008

Dear Prospective Bidder:

Warner Real Estate & Auction Company Inc. is proud to offer this incredibly rare buying opportunity of prime real estate in Coatesville, Pennsylvania!

The City of Coatesville has ordered the properties to be sold at Public Auction. The auction event will be your only opportunity to purchase these properties at your own price.

As you know, the properties are being sold "as is, with all faults". There is an abundant amount of information in this Property Information Package (PIP). **The auction will be held at the City Hall, City of Coatesville, PA at 1:00 p.m. on Friday, May 30th.** Bidders that cannot make it to the auction will have the opportunity to bid on the Internet (www.warnerrealtors.com) during the live auction event. If you are unable to attend but wish to submit an Absentee Bid, give us a call.

The sale is not contingent upon your ability to acquire mortgage financing. You are encouraged to contact your lender. Read the sample Purchase & Sale Agreement in this package. You should consult your attorney with any questions regarding the Agreement. There can be no changes to the Agreement.

Don't forget to have a deposit check made out to Warner Real Estate & Auction Company, Inc. and bring it with you to the auction event. You must show the check at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open outcry auction.

Our experienced auction staff is available to answer your questions at (856) 769-4111. We welcome your calls. See you at the auction. Good luck with your bids!

Sincerely yours,

Richard G Warner, CAI, AARE
President/Broker of Record
PA Auctioneer License: AU004021



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VIII. Purchasing Real Estate at Auction

IX. Bidder Registration Form

Notice to All Bidders

The information included in the packets, brochures and any other materials is a summary of information available from a number of sources, most of which have not been independently verified. This summary has been provided only for the use of prospective bidders at the Public Real Estate Auction. It is supplied for whatever assistance it may provide in answering questions; however:

SUCH INFORMATION AND OPINIONS ARE SUPPLIED WITHOUT ANY WARRANTIES OR REPRESENTATIONS, EITHER EXPRESSED OR IMPLIED, WHATSOEVER.

Prospective bidders are advised to avail themselves of the tax and land records of the related city or county and the State in which the auction sale is conducted, and to make an inspection of the premises on their own behalf, consulting whatever advisors they may feel appropriate.

The Property for sale will be auctioned in an "AS IS, WHERE IS" condition and neither the Auction Company, nor the Seller or their respective agents make any express or implied warranties of any kind. The descriptions and conditions listed in this and any other advertising materials are to be used as guidelines only and are not guaranteed.

Disclaimer: Any announcements made the day of auction take precedence over previously distributed information regardless of medium.

Property Details

Property #1:

122-123 New Street

Parcel ID #: 16-10-109, 16-10-110

Zoning: RN-4

Description: Lot

Lot Size: .0426 Acres/1855sqft, .0744 Acres/3242 sqft

Property #2:

356 South 1st Avenue

Parcel ID #: 16-10-13

Zoning: I-2

Description: Dwelling

Lot Size: .0316 Acres/1378sqft

Property #3:

219 Pine Street

Parcel ID #: 16-10-140

Zoning: RN-4

Description: Lot

Lot Size: .8568Acres/37324sqft

Property #4:

562 Coates Street

Parcel ID #: 16-2-156

Zoning: RN-3

Description: Lot

Lot Size: .0385Acres/1676sqft

Property #5:

882 Coates Street

Parcel ID #: 16-2-244

Zoning: RN-4

Description: Lot

Lot Size: .0235Acres/1022sqft

Property Details

Property #6:

700 Merchant Street
Parcel ID #: 16-2-267
Zoning: RN-4
Description: Lot
Lot Size: .0481Acres/2096sqft

Property #7:

121 North 7th Avenue
Parcel ID #: 16-2-272.1
Zoning: RN-4
Description: Lot
Lot Size: .0390Acres/1700sqft

Property #8:

421 Coates Street
Parcel ID #: 16-2-45
Zoning: RC
Description: Dwelling

Property #9:

337-339 Mt. Pleasant Street
Parcel ID #: 16-4-15/16
Zoning: RN-5
Description: Lot

Property #10:

224 West Diamond
Parcel ID #: 16-4-80
Zoning: C-1
Description: Lot
Lot Size: .0179Acres/780sqft

Property Details

Property #11:

114 East Chestnut
Parcel ID #:16-5-142
Zoning: C-1
Description: Dwelling

Property #12:

116 East Chestnut
Parcel ID #: 16-5-143
Zoning: C-1
Description: Dwelling

Property #13:

736 Lumber Street
Parcel ID #: 16-6-140
Zoning: RN-4
Description: Lot
Lot Size: .0239Acres/1041sqft

Property #14:

738 Lumber Street
Parcel ID #: 16-6-141
Zoning: RN-4
Description: Lot
Lot Size: .0262Acres/1142sqft

Property #15:

724 Olive Street
Parcel ID #: 16-6-864
Zoning: RN-3
Description: Lot
Lot Size: .0331Acres/1440sqft

Property #16:

721 Valley Road
Parcel ID #: 16-9-265
Zoning: RN-1
Description: Lot
Lot Size: .6165Acres/26853sqft

Summary Terms

PUBLIC AUCTION

By Order of The City of Coatesville

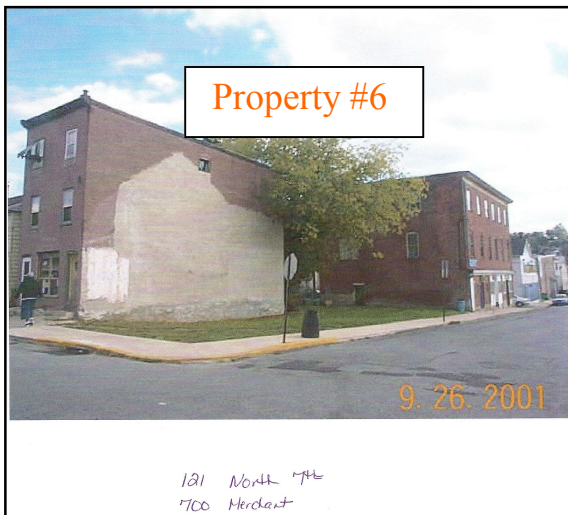
16 Surplus Properties, Coatesville, PA

Auction Date: Friday, May 30th @ 1:00 pm

Property Open Houses: Sunday, May 18th 1-3pm

- The 10% deposit check is payable to Manito Title Company.
- 10% deposit in personal check or business check at the time and place of sale. Bidders that cannot make it to the auction will have the opportunity to bid on the Internet during the live auction event. Internet bidders are required to pre-register no later than **48 hours** prior to the live auction.
- Closing will take place on or before 30 days from the final approval of the City of Coatesville at the office of **Manito Title Company, 100 West Market St, West Chester, PA** unless otherwise agreed upon by Seller, in writing.
- A Buyer's Premium of TEN PERCENT (10%) will be added to the high bid. The sum of the two will constitute the Total Purchase Price.
- The property is being sold "as is". The Seller does not make any claims or promises about the condition or value of any of the Property, including, but not limited to, environmental matters, suitability for construction of structures or residences, buildings or other improvements thereon, compliance with zoning codes, compliance with construction codes, or viability of the issuance of a building permit with regard thereto,. The Seller and its agents make no representations as to the Property's precise acreage or condition..
- The property is NOT being sold with a financing contingency, so we recommend that you contact your lender for a pre-approval before bidding at the auction.
- Warner Real Estate & Auction Company, Inc. and all other licensees employed by or associated with Warner Real Estate & Auction Company Inc. are acting as a Sellers agent.
- The Seller reserves the right to accept or reject any bids.
- If the property contains a structure, the Purchaser must either remove the structure or make the structure habitable with one (1) year of the date of closing. If the Purchaser fails to either remove the structure or if the Purchaser fails to make it habitable in one (1) year of closing, then the Redevelopment Authority has the right, unless the time is extended, to tender to the Purchaser the Purchase Price set forth in paragraph 2 of the Contract and Buyer shall immediately convey property, free of any liens or encumbrances, to Seller.

Photographs



Photographs



Zoning Info

ZONING

224 Attachment 2

City of Coatesville

Table of

Residential Neighborhood District Lot Area, Bulk and Coverage Requirements [Amended 6-9-2003 by Ord. No. 1219-2003]

Uses	District	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Yard Setbacks (feet)			Building Coverage (percent)	Lot Coverage (percent)	Building Height (feet)
				Front	Side	Rear			
Single-family detached dwelling	RN-1	6,000	60	20	15	40	30%	45%	36
	RN-2	5,400	40	20	7.5	40	30%	45%	36
	RN-3	4,800	40	15	5	30	40%	60%	36
	RN-4	4,800	40	10	3	20	40%	60%	36
	RN-5								
Single-family semidetached dwelling (twin)	RN-1	4,000	35	20	15	40	35%	50%	36
	RN-2	3,000	25	20	7.5	40	40%	60%	36
	RN-3	2,500	25	15	5	30	50%	65%	36
	RN-4	2,500	20	10	3	20	50%	65%	36
	RN-5								
Single-family attached dwelling (rowhouse)	RN-4	1,800	18	10	0	20	60%	70%	36
	RN-5								
Multifamily (apartments)	RN-4	10,000 ¹	70	10	15	20	40%	65%	50
	RN-5								
Multiplex (over-and-under units)	RN-5								
	RN-1	N/A	N/A	N/A	5	5	N/A	N/A	36
	RN-2	N/A	N/A	N/A	5	5	N/A	N/A	36
	RN-3	N/A	N/A	N/A	5	5	N/A	N/A	36
	RN-4	N/A	N/A	N/A	2	2	N/A	N/A	36
Accessory uses and structures	RN-5								
	RN-1	N/A	N/A	N/A	5	5	N/A	N/A	36
	RN-2	N/A	N/A	N/A	5	5	N/A	N/A	36
	RN-3	N/A	N/A	N/A	5	5	N/A	N/A	36
	RN-4	N/A	N/A	N/A	2	2	N/A	N/A	36

NOTE:

¹ The area of 10,000 square feet is the minimum lot area for the multifamily building. The maximum permitted density for multifamily development in the RN-4 District is 24 dwelling units per acre.

Zoning Info

ZONING

224 Attachment 1
 City of Coatesville
 Table of
 Residential Neighborhood District Uses

Uses	Districts				
	RN-1	RN-2	RN-3	RN-4	RN-5
Single-family detached dwelling	BR	BR	BR	BR	BR
Single-family semidetached dwelling (twin)	SE	BR	BR	BR	BR
Single-family attached dwelling (rowhouse)	---	---	---	SE	BR
Multifamily (apartments) [See § 224-60A(1).]	---	---	---	SE	BR
Multipler (over-and-under units)	---	---	---	---	BR
Residential conversion (2 or less units) (See § 224-61A.)	---	---	BR	BR	---
Residential conversion (3 or more units) (See § 224-61A.)	---	---	CU	CU	---
Rooming/boarding house [See § 224-60B(3).]	---	---	---	---	BR
Nursing home [See § 224-60B(6).]	---	---	---	SE	---
Group home	BR	BR	BR	BR	BR
Library	---	---	SE	SE	SE
Government building facility	BR	BR	BR	BR	BR
Church/religious use	SE	SE	SE	SE	SE
School [See § 224-60B(2).]	---	---	SE	SE	SE
Passive recreation	BR	BR	BR	BR	BR
Active recreation	SE	SE	SE	SE	SE
Indoor public recreation	---	---	SE	SE	---
Community utility [See § 224-60B(8).]	CU	CU	CU	CU	CU
Cemetery	BR	---	---	---	---
Funeral home/mortuary	SE	SE	SE	SE	---
Retail store	---	---	---	CU	---
Retail service	---	---	---	CU	---
Office	---	---	---	CU	---

The information included in this information package, website, brochures, and any other material is a summary of information available from a number of sources, most of which have NOT been independently verified. Such information and opinions are supplied without any warranties or representation, either expressed or implied, whatever

Zoning Info

ZONING

224 Attachment 5

City of Catesville Table of

Commercial Use Lot Area, Setback and Bulk Standards

Uses by District	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Building Coverage (percent)	Lot Coverage (percent)
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%

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Zoning Info

COATESVILLE CODE

City of Coatesville Table of Commercial Use Lot Area, Setback and Bulk Standards

Uses by District	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Building Coverage (percent)	Lot Coverage (percent)
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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Zoning Info

ZONING

City of Coatesville
Table of
Commercial Use Lot Area, Setback and Bulk Standards

Uses by District	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Building Coverage (percent)	Lot Coverage (percent)
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.

Zoning Info

ZONING

224 Attachment 6

City of Coatesville

Table of

Industrial Use Lot Area, Setback and Bulk Standards

Uses by District	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Building Coverage (percent)	Lot Coverage (percent)
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%

Zoning Info

ARTICLE III Establishment of Districts

§ 224-9. Classes of districts.

A. Base districts.

(1) For the purpose of this chapter, the City of Coatesville is hereby divided into the following classes of districts:

RN	Residential neighborhood districts (RN-1, RN-2, RN-3, RN-4, RN-5)	(§ 224-15)
RC	Residential Conservation District	(§ 224-16)
PS	Public Service District	(§ 224-17)
POS	Public Open Space District	(§ 224-18)
C-1	Neighborhood Commercial District	(§ 224-19)
C-2	Central Business District	(§ 224-20)
C-3	Highway Commercial District	(§ 224-21)
I-1	Light Industry District	(§ 224-22)
I-2	Heavy Industry District	(§ 224-23)

(2) The boundaries of such districts shall be as shown on the map attached hereto and made part of this chapter, and which shall be known as the "Zoning Map of the City of Coatesville." Said map and all notations, references and other data shown thereon shall be as much a part of this chapter as if all were fully described herein.

B. Overlay districts.

(1) In addition to the above base districts, the following overlay districts shall be established:

FC	Floodplain Conservation Overlay District	(Article VIII)
NRP	Natural Resource Protection Overlay District	(Article IX)
HR	Historic Resources Overlay District	(Article X)

(2) The overlay districts are defined by physical conditions of the site.

(3) In addition to the above-cited overlay districts, the following additional overlay districts shall be established: **[Added 4-11-2005 by Ord. No. 1247-2005]**

TND	Traditional Neighborhood Development Overlay District	(Article XVIII)
HND	Hilltop Neighborhood Development Overlay District	(Article XIX)
SMD	Steel Museum District Overlay District	(Article XX)
SPD	Specially Planned District (SPD) Overlay District	(Article XXI)
FRD	Flats Redevelopment District (FRD) Overlay District	(Article XXII)

(4) The TND, HND, SMD, SPD, and FRD Overlay Districts are as shown on the Zoning Overlay District Map, Exhibit A, dated January 11, 2005. The TND Overlay District pertains to Article VII-A of the Pennsylvania Municipalities Planning Code (MPC), and the HND, SMD, SPD, and FRD Districts pertain to Section 605 of the MPC. **[Added 4-11-2005 by Ord. No. 1247-2005]**

Zoning Info

ARTICLE IV Residential Districts

§ 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),

Zoning Info

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.

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- (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

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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.

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- [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.

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[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 accessed 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.

§ 224-13. Residential Conservation (RC) District.

A. Purpose. Provisions for the Residential Conservation District have been enacted to:

(1) Provide opportunities for development of residential land uses in various neighborhood settings.

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- (2) Promote lot configurations that are responsive to the characteristics of the site enabling new development to occur without undue negative impacts to the landscape.
 - (3) Enable the City to pursue goals identified in the Open Space, Recreation and Environmental Resources Plan, such as protecting distinctive site resources, without interfering with the property rights of private landowners.
 - (4) Retain meaningful open space in the City to improve land use design, to protect local resources and to provide for various recreational or leisure activities.
 - (5) Further the community development objectives of the City of Coatesville Comprehensive Plan, as amended.
- B. Description of the Residential Conservation District. The Residential Conservation (RC) District includes large remaining portions of the City which remain undeveloped or are sparsely developed and contain areas defined as sensitive natural features in adopted plans. The district also includes areas of Coatesville which contain residential neighborhoods or structures on tracts or lots with sensitive natural features. The controls of this district correspond to the conditions and criteria for Planning District Nos 3, 4, 8, 13, 14, 20 and 26.
- C. Uses permitted in the Residential Conservation District. A building or lot may be used for any of the principal uses and associated accessory uses described below and no others. The uses are permitted under three processes: by right, by special exception or by conditional use according to the following requirements:
- (1) Uses permitted by right. Uses permitted by right include any one of the following, subject to the supplemental use regulations of Article XII, if so designated. Proposals are limited to one principal use and any associated accessory uses and structures.
 - (a) Single-family detached dwellings in accordance with the provisions for conventional lot design requirements of Subsection D(1)(a).
 - (b) Group home.
 - (c) Government building/facility.
 - (d) Passive recreation.
 - (e) Active recreation.
 - (f) Cemetery.
 - (g) Agriculture and horticulture.
 - (h) Residential conversion (two or less units). (Refer to § 224-61A.)
 - (2) Uses permitted by special exception. The following uses are permitted by special exception subject to the supplemental use regulations of Article XII, if so designated, and are required to obtain special exception approval according to Article XVI. Any combination of uses permitted by right or special exception is permissible in accordance with the provisions of § 224-62, Unified land development process.
 - (a) Single-family detached dwellings in accordance with the provisions for cluster lot design requirements of Subsection D(1)(b).
 - (b) Church/religious.
 - (c) Residential conversion (three or more units). (Refer to § 224-61A.)
 - (d) Community utility. [Refer to § 224-60B(8).]
 - (e) Life-care facility. [Refer to § 224-60B(5).]
 - (f) Campground.

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- (3) Uses permitted by conditional use. The following uses are permitted by conditional use subject to the supplemental use regulations of Article XII, if so designated, and are required to obtain conditional use approval according to § 224-79B(3).
 - (a) Radio, television or microwave transmitter. [Refer to § 224-60B(9).]
 - (4) Accessory uses and structures. Accessory uses and structures are permitted in the RC District in accordance with the provisions of § 224-59, Accessory uses and structures.
- D. Lot area and coverage requirements. Lot area and coverage requirements of not less than the dimensions stated shall be provided for each dwelling unit and/or nonresidential building or use thereafter erected, established or altered in this district.
- (1) Residential uses and structures.
 - (a) Conventional lot design in accordance with the lot area requirements of the Table of Residential Conservation District Lot Area, Bulk and Coverage Requirements.
Editor's Note: This table is included at the end of this chapter.
 - (b) Cluster lot design in accordance with the lot area requirements of the Table of Residential Conservation District Lot Area, Bulk and Coverage Requirements
Editor's Note: This table is included at the end of this chapter. and the following requirements:
 - [1] Land within the Floodplain Conservation Overlay District or Natural Resource Protection Overlay District cannot be used to satisfy the minimum lot area requirements and may not comprise more than 10% of any residential lot using the cluster lot design option.
 - [2] Required open space shall be designed in accordance with § 224-54, Open space.
 - [3] The tract of land for which the cluster design option is proposed shall be at least two acres and held in single and separate ownership; or, in the case of multiple ownership, the tract shall be developed according to a single plan with common authority and common responsibility.
 - [4] A cluster development shall be designed to reduce disturbance to water, land, biotic and scenic resources on the site identified in the City Open Space, Recreation and Environmental Resources Plan (see Map 2 in the Plan *Editor's Note: This map is on file in the City offices.*) to the greatest extent possible.
 - [5] No more than eight contiguous lots or dwelling units shall be located within a single cluster. Such clusters of lots or dwelling units shall be defined and separated by common open space in order to allow direct access to open space and to provide privacy to individual yards. The Zoning Hearing Board may approve a change in the number of lots or dwelling units permitted within a single cluster, where such a change will better assure the protection of important visual attributes and environmentally sensitive areas. The applicant shall have the burden of demonstrating how the protection of these features will contribute to satisfactory screening and buffering between clusters.
 - [6] Any cluster lot yard area that is at the perimeter of the tract shall use the yard area setbacks of adjacent existing dwellings if they are greater than minimum requirements.
 - (2) Nonresidential and institutional uses and structures. Lot area and coverage requirements for nonresidential and institutional structures and uses permitted within the Residential Conservation District shall meet the following standards:
 - (a) Agriculture, horticulture or campground uses must maintain a minimum lot size of five acres. Bulk and coverage requirements for single-family detached dwellings in the RC District shall be maintained for any structures associated with these uses.

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(b) Lot area and coverage requirements for other nonresidential and institutional uses in the RC District are contained in Article XII, Supplemental Use Regulations.

E. Yard requirements.

(1) Front yards.

(a) Residential uses and structures in the RC District shall maintain the front yard requirements specified by use in the Table of Residential Conservation District Lot Area, Bulk and Coverage Requirements. *Editor's Note: This table is included at the end of this chapter.*

(b) Nonresidential uses and structures are required to provide a front yard of 20 feet.

(2) Side yards.

(a) Residential uses and structures in the RC District shall maintain the side yard requirements specified by use in the Table of Residential Conservation District Lot Area, Bulk and Coverage Requirements. *Editor's Note: This table is included at the end of this chapter.*

(b) Nonresidential uses or structures shall maintain two side yards which shall not be less than 15 feet.

(3) Rear yard.

(a) Residential uses and structures in the RC District shall maintain the rear yard requirements of the RN-4 District specified by use in 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.*

(b) Nonresidential uses or structures in the RC District shall maintain a rear yard of 40 feet in depth.

F. Building height. Structures in the RC District cannot exceed the height limitations of the Table of Residential Conservation District Lot Area, Bulk and Coverage Requirements, *Editor's Note: This table is included at the end of this chapter.* unless specifically exempted by provisions in § 224-48D or Article XII. Nonresidential uses and structures in the RC District cannot exceed 36 feet in height.

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ARTICLE VI Commercial Districts

§ 224-16. Neighborhood Commercial (C-1) District. [Amended 4-28-1997 by Ord. No. 1047-97]

A. Purpose. The provisions of this district have been enacted to:

- (1) Establish neighborhood commercial centers within the City of Coatesville, making convenience goods and services readily accessible to residents.
- (2) Ensure that permitted commercial uses are established at a scale which is compatible with residential neighborhoods.
- (3) Provide opportunities for small businesses.

B. Permitted uses and structures.

- (1) Use permitted by right. The following uses and structures are permitted by right within this district, subject to the supplemental use regulations of Article XII, if applicable. Proposals are limited to one principal use and any associated accessory uses and structures.
 - (a) All uses permitted in the RN-4 District, excluding multifamily.
 - (b) Financial institution. [Refer to § 224-60C(4).]
 - (c) Health/recreation spa.
 - (d) Medical clinic.
 - (e) Playhouse.
 - (f) Restaurant.
 - (g) Restaurant, fast-food. [Refer to § 224-60C(2).]
 - (h) Residential conversion (two or less units). (Refer to § 224-61A.)
- (2) Use permitted by special exception. The following uses and structures are permitted by special exception within this district, subject to the supplemental use regulations of Article XII, if applicable:
 - (a) Day-care center. [Refer to § 224-60B(1).]
 - (b) Group quarters. [Refer to § 224-60B(4).]
 - (c) Life-care facility. [Refer to § 224-60B(5).]
 - (d) Residential conversion (three or more units). (Refer to § 224-61A.)
 - (e) Tavern.
 - (f) Any combination of uses permitted by right or special exception, or both, in accordance with § 224-62, Unified land development process.
- (3) Use permitted by conditional use. The following uses and structures are permitted by conditional use within this district, subject to the supplemental use regulations of Article XII, if applicable:
 - (a) Office center. [Refer to § 224-60C(8).]
 - (b) The combination of a conditional use and a use permitted by right or special exception, in accordance with § 224-62, Unified land development process.
- (4) Accessory uses and structures. Accessory uses and structures are permitted in the C-1 District in accordance with the provisions of § 224-59. Accessory uses and structures.

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C. Lot area, width and coverage requirements.

- (1) Residential uses. Residential uses and structures in the C-1 District shall maintain the same lot area, width and coverage requirements as in the RN-4 District.
- (2) Nonresidential or institutional uses. Lot area, width and coverage requirements for nonresidential and institutional uses in the C-1 District are contained in § 224-60 of Article XII, Supplemental Use Regulations.

D. Yard requirements.

(1) Front yards.

- (a) Residential uses and structures in the C-1 District shall maintain the front yard requirements for the same uses in the RN-4 District.
- (b) Nonresidential or institutional uses and structures in the C-1 District are required to provide a front yard setback to satisfy the required sidewalk areas defined in Chapter 197, Subdivision and Land Development.

(2) Side yards.

- (a) Residential uses and structures in the C-1 District shall maintain the side yard requirements for the same uses in the RN-4 District.
- (b) Any nonresidential or institutional use that contains a dwelling unit or is adjacent to an existing residential property or residential district shall maintain two side yards, which shall not be less than 20 feet in the aggregate width, and neither of which shall be less than 10 feet.

(3) Rear yards.

- (a) Residential uses and structures in the C-1 District shall maintain the rear yard requirements for the same uses in the RN-4 District.
- (b) Any nonresidential or institutional use that contains a dwelling unit or is adjacent to an existing residential property or residential district shall maintain a rear yard of 30 feet in depth. Other nonresidential uses and structures shall maintain a rear yard of 20 feet in depth.

E. Building height. Structures in the C-1 District cannot exceed 36 feet in height unless specifically exempted by provisions in § 224-48D or Article XII.

§ 224-17. Central Business (C-2) District. [Amended 4-28-1997 by Ord. No. 1047-97]

A. Purpose. The provisions of this district have been enacted to:

- (1) Establish the central business area within the City.
- (2) Permit a variety of commercial uses.
- (3) Make goods and services accessible to residents.
- (4) Provide opportunities for small-scale businesses.

B. Permitted uses and structures.

- (1) Uses permitted by right. The following uses and structures are permitted by right within this district, subject to the supplemental use regulations of Article XII, if applicable. Proposals are limited to one principal use and any associated accessory uses and structures.
 - (a) All uses permitted in the RN-4 District, excluding multifamily.

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- (b) Convenience store.
- (c) Residential conversion (two or less units). (Refer to § 224-61A.)
- (d) Day-care center. [Refer to § 224-60B(1).]
- (e) Financial institution. [Refer to § 224-60C(4).]
- (f) Group quarters. [Refer to § 224-60B(4).]
- (g) Health/recreation spa.
- (h) Hotel.
- (i) Life-care facility. [Refer to § 224-60B(5).]
- (j) Nursing home. [Refer to § 224-60B(6).]
- (k) Medical clinic.
- (l) Movie theater.
- (m) Office center. [Refer to § 224-60C(8).]
- (n) Playhouse.
- (o) Restaurant.
- (p) Restaurant, fast-food. [Refer to § 224-60C(2).]
- (q) Retail center. [Refer to § 224-60C(1).]

(2) Uses permitted by special exception. The following uses and structures are permitted by special exception within this district:

- (a) Residential conversion (three or more units). (Refer to § 224-61A.)
- (b) Tavern.
- (c) Any combination of uses permitted by right or special exception, or both, in accordance with § 224-62, Unified land development process.

(3) Uses permitted by conditional use. The following uses and structures are permitted by conditional use within this district:

- (a) Retail complex. [Refer to § 224-60C(1).]
- (b) The combination of a conditional use and a use permitted by right or special exception, in accordance with § 224-62, Unified land development process.

(4) Accessory uses and structures. Accessory uses and structures are permitted in the C-2 District in accordance with the provisions of § 224-59, Accessory uses and structures.

C. Lot area, width and coverage requirements.

- (1) Residential uses. Residential uses and structures in the C-2 District use the same lot area, width and coverage requirements as the same uses in the RN-4 District.
- (2) Nonresidential or institutional uses. Lot area, width and coverage requirements for nonresidential and institutional uses in the C-2 District are contained in § 224-60 of Article XII, Supplemental Use Regulations.

D. Yard requirements.

- (1) Front yards. Uses and structures in the C-2 District are required to provide a front yard setback to satisfy the required sidewalk areas specified in Chapter 197, Subdivision and Land Development.

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(2) Side yards.

- (a) Residential uses and structures in the C-2 District shall maintain the side yard requirements for the same uses in the RN-4 District.
- (b) Any nonresidential or institutional use that contains a dwelling unit or is adjacent to an existing residential property or residential district shall maintain two side yards, which shall not be less than 15 feet in the aggregate width, and neither of which shall be less than five feet.

(3) Rear yards.

- (a) Residential uses and structures in the C-2 District shall maintain the rear yard requirements for the same uses in the RN-4 District.
- (b) Any nonresidential or institutional use that contains a dwelling unit or is adjacent to an existing residential property or residential district shall maintain a rear yard of 20 feet in depth. Other nonresidential uses and structures shall maintain a rear yard of 15 feet in depth.

E. Building height. Structures in the C-2 District cannot exceed 80 feet in height unless specifically exempted by provisions in § 224-48D or Article XII.

§ 224-18. Highway Commercial (C-3) District. [Amended 4-28-1997 by Ord. No. 1047-97]

A. Purpose. The provisions of this district have been enacted to:

- (1) Accommodate automobile-oriented commercial uses which may not be appropriate within residential neighborhoods or the downtown.
- (2) Locate commercial uses with high parking, traffic and lighting requirements within an appropriate area.
- (3) Allow a wide variety of commercial uses.
- (4) Provide opportunities for small- and large-scale businesses.

B. Permitted uses and structures.

- (1) Uses permitted by right. The following uses and structures are permitted by right within this district. Proposals are limited to one principal use and any associated accessory uses and structures.
 - (a) All uses permitted in RN-4, excluding multifamily.
 - (b) Auto service. [Refer to § 224-60C(5).]
 - (c) Commercial/trade school. [Refer to § 224-60B(2).]
 - (d) Convenience store.
 - (e) Day-care center. [Refer to § 224-60B(1).]
 - (f) Financial institution. [Refer to § 224-60C(4).]
 - (g) Group quarters. [Refer to § 224-60B(4).]
 - (h) Health/recreation spa.
 - (i) Hotel.
 - (j) Indoor commercial recreation.
 - (k) Life-care facility. [Refer to § 224-60B(5).]

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- (l) Medical clinic.
- (m) Motel.
- (n) Movie theater.
- (o) Nightclub.
- (p) Office center. [Refer to § 224-60C(8).]
- (q) Playhouse.
- (r) Parking lot/garage.
- (s) Restaurant.
- (t) Retail center. [Refer to § 224-60C(1).]
- (u) Retail complex. [Refer to § 224-60C(1).]
- (v) Tavern.
- (w) Residential conversion (two or less units). (Refer to § 224-61A.)
- (x) Signs as a principal use. [Refer to § 224-73D(8).]

(2) Uses permitted by special exception. The following uses and structures are permitted by special exception within this district:

- (a) Residential conversion (three or more units). (Refer to § 224-61A.)
- (b) Any combination of uses permitted by right or special exception, or both, in accordance with § 224-62, Unified land development process.

(3) Uses permitted by conditional use. The following uses and structures are permitted by conditional use within this district:

- (a) Amusement hall/arcade. [Refer to § 224-60C(6).]
- (b) Restaurant, fast-food. [Refer to § 224-60C(2).]
- (c) Restaurant, drive-through. [Refer to § 224-60C(3).]

(4) Accessory uses and structures. Accessory uses and structures are permitted in the C-3 District in accordance with the provisions of § 224-59, Accessory uses and structures.

C. Lot area, width and coverage requirements.

- (1) Residential uses. Residential uses and structures in the C-3 District maintain the lot area, width and coverage requirements as the same uses in the RN-4 District.
- (2) Nonresidential or institutional uses. Lot area, width and coverage requirements for nonresidential and institutional uses in the C-3 District are contained in § 224-60 of Article XII, Supplemental Use Regulations.

D. Yard requirements.

- (1) Front yards.
 - (a) Residential uses and structures in the C-3 District shall maintain the side yard requirements for the same uses in the RN-4 District.
 - (b) Nonresidential or institutional uses and structures in the C-3 District shall maintain a front yard of 20 feet.
- (2) Side yards.
 - (a) Residential uses and structures in the C-3 District shall maintain the side yard

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requirements for the same uses in the RN-4 District.

(b) All nonresidential or institutional uses shall maintain two side yards, which shall not be less than 30 feet in the aggregate width, and neither of which shall be less than 10 feet.

(3) Rear yards.

(a) Residential uses and structures in the C-3 District shall maintain the rear yard requirements for the same uses in the RN-4 District.

(b) Nonresidential or institutional uses in the C-3 District shall maintain a rear yard of 30 feet in depth.

E. Building height. Structures in the C-3 District cannot exceed 36 feet in height unless specifically exempted by provisions in § 224-48D or Article XII.

§ 224-18.1. Special Commercial Use (C-4) District. [Added 4-28-1997 by Ord. No. 1047-97]

A. Purpose. The provisions of this district have been enacted to:

(1) Establish a district which provides for special uses of a commercial type.

(2) Ensure that opportunities for larger lot areas and parking areas are provided to adequately service special commercial uses.

B. Permitted uses and structures.

(1) Use permitted by right. The following uses and structures are permitted by right within this district, subject to the supplemental use regulations of Article XII, if applicable. Proposals are limited to one principal use and any associated accessory uses and structures.

(a) Commercial/trade school. [Refer to § 224-60B(2).]

(b) Convenience store.

(c) Health/recreation spa.

(d) Hospital. [Refer to § 224-60B(7).]

(e) Indoor commercial recreation.

(f) Mass transit terminal.

(g) Office.

(h) Office center. [Refer to § 224-60C(8).]

(i) Office park. [Refer to § 224-60C(8).]

(j) Parking lot/garage.

(k) Recreation, active.

(l) Recreation area.

(m) Recreation, passive.

(n) Restaurant.

(o) Restaurant, drive-through. [Refer to § 224-60C(3).]

(p) Restaurant, fast-food. [Refer to § 224-60C(2).]

(q) Retail center. [Refer to § 224-60C(1).]

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- (r) Retail complex. [Refer to § 224-60C(1).]
 - (s) Retail store.
 - (t) Tavern.
 - (u) Veterinary/animal hospital.
- (2) Uses permitted by special exception. The following uses and structures are permitted by special exception within this district, subject to the supplemental use regulations of Article XII, if applicable:
- (a) Auto sales.
 - (b) Auto service. [Refer to § 224-60C(5).]
- (3) Uses permitted by conditional use. The following uses and structures are permitted by conditional use within this district:
- (a) Adult entertainment uses. [Refer to §§ 224-60C(7) and 224-18.1G.]
 - (b) Amusement hall/arcade. [Refer to § 224-60C(6).]
 - (c) Department store.
 - (d) Hotel.
 - (e) Motel.
 - (f) Nightclub.
 - (g) Private club.
 - (h) Variety store.
 - (i) Wagering and gambling establishment.
- C. Lot area, width and coverage requirements.
- (1) Nonresidential uses. Lot area, width and coverage requirements for nonresidential uses in the C-4 District are contained in § 224-60 of Article XII, Supplemental Use Regulations, and in the Table of Commercial Use Lot Area, Setback and Bulk Standards (Parts 1 through 4). *Editor's Note: Said table is located at the end of this chapter.* **[Amended 9-28-1998 by Ord. No. 1084-98]**
- D. Yard requirements.
- (1) Front yards. A front yard of 20 feet shall be maintained.
 - (2) Side yards. Two side yards shall be maintained which shall not be less than 40 feet in the aggregate width and neither of which shall be less than 15 feet.
 - (3) Rear yards. A rear yard of 40 feet in depth shall be maintained.
- E. Building height. Buildings and other structures in the C-4 District shall not exceed 36 feet in height, unless specifically exempted by provisions in § 224-48D of Article XII.
- F. Special design standards.
- (1) The landscaping and buffering regulations of Article XI, § 224-51, shall apply, as well as the following:
 - (a) Any use in the C-4 District adjacent to any residential use or district shall provide a Class C buffer.
 - (2) The off-street parking requirements of Article XIII, § 224-64, shall apply, except for § 224-64D and E.

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G. Definition of terms. For the purpose of this article, the following words, terms and phrases have the meaning indicated herein:

ADULT ARCADE — Any place to which the public is permitted or invited wherein coin-operated, slug-operated or for any form of consideration, or electronically, electrically or mechanically controlled still- or motion-picture machines, projectors, video or laser disc players or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time and where the images so displayed are distinguished or characterized by the depicting or describing of specified sexual activities or specified anatomical areas.

ADULT BOOKSTORE, ADULT NOVELTY STORE or ADULT VIDEO STORE — A commercial establishment which, as one of its principal purposes, offers for sale or rental for any form of consideration any one or more of the following:

- (1) Books, magazines, periodicals or other printed matter or photographs, films, motion pictures, video cassettes or video reproductions, slides or other visual representations which are characterized by the depiction or description of specified sexual activities or specified anatomical areas.
- (2) Instruments, devices or paraphernalia which are designed for use in connection with specified sexual activities.

ADULT CABARET — A nightclub, bar, restaurant or similar commercial establishment which regularly features:

- (1) Persons who appear in a state of nudity or seminudity.
- (2) Live performances which are characterized by the exposure of specified anatomical areas or by specified sexual activities.
- (3) Films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by the depiction or description of specified sexual activities or specified anatomical areas.

ADULT ENTERTAINMENT USE — Any of the following:

- (1) The opening or commencement of any sexually oriented business as a new business.
- (2) The conversion of an existing business, whether or not a sexually oriented business, to any sexually oriented business.
- (3) The addition of any sexually oriented business to any other existing sexually oriented business.
- (4) The relocation of any sexually oriented business.

ADULT MOTION-PICTURE THEATRE — A commercial establishment where, for any form of consideration, films, motion pictures, video cassettes, slides or similar photographic reproductions are regularly shown which are characterized by the depiction or description of specified sexual activities or specified anatomical areas.

ADULT THEATRE — A theatre, concert hall, auditorium or similar commercial establishment which regularly features persons who appear in a state of nudity or seminudity or live performances which are characterized by the exposure of specified anatomical areas or by specified sexual activities.

ESCORT — A person who, for consideration, agrees or offers to act as a companion, guide or date for another person or who agrees or offers to privately model lingerie or to privately

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perform a striptease for another person.

ESCORT AGENCY — A person or business association who or which furnishes, offers to furnish or advertises to furnish escorts as one of its primary business purposes for a fee, tip or other consideration.

NUDE MODEL STUDIO — Any place where a person who appears seminude, in a state of nudity or who displays specified anatomical areas is provided to be observed, sketched, drawn, painted, sculptured, photographed or similarly depicted by other persons who pay money or any form of consideration. A nude model studio shall not include a proprietary school licensed by the State of Pennsylvania or a college, junior college or university supported entirely or in part by public taxation; a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college or university supported entirely or partly by taxation; or a structure:

- (1) That has no sign visible from the exterior of the structure and no other advertising that indicates a nude or seminude person is available for viewing.
- (2) Where in order to participate in a class, a student must enroll at least three days in advance of the class.
- (3) Where no more than one nude or seminude model is on the premises at any one time.

NUDITY or STATE OF NUDITY — The showing of the human male or female genitals, pubic area, vulva, anus, anal cleft or cleavage with less than a fully opaque covering, the showing of the female breast with less than a fully opaque covering of any part of the nipple or the showing of the covered male genitals in a discernible turgid state.

SEMINUDE or SEMINUDE CONDITION — The state of dress in which clothing partially or opaquely covers specified anatomical areas.

SEXUAL ENCOUNTER CENTER — A business or commercial enterprise that, as one of its principal business purposes, offers for any form of consideration:

- (1) Physical contact in the form of wrestling or tumbling between persons of the opposite sex.
- (2) Activities between male and female persons and/or persons of the same sex when one or more of the persons is in a state of nudity or seminudity.

SEXUALLY ORIENTED BUSINESS — An adult arcade, adult bookstore, adult novelty store, adult video store, adult cabaret, adult motion-picture theatre, adult theatre, escort agency, nude model studio or sexual encounter center.

SPECIFIED ANATOMICAL AREAS — Human genitals, pubic region, anus, buttocks, female breast(s) below a point immediately above the top of the areola or human male genitals in a discernibly turgid state, even if completely covered.

SPECIFIED SEXUAL ACTIVITIES — Any of the following:

- (1) The fondling or other erotic touching of human genitals, pubic region, buttocks, anus or female breasts.
- (2) Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, masturbation or sodomy.
- (3) Excretory functions as part of or in connection with any of the activities set forth in Subsections (1) and (2) above.

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ARTICLE V Institutional Districts

§ 224-14. Public Service (PS) District. [Amended 4-28-1997 by Ord. No. 1047-97]

A. Purpose. The Public Service (PS) District has been established to:

- (1) Locate institutional and community facilities where they are accessible to residents and central businesses.
- (2) Create a focal point for community interaction and activities.
- (3) Provide a transition between the structures and uses in the central business area and the residential neighborhoods.
- (4) Provide additional opportunities for limited office uses and retail activity outside of the commercial districts.

B. Permitted uses and structures.

(1) Uses permitted by right. The following uses and structures are permitted by right within this district, subject to the supplemental use regulations of Article XII, if applicable:

- (a) All uses permitted in the RN-4 District.
- (b) Government building/facility.
- (c) Hotel.
- (d) Museum/gallery.
- (e) Restaurant.
- (f) Financial institution. [Refer to § 224-60C(4).]
- (g) Office center. [Refer to § 224-60C(8).]
- (h) Playhouse.
- (i) Life-care facility. [Refer to § 224-60B(5).]
- (j) Nursing home. [Refer to § 224-60B(6).]
- (k) Medical clinic.
- (l) Group quarters. [Refer to § 224-60B(4).]
- (m) Day-care center. [Refer to § 224-60B(4).]
- (n) Institution.
- (o) Commercial/trade school. [Refer to § 224-60B(2).]
- (p) Residential conversion (two or less units). (Refer to § 224-61A.)

(2) Uses permitted by special exception. The following uses and structures are permitted by special exception within this district, subject to the supplemental use regulations of Article XII, if applicable:

- (a) Residential conversion (three or more units). (Refer to § 224-61A.)
- (b) Rooming/boarding house. [Refer to § 224-60B(3).]
- (c) Church/religious use. [Refer to § 224-14C(3).]

(3) Accessory uses and structures. Accessory uses and structures are permitted in the PS District in accordance with the provisions of § 224-59, Accessory uses and structures.

C. Lot area, width and coverage requirements.

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- (1) Residential uses. Residential uses and structures in the PS District maintain the lot area, width and coverage requirements as the same uses in the RN-4 District.
- (2) Nonresidential and institutional uses. Lot area, width and coverage requirements for nonresidential and institutional uses in the PS District are contained in § 224-60 of Article XII, Supplemental Use Regulations.
- (3) Church/religious uses.
 - (a) Lot area shall be 30,000 square feet minimum.
 - (b) Lot width shall be 70 feet minimum.
 - (c) Building coverage shall be 30% maximum.
 - (d) Lot coverage shall be 60% maximum.
 - (e) Front, rear and side yard setbacks shall be 20 feet minimum.

D. Yard requirements.

- (1) Front yards.
 - (a) Residential uses and structures in the PS District shall maintain the front yard requirements for the same uses in the RN-4 District.
 - (b) Nonresidential and institutional uses and structures are required to provide a front yard setback to satisfy the required sidewalk areas specified for such in the Chapter 197, Subdivision and Land Development.
- (2) Side yards.
 - (a) Residential uses and structures in the PS District shall maintain the side yard requirements for the same uses in the RN-4 District.
 - (b) Any nonresidential or institutional use that contains a dwelling unit or is adjacent to an existing residential property or residential district shall maintain two side yards which shall not be less than 30 feet in the aggregate width, and neither of which shall be less than 10 feet.
- (3) Rear yards.
 - (a) Residential uses and structures in the PS District shall maintain the rear yard requirements for the same uses in the RN-4 District.
 - (b) Nonresidential and institutional uses in the PS District shall maintain a rear yard of 30 feet in depth.

E. Building height. Structures in the PS District cannot exceed 80 feet in height unless specifically exempted by provisions in § 224-48D or Article XII.

§ 224-15. Public Open Space (POS) District.

A. Purpose. The Public Open Space (POS) District has been established to:

- (1) Recognize existing public parks and recreation areas within the City and ensure their future availability.
- (2) Offer a variety of parks and recreation activities to residents of all ages and abilities.
- (3) Provide opportunities for recreation in close proximity to neighborhoods.

B. Permitted uses and structures. The following uses and structures are permitted by right within this district:

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- (1) Active recreation.
 - (2) Passive recreation.
 - (3) Accessory uses and structures in accordance with the provisions of § 224-59, Accessory uses and structures.
- C. Lot area and coverage requirements. Lot area and coverage requirements for structures and uses permitted within this district shall comply with the standards set forth in § 224-60 of Article XII, Supplemental Use Regulations.

Directions to the Auction Location

Directions from Lancaster

1. Starting at **Lancaster, Pa** on **S Lime St** go toward **E King St**
2. Turn **Right** on **E Chestnut ST (PA-23E)**
3. Continue to follow **PA-23E**
4. Turn **Right** to take ramp onto **US-30 E** toward **Coatesville**
5. Take the **Coatesville exit** onto **Manor Rd (PA-82)** toward **Coatesville**
6. Continue on **PA-82**
7. Continue on **S 1st Ave**
8. Turn **Left** on **Harmony St**
9. Turn **Right** onto **City Hall Pl**
10. Arrive and **City Hall**

Directions from Philadelphia, PA

1. Starting in **Philadelphia** on **Market St** go toward **N Juniper St**
2. Turn **Right** onto **Juniper St**
3. Turn **Left** onto **J.F. Kennedy Blvd**
4. Turn **Right** onto **Schuylkill Ave (PA-3W)**
5. Take ramp onto **I-76 W** toward **Valley Forge**
6. Take **exit #328B-A/West Chester/ King of Prussia/ Pottstown/ Swedesford Rd** onto **US-202 S** toward **#328A/ West Chester**
7. Take the **Frazer/ Exton/ Downingtown/ Coatesville exit** onto **US-30 W** toward **Downingtown/ Coatesville**
8. Take the **Coatesville exit** onto **Manor Rd (PA-82)** toward **Coatesville**
9. Continue to follow **PA-82**
10. Continue onto **S 1st Ave**
11. Turn **left** on **Harmony St**
12. Turn **Right** on **City Hall Pl**
13. Arrive at **City Hall**

Purchasing Real Estate at Auction

General Information

Bidding Procedures

1. The Auctioneer will read the Terms and Conditions of the sale.
2. The Auctioneer will make any announcements regarding the property
3. The Auctioneer will accept bids until the active bidding stops
4. The Auctioneer will acknowledge the highest bidder.
5. The Auctioneer will conclude the auction by asking for any and all final bids that any registered bidder may wish to give.
6. The auction is *only* final when the Auctioneer says, “**SOLD**”!



Real Estate & Auction Company, Inc.

Bidder Registration Form

Name _____

Address _____

City _____ State _____ Zip _____

Phone _____

Driver's License # _____

Form of Payment _____

Bidder Number _____

Terms of Sale

1. Property is SOLD "AS IS" in its present condition with no warranties or guarantees.
2. Any announcements made by the auctioneer on auction day take precedence of printed materials.
3. For any reason should the Purchaser fail to pay the balance of the purchase price and/or fail to comply with any of the terms and conditions of this sale, the Seller shall retain the deposit as liquidated damages.
4. The successful bidder (s) must sign all documents and contracts immediately upon the conclusion of the auction.
5. Buyer acknowledges that a 10% Buyer's Premium will be added to the high bid to determine the final contract price.

Signature _____ Date _____

FAX TO: 856-769-1771