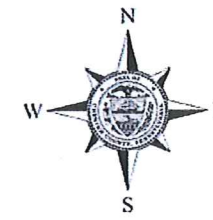


Borough Office  
 4 West Lancaster Av.  
 Downingtown, PA 19335  
[www.downingtown.org/](http://www.downingtown.org/)

Zone	Acres
C-1	41.62
C-2	8.82
C-3	68.89
I-1	75.12
I-2	93.24
I-3	66.43
P	72.47
R-1	239.31
R-2	260.67
R-3	92.62
R-4	375.14
R/C	29.05
<b>TOTAL</b>	<b>1423.38</b>



# Borough of Downingtown

## Municipal Zoning Map

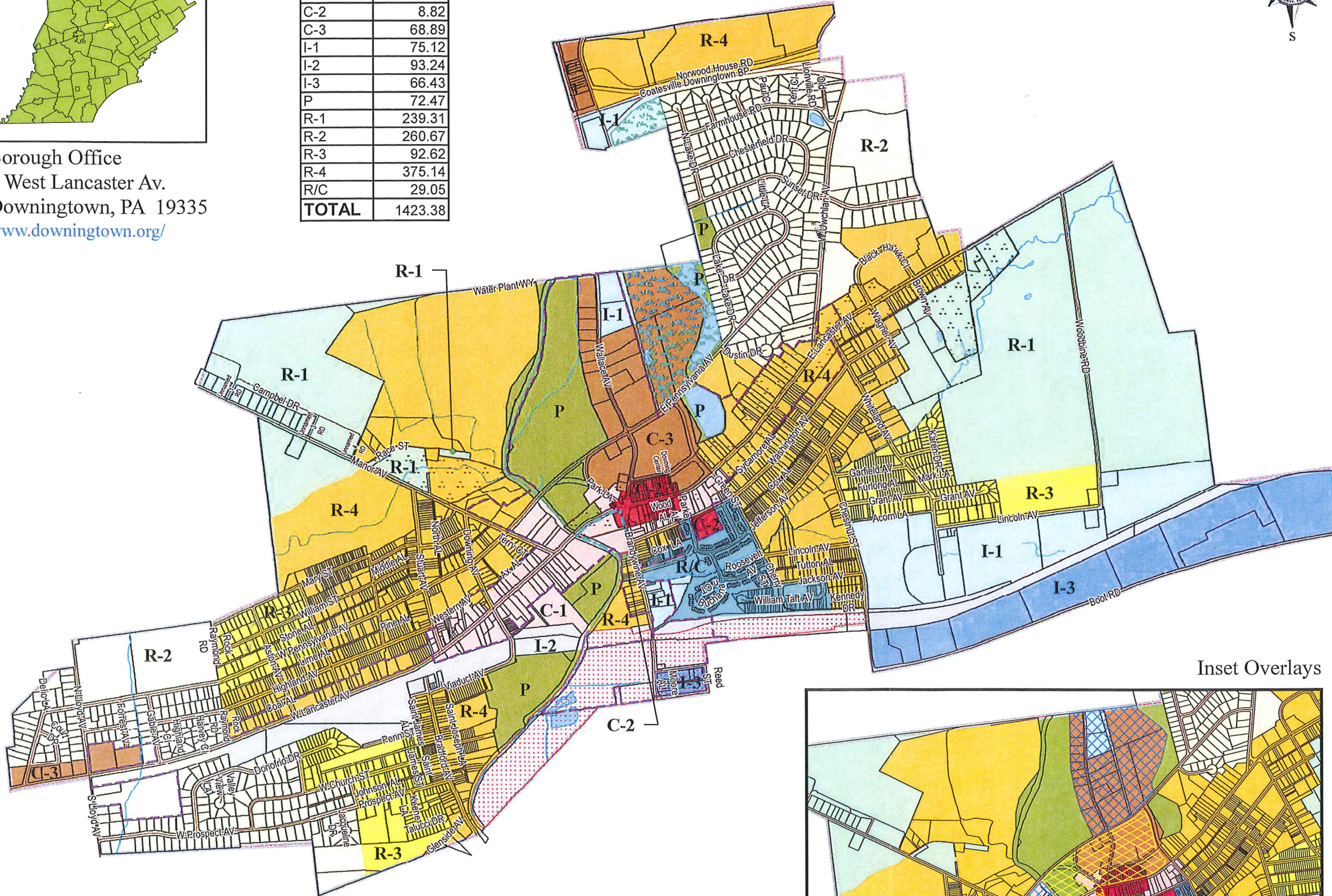
Zoning Adopted: February 17, 2010  
 Map Created: February 24, 2010

### Zoning Districts

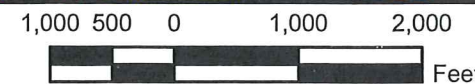
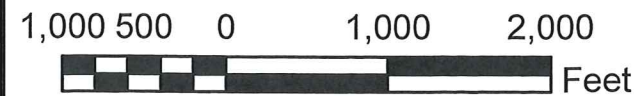
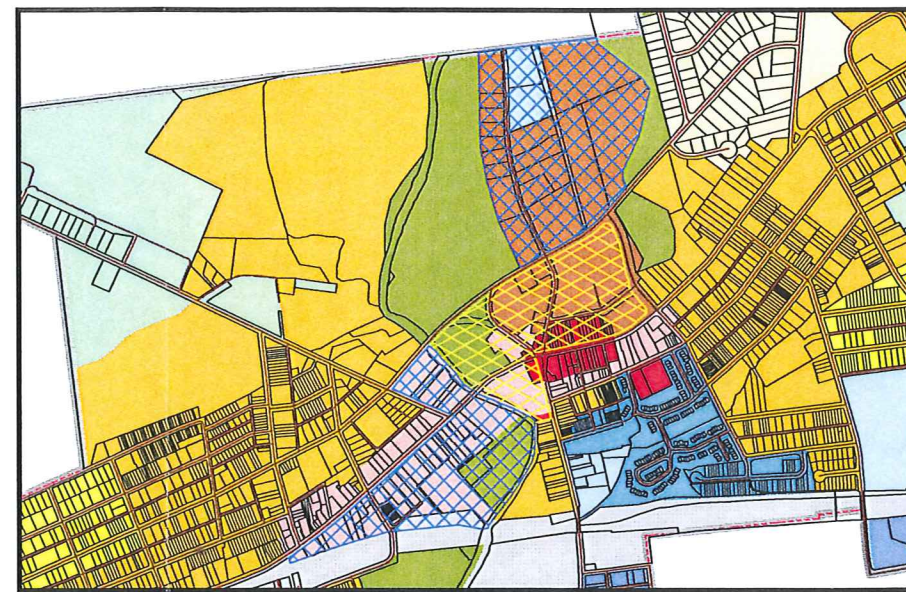
- C-1 - General Commercial
- C-2 - Central Commercial
- C-3 - Highway Oriented Commercial
- I-1 - Limited Industrial
- I-2 - General Industrial
- I-3 - Multi-Purpose
- P - Public Park
- R-1 - Single Family Detached Residential
- R-2 - Single Family Detached Residential
- R-3 - Single Family Detached/Attached and Two Family Residential
- R-4 - Single Family Detached/Two Family/Multi-Family Residential
- R/C - Infill Development

### Legend

- Adaptive Reuse/Mixed Use Overlay
- Central Business Revitalization Overlay
- Creeks and Streams
- Height Option Zone 1 Overlay
- Height Option Zone 2 Overlay
- Historic Resources
- Kardon Park Redevelopment Overlay
- Lakes and Ponds
- Municipal Boundary
- TND/Mixed Use Overlay
- Parcels
- Road Centerlines



Inset Overlays



**IMPORTANT NOTICE:**  
 The Official Zoning Map in the municipal building shall be the final authority regarding the current zoning status of land, buildings, and other structures.

**NOTES:** Not for engineering purposes.

**Landbase Source:** Planimetric features have been compiled to meet the National Map Accuracy Standard of 1:24,000 scale mapping using first order, fully analytical digital stereoplotters, from aerial photography dated spring 2005, controlled analytically from ground points captured using first order GPS equipment. Planimetric coordinates were based on the PA State Plane Coordinate System South Zone and North American Datum 1983.

**LIMITATION AND LIABILITY OF USE:** This map was digitally compiled for internal maintenance and developmental use by the County of Chester, PA to provide index to parcels and for other reference purposes. Parcel lines do not represent actual field surveys of premises. County of Chester, PA makes no claims as to the completeness, accuracy or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred, with respect to the information or data furnished herein.

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