

**ORDINANCE NO. 348
DUBLIN BOROUGH
BUCKS COUNTY, PENNSYLVANIA**

AN ORDINANCE OF THE BOROUGH OF DUBLIN AMENDING CHAPTER 27 ZONING OF THE CODIFIED ORDINANCES OF THE BOROUGH OF DUBLIN TO AMEND §§ 27-409.2A.(1) TO ADD USE D12 MOTEL/HOTEL/INN AS A USE PERMITTED BY RIGHT IN THE PVD-PLANNED VILLAGE DEVELOPMENT DISTRICT, 27-409.2A.(1) TO ADD USE C20 ATHLETIC FACILITY AS A USE PERMITTED BY RIGHT IN THE PVD-PLANNED VILLAGE DEVELOPMENT DISTRICT, 27-505.D.(D4) TO ADD USE D12 MOTEL/HOTEL/INN AS A USE PERMITTED BY RIGHT IN A D4 MIXED USE, 27-505.D.(D4)(1) TO ALLOW FOUR (4) STORY APARTMENT BUILDINGS AS PART OF A MIXED-USE DEVELOPMENT IN THE PVD-PLANNED VILLAGE DEVELOPMENT DISTRICT, AND 27-505.D.(D12)(1) TO ALLOW A HOTEL/MOTEL/INN ON A FOUR (4) ACRE LOT IN THE PVD-PLANNED VILLAGE DEVELOPMENT DISTRICT.

WHEREAS, in 1985 the Dublin Borough Council enacted a Zoning Ordinance establishing Zoning Districts, use regulations for land use types, and establishing general zoning regulations for the entire Borough ("Zoning Ordinance"); and

WHEREAS, the Borough has received a petition to amend its Zoning Ordinance as set forth in the above heading; and

WHEREAS, Borough Council finds that it is in the best interest of the health, safety, and welfare of the residents of the Borough to amend the Zoning Ordinance as set forth in the above heading; and

WHEREAS, in compliance with section 609 of the Pennsylvania Municipalities Planning Code ("MPC"), a copy of this proposed Ordinance No. 348 was forwarded to the Bucks County Planning Commission and Dublin Borough Planning Commission in December 2025 for review and comment; and

WHEREAS, a public hearing was held on the proposed amendment to the Zoning Ordinance on March 23, 2026 in compliance with Section 609 of the MPC.

NOW THEREFORE, BE IT ENACTED AND ORDAINED by the Borough Council of Dublin Borough, Bucks County, Pennsylvania the Code of Ordinances of the Borough of Dublin, as amended, be and is hereby further amended as follows:

SECTION 1. The Zoning Ordinance is hereby amended as follows:

- a. § 27-409.2.A.(1) is amended to add use D12 Motel/Hotel/Inn as a use permitted by right in the PVD-Planned Village Development District.
- b. § 27-409.2.A.(1) is amended to add use C20 Athletic Facility as a use permitted by right in the PVD-Planned Village Development District.
- c. § 27-505.D.(D4) is amended to add use D12 Motel/Hotel/Inn as a use permitted by right in a D4 Mixed Use.
- d. § 27-505.D.(D4)(1) is amended such that the last sentence is deleted and replaced with the following: "For buildings that contain exclusively residential uses the maximum building height shall be four (4) stories in the PVD-Planned Village Development District or three (3) stories in any other district."
- e. § 27-505.D.(D12)(1) is amended to add a second sentence as follows: "In the PVD-Planned Village Development District, the minimum lot size shall be four acres."
- f. §27-505.D.(D4)(6) is added as follows: "The D12 Motel/Hotel/Inn use contained within a mixed-use building shall not include weddings or wedding receptions held within the mixed-use building or on the lot where the mixed-use building is located."

SECTION 2. Attachment 2 – Table of Use Regulations is amended as follows:

Use	District						
	R-1	R-2	TC-1	TC-2	IP	Ind	PVD
C(20) Athletic Facility	N	N	C	P	N	C	P
D(12) Motel/Hotel/Inn	N	N	C	P	N	N	P

SECTION 3. Repealer. This Ordinance hereby repeals any provisions inconsistent with this Ordinance now in effect or of other Ordinances, to the extent of such inconsistency. All other provisions of the Code of Ordinances of Dublin Borough, not inconsistent herewith, shall remain in full forth and effect.

SECTION 4. Severability. The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is determined by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance.

SECTION 5. Effective Date. This Ordinance shall become effective upon the earliest date provided by law.

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ENACTED AND ORDAINED this rd23 day of March, 2026.

Attest

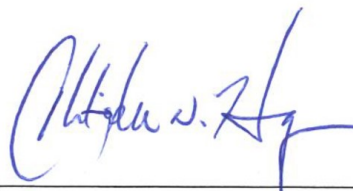
BOROUGH OF DUBLIN COUNCIL



Colleen Pursell, Secretary



Timothy Hayes, Council President



Christopher Hayes, Mayor