

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

Zone	Acres
C-1	58.60
C-2	7.00
C-3	68.89
I-1	71.11
I-2	59.77
I-3	62.59
P	72.47
R-1	239.31
R-2	260.67
R-3	92.62
R-4	365.92
R/C	27.46
TND	36.96
<b>TOTAL</b>	<b>1423.37</b>



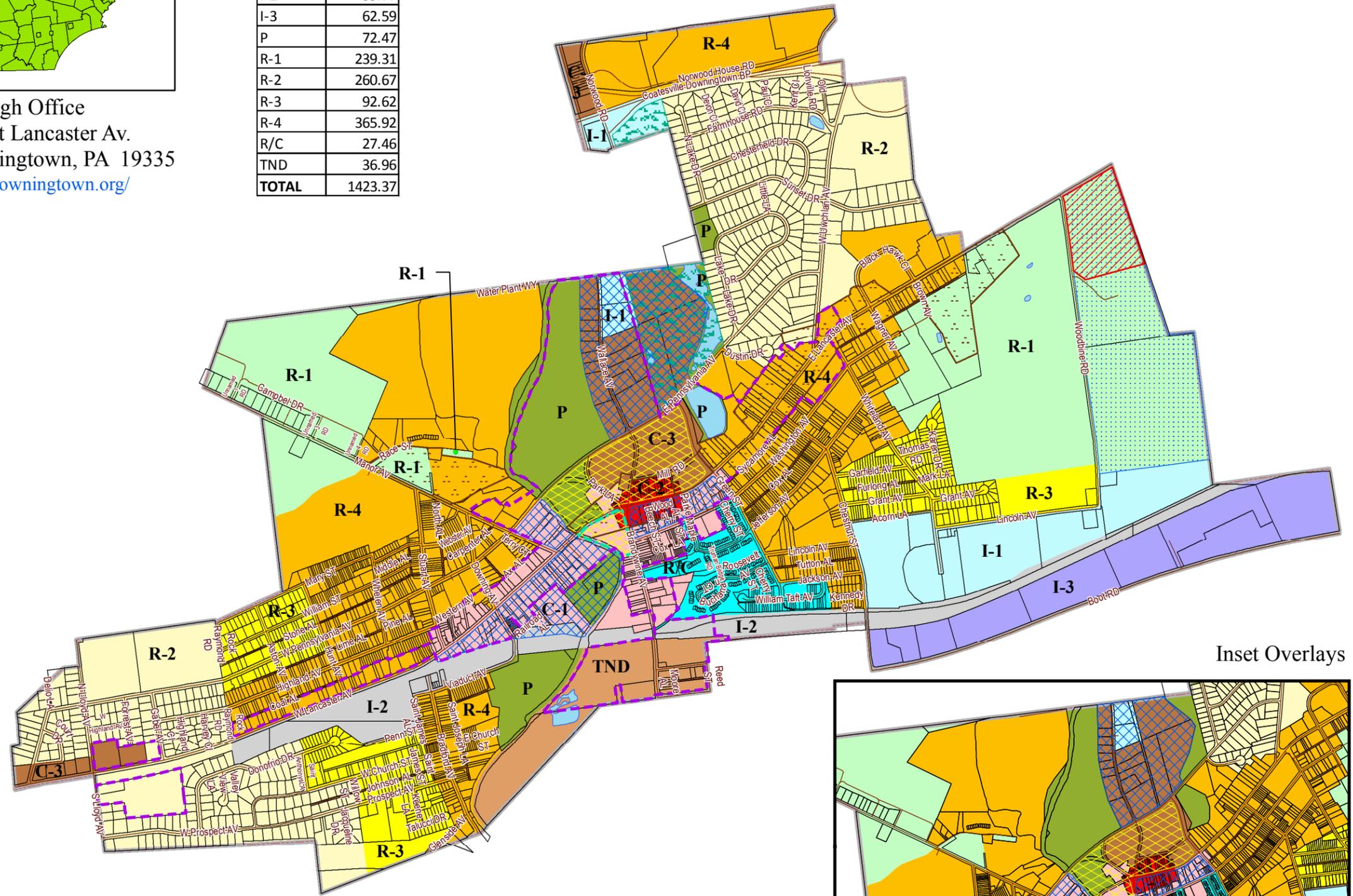
# Borough of Downingtown

## Municipal Zoning Map

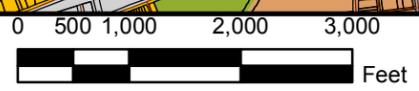
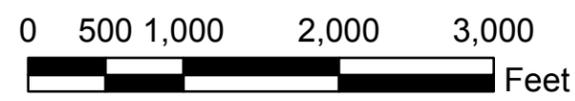
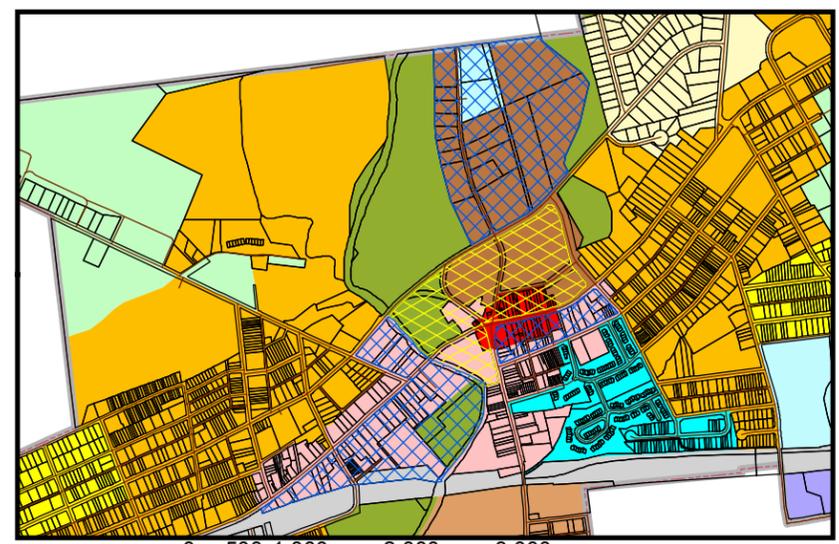
Zoning Adopted: September 2, 2015  
 Map Created: October 7, 2015

- ### 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
  - TND - Traditional Neighborhood 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
  - Parcels
  - Woodbine Overlay District
  - Woodbine Overlay Commercial Sub District
  - 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.

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