

**BOROUGH OF BRIDGEVILLE  
ALLEGHENY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 1034**

**AN ORDINANCE OF THE BOROUGH OF BRIDGEVILLE, AMENDING ITS ZONING ORDINANCE, CHAPTER 27 OF ITS CODE OF ORDINANCES, AND ZONING MAP, TO ESTABLISH A NEW “DOWNTOWN (DT) ZONING DISTRICT,” WITH RELATED DEFINITIONS AND RULES REGARDING PERMISSIBLE PRINCIPAL AND ACCESSORY USES, BULK & AREA REGULATIONS, PARKING & LOADING REQUIREMENTS, AND DESIGN STANDARDS GOVERNING ALL USES WITHIN THE DOWNTOWN ZONING DISTRICT, AND ALSO ESTABLISHING UPDATED REGULATIONS GOVERNING PERMISSIBLE PRINCIPAL USES IN THE EXISTING MIXED USE ZONING DISTRICT.**

**WHEREAS**, the Bridgeville Borough Council is authorized by the Municipalities Planning Code to regulate zoning and land use within the Borough through its Zoning Ordinance, as codified at Chapter 27 of the Bridgeville Borough Code of Ordinances;

**WHEREAS**, upon the recommendation of the Planning Commission, and consistent with the Municipalities Planning Code and with the Borough’s 2024 Comprehensive Plan, which encourages the establishment of appropriate uses and regulations to preserve the Borough’s traditional downtown character, Borough Council desires to amend the Borough’s Zoning Ordinance and Zoning Map to establish a new Downtown (“DT”) Zoning District, thereby rezoning all parcels in said new Downtown Zoning District, and to establish related Definitions, rules and regulations governing permissible Principal and Accessory uses, Bulk and Area regulations, Parking and Loading requirements, Design Standards, and related requirements within the Downtown Zoning District, and also to establish updated regulations regarding permissible Principal Uses in the existing Mixed Use Zoning District;

**WHEREAS**, at its duly noticed public meeting on June 23, 2025, the Borough’s Planning Commission recommended that the Borough of Bridgeville Council consider enactment of the within proposed amendments to the Borough’s Zoning Ordinance;

**WHEREAS**, by letter dated July 15, 2025, the Borough has, in accordance with the requirements of the Municipalities Planning Code, submitted the proposed amendment to the Allegheny County Planning Agency (“ACED”) for review and comment, in response to which the Borough did receive a comment letter from ACED;

**WHEREAS**, on September 8, 2025, Bridgeville Borough’s Council held a duly noticed and advertised public hearing to take public comments on the proposed amendments, and has duly advertised said ordinances for consideration and enactment; and

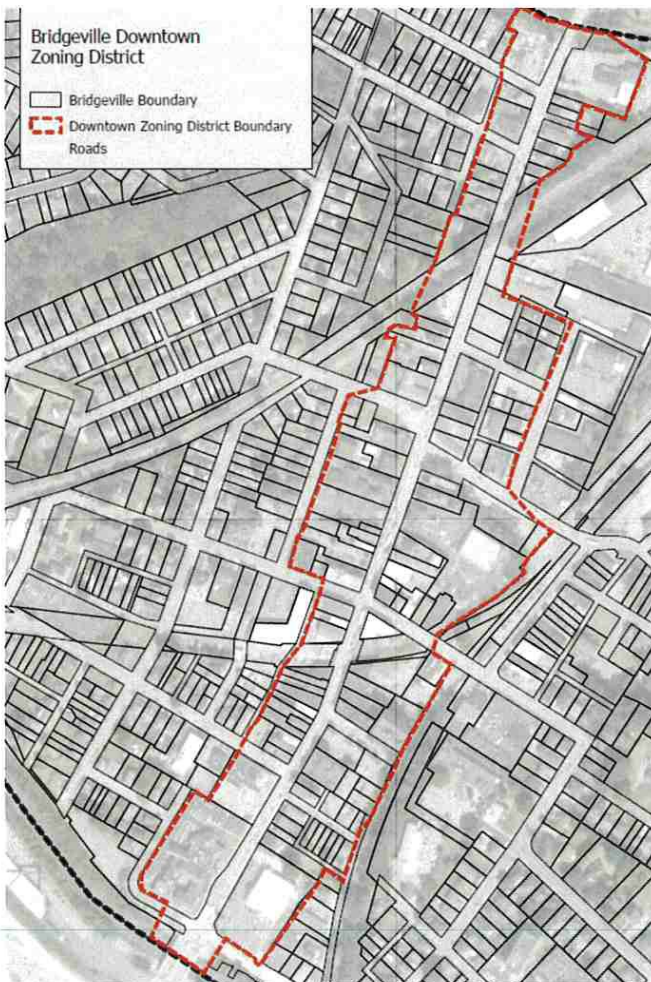
**WHEREAS**, Bridgeville Borough’s Council, having received the public’s comments and the recommendations of the Borough’s Planning Commission, finds that enactment of the proposed amendments to the Borough’s Zoning Ordinance, and Zoning Map, will be beneficial to the Borough and consistent with the Pennsylvania Municipalities Planning Code and its 2024 Comprehensive Plan.

NOW, THEREFORE, be it Ordained and Enacted by the Bridgeville Borough Council, and it is hereby Ordained and Enacted by authority of same as follows:

**SECTION I: AMENDMENTS TO CHAPTER 27, PART 3, §300-302, AND THE BOROUGH’S OFFICIAL ZONING MAP, TO ESTABLISH A NEW “DOWNTOWN (DT) ZONING DISTRICT” WITH SUCH BOUNDARIES AND INCLUDING SUCH LANDS AND PARCELS AS DEPICTED AND DESCRIBED IN FIGURE 1 AND FIGURE 2 HEREOF; AND REZONING ALL PARCELS THEREIN FROM M-MIXED USE TO THE “DOWNTOWN (DT) ZONING DISTRICT” ZONING DESIGNATION:**

That the Borough of Bridgeville hereby adopts and enacts the following amendments to the Borough Zoning Ordinance, Chapter 27, Part 3, §300-302, District Regulations, Official Zoning Map, to establish a new “Downtown (DT) Zoning District,” which shall include all lands and properties within the Boundaries as depicted in **Figure 1** hereof, and which shall include all parcels as identified in **Figure 2** hereof; and also thereby to rezone all such lands and parcels located within the said Boundaries of the newly established Downtown District from M-Mixed Use to DT-Downtown District zoning designation, as follows:

**Figure 1: Downtown District Boundary**



**Figure 2: Downtown District Parcels:**

- |             |               |           |
|-------------|---------------|-----------|
| 255-J-229   | 255-K-246     | 255-K-292 |
| 255-K-289   | 255-J-236     | 255-P-248 |
| 255-K-239   | 255-N-395-1   | 255-J-233 |
| 255-N-126   | 255-K-254     | 255-N-73  |
| 255-J-225   | 255-N-110     | 255-F-192 |
| 255-P-255   | 255-F-47      | 255-K-325 |
| 255-F-44    | 255-B-48      | 255-J-215 |
| 255-N-58    | 255-P-230     | 255-K-354 |
| 255-K-285   | 255-F-148     | 255-K-308 |
| 255-P-226   | 255-N-114     | 255-K-231 |
| 255-K-356   | 255-P-247     | 255-F-171 |
| 255-N-56    | 255-K-295     | 255-K-304 |
| 255-F-69    | 255-N-80      | 255-K-271 |
| 255-F-40    | 255-J-239     | 255-J-231 |
| 255-N-63    | 255-F-188     | 255-K-233 |
| 255-N-105   | 255-N-104     | 255-F-177 |
| 255-K-248   | 255-K-241     | 255-F-152 |
| 255-K-269   | 255-K-222     | 255-P-256 |
| 255-K-287   | 255-P-250     | 255-K-350 |
| 255-F-67    | 255-B-76      | 255-K-244 |
| 255-K-352   | 255-F-205     | 255-F-146 |
| 255-J-188   | 255-N-75      | 255-N-102 |
| 255-F-60    | 255-N-160     | 255-N-132 |
| 255-F-150   | 255-J-218     | 255-N-122 |
| 255-F-168   | 255-F-399-0-1 | 255-N-69  |
| 255-K-220   | 255-N-98      | 255-N-100 |
| 255-N-116   | 255-J-195     | 255-N-61  |
| 255-K-224   | 255-F-196     | 255-K-280 |
| 255-K-250   | 255-J-182     | 255-N-108 |
| 322-A-69    | 255-B-56      | 255-P-246 |
| 255-K-218   | 255-B-55      | 255-N-120 |
| 255-N-65    | 255-F-122     | 255-J-235 |
| 255-N-152   | 255-J-241     | 255-B-53  |
| 255-J-208-1 | 255-J-243     | 255-N-51  |
| 255-N-82    | 255-F-186     | 255-N-71  |
| 255-F-65    | 255-K-302     | 255-N-397 |
| 255-F-175   | 255-N-84      | 255-K-276 |
| 255-N-118   | 255-N-93      | 255-N-183 |
| 255-F-203   | 255-N-77      | 255-N-130 |
| 255-F-62    | 255-N-67      |           |
| 255-J-185   | 255-N-112     |           |
| 255-E-399   | 255-N-128     |           |
| 255-F-42    | 255-F-399-0-2 |           |
| 255-K-291   | 255-F-144     |           |

**SECTION II: AMENDMENT TO CHAPTER 27, TO ADD A NEW PART 7B, SETTING FORTH THE PURPOSE OF THE DOWNTOWN DISTRICT, ESTABLISHING AUTHORIZED PRINCIPAL AND ACCESSORY USES, AND RELATED AREA & BULK, PARKING & LOADING, AND SIGNAGE REQUIREMENTS, AND DESIGN STANDARDS, GOVERNING ALL USES IN THE DOWNTOWN (DT) ZONING DISTRICT:**

That the Borough of Bridgeville hereby adopts and enacts the following amendments to the Borough Zoning Ordinance, Chapter 27, to add a new Part 7B, setting forth the Purpose, and establishing authorized Principal and Accessory Uses, and establishing Area & Bulk, Parking & Loading, and Signage requirements, and Design Standards, governing uses in the new Downtown (DT) Zoning District, as follows:

**§ 7B00: Purpose.** The purpose of the Downtown (DT) Zoning District is to provide a district that will maintain the existing character and encourage development/redevelopment consistent with a walkable, functional, and efficient central business district containing a mix of residential and commercial uses that can serve the entire community and region.

**§ 7B01: Authorized Uses.**

**A. Principal Uses:**

- (1). Permitted By Right
  - (a). Bakery
  - (b). Bed and Breakfast
  - (c). Brew Pub/Micro Distillery/Winery
  - (d). Business Incubator
  - (e). Business or Professional Offices
  - (f). Business Services
  - (g). Convenience Store
  - (h). Day Spa
  - (i). Eating and Drinking Establishment
  - (j). Educational Studio
  - (k). Essential Services
  - (l). Financial Institution
  - (m). Forestry
  - (n). Grocery Store
  - (o). Indoor Entertainment
  - (p). Laundromat
  - (q). Medical Office or Medical Clinic, Low Intensity
  - (r). Motel/Hotel
  - (s). Personal Services
  - (t). Pet Services/Pet Grooming
  - (u). Place of Assembly/Worship
  - (v). Postsecondary Schools
  - (w). Public Buildings
  - (x). Public Open Space

- (y). Public Parking Garage/Lot
- (z). Public Recreation
- (aa). Public Utility Buildings or Structures
- (bb). Retail Stores
- (cc). Theater
- (dd). Veterinary Clinic

(2). Permitted by Conditional Use

- (a). Catering Service, including rental hall
- (b). Commercial Recreation
- (c). Fire and Emergency Medical Services, subject to § 903.13
- (d). Independent Living Facility
- (e). Medical Marijuana Dispensary
- (f). Medical Office or Medical Clinic, High Intensity
- (g). Mixed Use (residential/commercial)
- (h). Multi-Family Dwelling, subject to § 903.26
- (i). Pharmacy
- (j). Planned Business Development, subject to § 903.31
- (k). Temporary Use or Structure (other than a construction trailer), subject to § 903.38 (with the exception of § 903.38 F)

B. Accessory Uses

(1). Permitted by Right

- (a). Fences, subject to § 1003.
- (b). No-impact home-based business, subject to § 1010.
- (c). Home occupation subject to § 903.18.
- (d). Off-Street Parking and Loading, subject to § 1101 and § 1103.
- (e). Signs, subject to § 7B04.
- (f). Temporary construction trailer, subject to § 1006.
- (g). Other accessory uses customarily incidental to and on the same lot with any permitted or conditional use authorized in this district.

**§ 7B02: Area and Bulk Regulations.**

1. In the DT Zoning District, all uses shall be subject to the following regulations, except as they may be modified by the express standards and criteria for the specific conditional uses and uses by special exception contained in Part 9:

- A. Minimum lot area: 3,000 square feet. (NOTE: Nonconforming lots of record may be developed without a variance, subject to compliance with § 1503.1.)
- B. Minimum lot width: 30 feet. (NOTE: Nonconforming lots of record may be developed without a variance, subject to compliance with § 1503.1.)
- C. Maximum lot coverage: 100%.

D. Minimum/Maximum front yard (i.e., building line/front yard setback):

(1) Minimum/Maximum front yard: zero feet (0'), except that:

- (a) Where the immediately adjacent lot(s) already have an existing building/structure with front yards/building setback(s) greater than zero feet, a new principal building/structure may have a maximum front yard/building setback no greater than the front yard/building setback(s) of the existing buildings/structures located on the immediately adjacent lot(s), if the same (or an average thereof, if different).

E. Minimum rear yard:

(1) All principal and accessory structures:

- (a) Adjoining any R District: 20 feet.
- (b) Adjoining all other districts: zero feet (0').

F. Minimum side yard:

(1) All principal and accessory structures:

- (a) Adjoining any R District: 20 feet.
- (b) Adjoining all other districts: zero feet (0').

G. Maximum dwelling unit density: 55 units per acre.

H. Minimum distance between buildings: zero feet (0'), where two or more buildings are on the same lot.

I. Special yard requirements: See § 1003.

J. Permitted projections into required yards: See § 1004.

K. Maximum height.

(1) Permitted by right: 45 feet maximum.

(2) Permitted by conditional use: **100** feet maximum; the application shall be subject to Borough review regarding proposed building location and overall height in the context of, but not limited to, topography, facade reflectivity, and overall impact of the structure's massing within the Zoning District. Applicable building elevation drawings and other supportive material and other industry-recognized sound planning impacts as identified by the Borough shall be subject to review. The Borough may require any design mitigating measures in its sound judgment to assure that the building design shall fulfill the foregoing requirements.

L. Height exceptions: See § 1005.

### **§ 7B03: Parking and Loading.**

Off-street parking is not required in the DT District; however, any newly proposed accessory off-street parking facilities shall be designed and installed in compliance with § 1101. Any Off-street Loading shall comply with the requirements of § 1103.

**§ 7B04: Signs.**

A. Subject to Part 12 with the following exceptions:

- (1). § 1202.1.I.(1) shall exclude the DT District (i.e. a building may have a wall sign and an overhanging sign in the DT District).
- (2). § 1205.5.C.(4) shall be amended to add that “the maximum height of the top of a pole sign in the DT Zoning District shall be 20 feet.”

**§ 7B05: Design Standards.**

A. The following requirements shall be met for the DT District.

- (1). Any building adjacent to a street shall be built to the sidewalk or have a setback equal to the average setback of the two nearest principal buildings on the same side of the street. A greater setback may be permitted only for provision of a public space such as a plaza, courtyard, outdoor dining, or passive recreation space between the sidewalk and the principal building.
- (2). The front façade of buildings shall be oriented towards the main street, with an everyday public entrance in this front façade. The entrance doorway shall be recessed, covered or otherwise clearly identifiable.
- (3). Blank walls shall not be permitted along any exterior wall facing a street, parking area, or sidewalk, and all walls visible from a street, parking area, or sidewalk shall be designed to create the appearance of an occupied building, including a minimum of 30% window/door area, except that:
  - a. ground floor front façades of buildings facing a street shall be transparent (i.e., consisting of clear glass windows and doors) between the height of three feet (3') and eight feet (8') above the walkway grade for at least 50% of the horizontal length of the structure. Notwithstanding the foregoing, Medical Offices and Medical Clinics may use windows with frosted glazing or other transparency alternatives for no more than 25% of the horizontal length of said building, if necessary to protect patient privacy.
- (4). Sidewalks are required along all street frontages. Sidewalks are also required to connect the street frontage to all front building entrances and any other space or destination on the property that generates pedestrian traffic. The sidewalk pattern shall continue across driveways.
- (5). ~~Outdoor dining shall be permitted provided that it complies with §903.38.C.~~
- (6). Existing Buildings that front on Washington Avenue between Station Street and Hickman Street shall not be demolished to provide off-street parking between existing buildings or as a private parking lot.

**SECTION III: AMENDMENTS TO CHAPTER 27, PART 2, §201 OF THE BOROUGH ZONING ORDINANCE, DEFINITIONS:**

That the Borough of Bridgeville hereby adopts and enacts the following amendment to the Borough Zoning Ordinance, Chapter 27, §201 (titled "Particular Meanings"), to wit, that §201, Particular Meanings, is hereby amended to add or amend the following Definitions:

**Brew Pub/Distillery** - Establishment engaged in the retail sale of prepared food for consumption, which includes the brewing of beer as an accessory use (at least 25% of the beer produced is sold on sight). The brewing operation produces beer and ale by mashing; cooking; and fermenting, and other alcoholic spirits, such as whiskey; vodka; rum; or gin, through the process of distillation.

**Business Incubator** – A facility that provides shared office or light industrial space and a range of support services such as business development assistance, administrative services, mentoring, access to financing, and networking opportunities to startup or early-stage businesses. Business incubators may include shared conference rooms, co-working spaces, reception areas, and access to office equipment, and may operate as non-profit, government-supported, or private entities. Incubators are intended to foster entrepreneurship and promote economic development.

**Cigar Shop** – A retail store specializing in tobacco products, primarily cigars.

**Medical Marijuana** - Marijuana for certified medical use as set forth in the Medical Marijuana Act (Act 16, Pennsylvania Law 84, No. 16).

**Medical Marijuana Dispensary** – The use of the premises by a natural person, corporation, partnership, association, trust, or other entity, or any combination thereof, holding a permit issued by the Commonwealth of Pennsylvania Department of Health, to dispense medical marijuana per the Medical Marijuana Act (Act 16, Pennsylvania Law 84, No. 16).

**Medical Marijuana Production Facility** - The use of the premises by a natural person, corporation, partnership, association, trust, or other entity, or any combination thereof, holding a permit issued by the Commonwealth of Pennsylvania Department of Health, to grow and/or process medical marijuana.

**Medical Office (or Medical Clinic)** - (*repealing/replacing definition of "Medical Clinic"*)

An professional establishment, office(s), or building(s), where one or more doctors, dentists, and other licensed medical professionals, along with their assistants and support staff, provide medical examination, diagnosis, and treatment services to the general public, under circumstances in which patients are not admitted or otherwise kept overnight, and there are no overnight stays for observation, hospitalization, boarding, or otherwise. A medical office or clinic may include examination rooms (including x-ray rooms and the like), treatment rooms, and recovery rooms, and may include associated interior uses, or spaces such as reception areas, offices, and restroom facilities, provided that all such uses and spaces have access only from the interior of the office or building. A medical office or clinic shall not include a pharmacy or surgical suites.

**Medical Office Types:**

1. **Medical Office or Medical Clinic, Low-Intensity** - A facility that contains a total of four (4) or fewer examination/treatment rooms (not including laboratories and/or x-ray rooms).
2. **Medical Office or Medical Clinic, High-Intensity** - A facility that contains more than four (4) examination/treatment rooms (not including laboratories or x-ray rooms).

**Pharmacy** – A retail establishment licensed to dispense prescription medications and sell over-the-counter drugs, health and wellness products, and related goods. A pharmacy may also include consultation services, immunizations, and other limited health-related services provided by licensed professionals.

**Retail Store** – Any retail sales establishment conducted wholly within an enclosed structure which sells goods, services or merchandise to the general public for personal, household or office consumption and which shall not include wholesaling, manufacturing, processing of the goods offered for retail sale, a Medical Marijuana Dispensary, or a Cigar Shop or Vape Shop.

**Vape Shop** – A retail store that specializes in selling nicotine products other than in leaf tobacco form, including the sale of vapes, components, and other related or similar vape products and devices for ingesting nicotine in non-tobacco form, and/or which specializes in selling vapes, components, and other related or similar vape products and devices, and other ingestible products, to inhale or ingest substances containing hemp, cannabis, cannabinoids, or similar substances other than those cannabis products and substances licensed for sale only in a licensed Medical Marijuana Dispensary as defined under this Ordinance and under the Medical Marijuana Act (Act 16, Pennsylvania Law 84, No. 16, as may be amended from time to time), the sales of such products representing the primary source of revenue. This does not include a Cigar Shop or a Medical Marijuana Dispensary.

**SECTION IV: AMENDMENTS TO §903 OF THE BOROUGH ZONING ORDINANCE, EXPRESS STANDARDS AND CRITERIA FOR GRANTING CONDITIONAL USES, SPECIFIC USES:**

That Bridgeville Borough Municipal Code Chapter 27, Part 9, §903 is hereby amended to amend, add, repeal and/or replace the following:

**A. Catering Services, including Rental Hall:**

- (1). Maximum size of 5,000 sq. ft.
- (2). Must be open to the public.
- (3). Hours of operation for rental hall are 8AM to 11PM.

**B. Commercial Recreation:**

- (1). Maximum size of 5,000 sq.ft.
- (2). Hours of operation are 8AM to 11PM

**C. Independent Living:**

- (1). Shall not include more than 10 residents.

**D. Medical Marijuana Dispensary:**

- (1). The applicant shall demonstrate compliance with all facility regulations in Section 802 of the Medical Marijuana Act, as amended (Act 16, Pennsylvania Law 84, No. 16).
- (2). Vehicular and pedestrian access to the proposed facility shall be designed and provided to maximize pedestrian and vehicle safety.
- (3). Vehicular and pedestrian circulation plans shall be designed to minimize conflicts between vehicular and pedestrian circulation.

E. Medical Office or Medical Clinic, High Intensity: (*repealing and replacing current §903.24 – Medical Clinic*)

- (1). A traffic impact analysis shall be required and shall be reviewed and approved by the Borough's Traffic Engineer. Potential implementation strategies of necessary infrastructure and/or safety improvements shall be identified in response to the analysis findings.
- (2). The owner and operator of the facility shall be responsible for the conduct and safety of the employees, visitors, and guests and shall be available to respond to inquiries and promptly resolve any issues caused by employees, visitors, and guests.
- (3). Vehicular and pedestrian access to the proposed development shall be designed and provided to maximize pedestrian and vehicle safety.
- (4). The vehicular and pedestrian circulation system shall be designed to minimize conflicts between vehicular and pedestrian circulation.
- (5). Access for emergency response shall be clearly distinguished and provided so that no parking or circulation of visitor or employee traffic blocks such access.
- (6). The location of buildings and structures shall be designed to minimize impact on any adjacent residential properties (including multi-unit residential properties).
- (7). Facilities and equipment to support overnight boarding shall not be permitted.

F. Mixed Use (residential/commercial)

- (1). Dwelling units shall not be on the first floor, unless they are a separate unit from any non-residential use and located in the rear of the building.
- (2). Dwelling units shall have a separate entrance that does not require passing through any area devoted to another use.

G. Pharmacy:

- (1). Vehicular and pedestrian access to the proposed development shall be designed and provided to maximize pedestrian and vehicle safety.
- (2). The vehicular and pedestrian circulation systems shall be designed to minimize conflicts between vehicular and pedestrian circulation.

H. Vape Shop:

- (1). Shall not be located closer than 500 feet of another vape shop.
- (2). Self-service displays are prohibited.
- (3). No smoking shall be permitted on the premises at any time.
- (4). No sales may be solicited or conducted on the premises by minors.

**SECTION V: AMENDMENTS TO THE BOROUGH ZONING ORDINANCE, CHAPTER 27, ATTACHMENT 4, TABLE 1, TABLE OF PRINCIPAL USES, SETTING FORTH THE PRINCIPAL USES ALLOWED IN EACH ZONING DISTRICT, AS FOLLOWS:**

That Bridgeville Borough Code, Chapter 27, Attachment 4, Table 1, Table of Principal Uses, is hereby amended to provide hereafter as follows:

- A. Cigar Shop: Permitted Use in the Mixed Use and Industrial Districts only.
- B. Medical Marijuana Production Facility: Permitted Use in the Industrial District only.
- C. Medical Office or Medical Clinic, High Intensity: Conditional Use in the Downtown District only.
- D. Medical Office or Medical Clinic, Low Intensity: Permitted Use in the Mixed Use and Downtown Districts only.
- E. Vape Shop: Conditional Use in the Mixed Use and Industrial Districts only.

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**SECTION VI: EFFECTIVE DATE.** That the Secretary of the Borough of Bridgeville shall certify to the adoption of this Ordinance and cause the same to be published as required by law, and this Ordinance shall take effect and be in force immediately from and after its enactment.

**SECTION VII: REPEALER.** That any and all previous Ordinance(s) or parts thereof which are inconsistent with the terms and provisions of this Ordinance are hereby repealed.


**SECTION VIII: VALIDITY, SEVERABILITY.** That the provisions of this Ordinance are severable and if any of its provisions or any part of any provision or individual amendment enacted hereby shall be held unconstitutional or otherwise held to be invalid, the decision of the Court shall not affect or impair any of the remaining provisions or amendments. It is hereby declared to be the intent of the Borough of Bridgeville that this Ordinance would have been enacted had such unconstitutional provisions or parts thereof not been included herein.

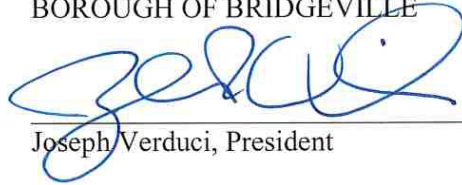
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ORDAINED AND ENACTED INTO LAW on this 10<sup>th</sup> day of November, 2025.

ATTEST:

BOROUGH OF BRIDGEVILLE

  
\_\_\_\_\_  
Joseph Kauer, Borough Manager

  
\_\_\_\_\_  
Joseph Verduci, President

Examined and approved on this 10<sup>th</sup> day of November, 2025.

  
\_\_\_\_\_  
Hon. Betty Copeland, Mayor

APPROVED TO AS TO FORM

  
\_\_\_\_\_  
Thomas P. McDermott, Solicitor