



AVAILABLE FOR SALE

Approved Age Restricted Development Project – 192 Townhomes & 45 Apartments

1221 Airport Rd, Coatesville, PA

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Sketch Plan



ADDRESS	1221 Airport Rd, Coatesville, PA	PARCEL NUMBER	280801170000	TYPE	55+ - Age Restricted
COUNTY	Chester County	TOTAL ACRES (AC)	95.12	TOWNHOME LOTS	192
MUNICIPALITY	West Caln Township	ZONING	Multi-Purpose District (MP)	APARTMENT UNITS	45



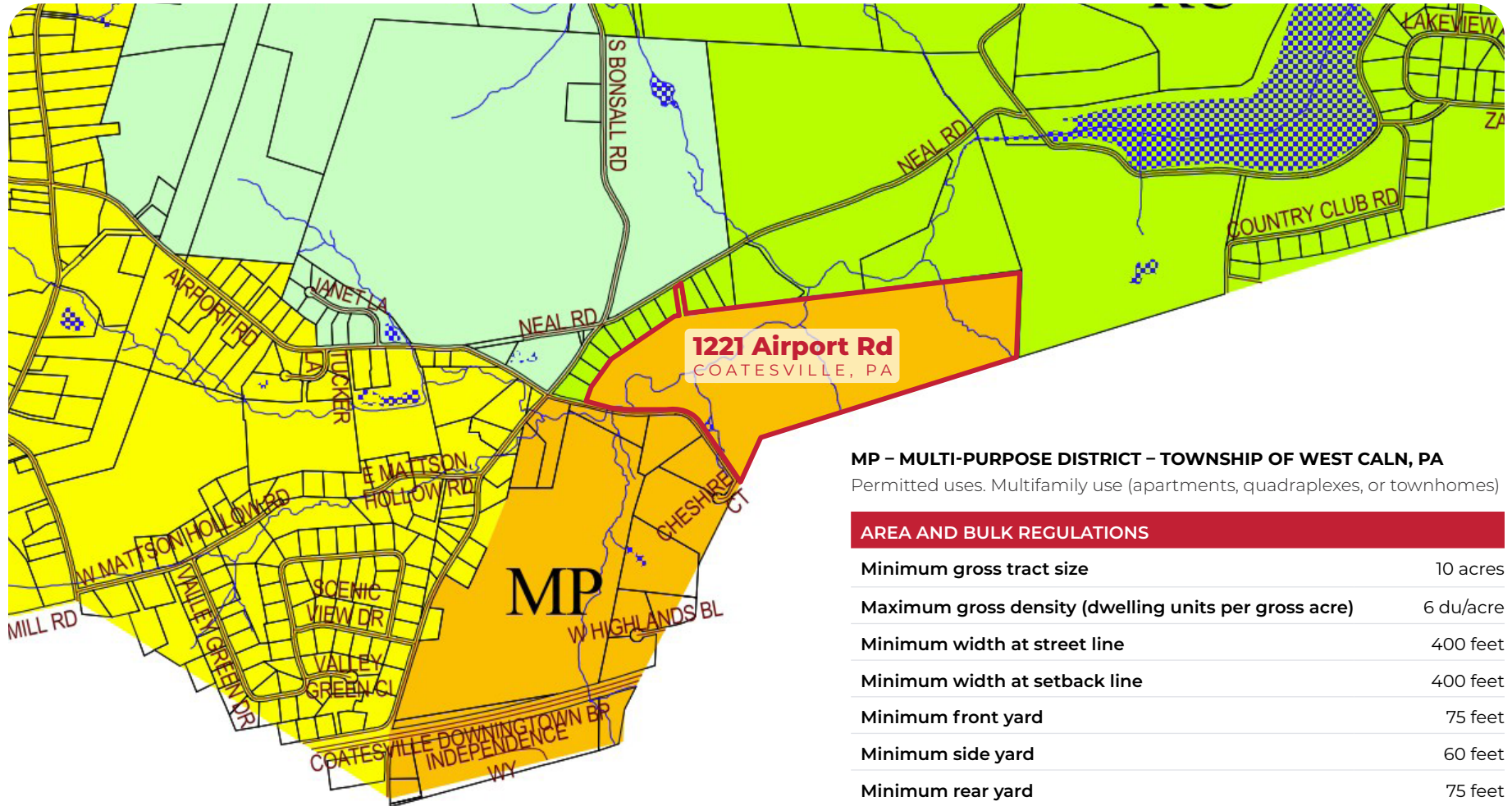
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Zoning



MP – MULTI-PURPOSE DISTRICT – TOWNSHIP OF WEST CALN, PA

Permitted uses. Multifamily use (apartments, quadraplexes, or townhomes)

AREA AND BULK REGULATIONS

Minimum gross tract size	10 acres
Maximum gross density (dwelling units per gross acre)	6 du/acre
Minimum width at street line	400 feet
Minimum width at setback line	400 feet
Minimum front yard	75 feet
Minimum side yard	60 feet
Minimum rear yard	75 feet
Maximum building coverage	35%
Maximum lot coverage	45%
Maximum building height	35 feet
Minimum open space (% of gross tract)	10%

Location Map

