

**ORDINANCE NO. 2843
BOROUGH OF MILLVALE
COUNTY OF ALLEGHENY**

AN ORDINANCE OF THE BOROUGH OF MILLVALE, COUNTY OF ALLEGHENY, AND COMMONWEALTH OF PENNSYLVANIA AMENDING AND REVISING THE BOROUGH OF MILLVALE CODE, PART II: GENERAL LEGISLATION, CHAPTER 312, BY AMENDING AND REVISING SECTION 312-20(H) WITH THE REMOVAL OF SECTION 312-20(H)(3) AND BY AMENDING AND REVISING SECTION 312-52 WITH THE REMOVAL OF THE DRIVEWAY DEFINITION.

WHEREAS, the Borough of Millvale has the authority, pursuant to the Pennsylvania Municipalities Planning Code, to amend and revise land use regulations as may be necessary for the health and safety of the Borough of Millvale; and

WHEREAS, the Borough of Millvale is a densely populated urban community that looks to create thoughtful development processes in order to protect the health, welfare, and quality of life of its residents while encouraging development, and

WHEREAS, the Council of the Borough of Millvale concludes that proper land use regulations within the limits of the Borough are necessary to the community's health, safety, and general welfare as well as to the cleanliness, beauty, comfort, and safety of the Borough.

WHEREAS, the Council of Millvale Borough possesses the authority to regulate any proposed land use regulation within the Millvale Borough

NOW, THEREFORE, be it resolved by the Borough of Millvale that:

SECTION 1. Section 312-52 of the Zoning Ordinance, which sets forth definitions, is amended as follows by removing the following definition:

DRIVEWAY - A vehicular connection from a lot to the public right-of-way. A driveway terminates at the right-of-way line and/or the access drive.

SECTION 2. Section 312-20(H) of the Zoning Ordinance, is amended as follows:

H. Parking, loading and driveways.

(1) Parking Requirement Table identifies the parking requirements for land uses within the Borough

(2) Parking reductions.

(a) Purposes. The Borough recognizes:

[1] The importance of providing adequate, off-street parking areas.

[2] A need to limit the amount of paved parking areas to preserve open space and limit stormwater runoff.

[3] Unique circumstances associated with land use may justify a reduction in the parking requirements.

(b) Applicability. Only one parking reduction may be applied to a parcel. The parking reductions below shall not be cumulative. A parking reduction shall be applied to the overall total number of parking spaces required. All parking reductions shall be reviewed and approved administratively, unless otherwise stated.

(c) Minimum required parking may be reduced according to the following:

[1] The minimum parking required for a dwelling unit shall not be reduced to less than one parking space per unit.

[2] Multiple Parking Occupancy. When a number of different uses are proposed within a structure, facility or complex, and the applicant can demonstrate that one or more of such uses require parking spaces at times other than normal business or operating hours, the applicant may present to the Borough a written report

stating the maximum combination of all such uses will not require the total accumulative parking spaces required by the Zoning Code. If the Borough determines that a reduction in the overall parking requirement can satisfy the off-street parking needs of the combined uses, the applicant shall be permitted to reduce the number of parking spaces, in accordance with the Borough approved parking plan.



- [3] Development less than 2,000 square feet in area shall not be required to provide parking if said development is within 400 feet of a public off-street parking lot.
- [4] If a use has a lower percentage of leasable space because of cafeterias, athletic facilities or covered patios; atriums; conversion of historic residential structures to commercial use; or for other reasons; the Borough may reduce the parking requirements if the following conditions are met:
 - [a] The developer submits a detailed floor plan describing how all of the floor area in the building will be used.
 - [b] The developer agrees in writing that the usage of the square footage identified as not leasable shall remain as identified, unless and until additional parking is provided to conform fully with this section.
- [5] May reduce the number of required spaces up to 25% if parking spaces are provided by three or more of the following criteria.
 - [a] The use is located within 400 feet walking distance from a public parking lot.
 - [b] On-street parking is provided within 100 feet from the building.
 - [c] Shared parking agreement.
 - [d] The use is located within 250 feet of a transit location.
- [6] Parking Study. An applicant may provide a parking study under the following conditions.
 - [a] The applicant shall submit a parking study using standards set forth by the Institute of Traffic Engineers (ITE).
 - [b] The parking study shall include the following:
 - i. Specific information related to the proposed use, including but not limited to building area; employees; acreage; seating capacity; visitors; customers; shifts; deliveries; and dwelling units.
 - ii. The parking demand over the course of time, including weekends and holidays.
 - iii. Estimates of parking demand may include a recommendation from the Institute of Transportation Engineers, data collected from uses that are the same or comparable to the proposed use or other relevant information.
 - iv. The proximity of the parking field to the entrances of the area.
 - v. A circulation plan for the safe and efficient distribution of vehicles through the site including delivery and special service vehicles.
 - vi. For multi-use developments, a parking study shall be submitted to the Borough based on the combined uses on the site simultaneously.
 - vii. Any other information necessary to understand current and projected parking demand, as directed by the Borough.
 - viii. The Planning Commission shall review all parking studies, with Council approval.

[7] Shared Parking Analysis. An applicant may provide a shared parking analysis under the following conditions.

- [a] The applicant shall submit a proposed shared parking plan demonstrating how the off-street parking requirements will be met.
- [b] The shared parking analysis shall include the following:
 - i. Specific information related to the proposed use, including but not limited to building area; employees; acreage; seating capacity; visitors; customers; shifts; deliveries; and dwelling units.
 - ii. The parking demand over the course of time, including weekends and holidays.
 - iii. The proximity of the parking field to the entrances of the area.
 - iv. A circulation plan for the safe and efficient distribution of vehicles through the site including delivery and special service vehicles.
 - v. For multi-use developments, a parking study shall be submitted to the Borough based on the combined uses on the site simultaneously.
 - vi. Any other information necessary to understand current and projected parking demand, as directed by the Borough.
- [c] If a proposed parking plan satisfies all or a portion of the off-street parking requirements through off-site facilities, the applicant shall be responsible for obtaining a shared parking agreement. The final shared parking agreement shall be submitted and shall be made a part of the final developer's agreement (if applicable).
- [d] The landowner shall be responsible for providing a certification that the shared parking agreement remains in effect on an annual basis. Annual certifications shall be provided to the Borough Designee by January 2 of each calendar year or the first business day thereafter by the current landowner.
- [e] If the agreement outlined above is changed, the landowner shall amend the final land development plan.
- [f] The Planning Commission shall review all shared parking analysis, with Council approval.

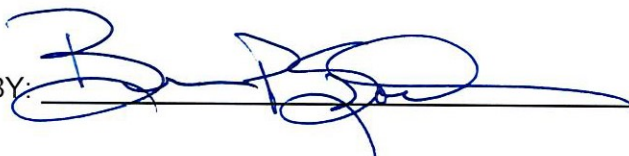
RESOLVED this 11th day of November 2025 by the Millvale Borough Council by vote.

ATTEST:

BY:  James Machajewski, Jr., Council President
BY:  Joseph Kypta, Assistant Manager

EXAMINED AND APPROVED on this 11th day of November 2025.

ATTEST:

BY:  Brian P. Spoales, Mayor