

ZONING

27 Attachment 4

Borough of Bridgeville

Table 1, Principal Land Uses
[Amended by Ord. No. 1034, 11/10/2025]

Key:

- p Land use approval is permitted by right
- c Land use approval is through conditional use process
- s Land use approval is through special exception process

Principal Land Use	Zoning District					DT
	Conservation	R-1	R-2	Mixed-Use	Industrial	
1 Adult business					c	
2 Assisted living facility			c	c		
3 Automobile service station				c	c	
4 Bakery				p		p
5 Bed-and-breakfast				p		p
6 Beverage distributor				p		
7 Brew pub/micro distillery/ winery						p
8 Business incubator						p
9 Business or professional offices				p	p	p
10 Business services				p		p
11 Car wash				c	c	
12 Catering service, including rental hall				p		c
13 Cemetery	p					
14 Check cashing facility					p	
15 Cigar shop				p	p	
16 Commercial recreation				p	p	c
17 Commercial school				p		
18 Community club		c	c			
19 Comparable uses not specifically listed					c	
20 Contracting business					p	
21 Contractor's yard					p	
22 Convenience store				p		p
23 Day-care center or preschool facility		c	c	p		
24 Day spa				p		p
25 Eating and drinking establishments				p	p	p
26 Educational studio				p	p	p
27 Equipment storage yard					p	
28 Essential services	p	p	p	p	p	p
29 Financial institution				p		p

BRIDGEVILLE CODE

Principal Land Use	Zoning District					DT
	Conservation	R-1	R-2	Mixed-Use	Industrial	
30 Fire and emergency medical services				c		c
31 Forestry	p	p	p	p	p	p
32 Funeral home				c		
33 Grocery store				p		p
34 Group care facilities				c		
35 Heavy manufacturing					p	
36 High-technology industries				c		
37 Hospitals			c	c		
38 Independent living facility			c	c		c
39 Indoor entertainment				p		p
40 Junk yards; salvage yards					p	
41 Kennel				c		
42 Landscaping contractor					p	
43 Laundromat				p		p
44 Light manufacturing				c	p	
45 Medical marijuana dispensary						c
46 Medical marijuana production facility					p	
47 Medical office or medical clinic, high intensity						c
48 Medical office or medical clinic, low intensity				p		p
49 Mini warehouses or self-storage facilities					p	
50 Mixed use (residential/nonresidential)				p		c
51 Motel/hotel				p		p
52 Multifamily dwelling			c	c		c
53 Nursing homes		c	c	c		
54 Personal care boarding home, large		c	c	c		
55 Personal care boarding home, small		p	p	p		
56 Personal services				p		p
57 Pet crematorium				c		
58 Pet services; pet grooming				p		p
59 Pharmacy						c
60 Place of assembly				p		p
61 Place of worship		p	p	p		p
62 Planned business developments				c		c
63 Postsecondary schools				p		p

ZONING

Principal Land Use	Zoning District					DT
	Conservation	R-1	R-2	Mixed-Use	Industrial	
64 Private recreation	c					
65 Public buildings		c	c	p	p	p
66 Public open space	p	p	p	p	p	p
67 Public parking garage				p		p
68 Public parking lot				p		p
69 Public recreation	p	p	p	p	p	p
70 Public utility buildings or structures		c	c	p	p	p
71 Repair shop					p	
72 Research and development				c	p	
73 Retail stores				p		p
74 Schools, public or private		p	p			
75 Single-family dwelling		p	p			
76 Supply yard					p	
77 Swimming pools, public and semipublic		c	c	c		
78 Temporary use or structure, other than a construction trailer	c	c	c	c	c	c
79 Theaters				p		p
80 Truck and heavy equipment rental					p	
81 Truck terminals					p	
82 Two-family dwelling			p			
83 Vape shop				c	c	
84 Vehicle accessories, sales and installation				p	p	
85 Vehicle rental, sales and services				c	c	
86 Vehicle repair garage				c	c	
87 Veterinary clinic				p		p
88 Warehouses				c	p	
89 Wholesale businesses				c	p	
90 Wholesale distributors				c	p	

Notes:

*See Baldwin St. Neighborhood Overlay