

**BOROUGH OF EDGEWOOD  
ALLEGHENY COUNTY, PENNSYLVANIA  
ORDINANCE 1070**

**AN ORDINANCE OF THE BOROUGH OF EDGEWOOD, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, ESTABLISHING SECTION 200-26 OF ORDINANCE 1048 CREATING THE C-3 ZONING DISTRICT AND PERMITTING MULTI-FAMILY DEVELOPMENT AS A CONDITIONAL USE IN THE C-3 ZONING DISTRICT.**

**WHEREAS**, the Council of the Borough of Edgewood desires additional development in Edgewood Towne Centre, and;

**WHEREAS**, after a review of its zoning ordinance, Borough Council determined permitting residential development would create additional development opportunities congruent with the objectives of the Borough's Comprehensive Plan, and;

**WHEREAS**, Borough Council recognizes there is a national housing shortage, especially of multi family units and income sensitive units, and;

**WHEREAS**, the zoning district's proximity to public transit will reduce future tenants reliance on automobiles and act as a catalyst for future transit oriented development in all of Edgewood Towne Centre.

**NOW, THEREFORE**, be it ordained and enacted by Council for the Borough of Edgewood, and it is hereby ordained and enacted by the authority of same as follows:

**Section 1:** § 200-26 C-3 Commercial/Office/Multi-Family District is hereby established.

The C-3 Commercial/Office/Multiple-Family District is intended to permit a mixture of commercial and residential development in a manner compatible with transit oriented development and high density multi-family residential development; to encourage development which is attractive and functional; to ensure that the development is harmoniously related to adjacent and nearby existing development; and to encourage new and innovative development techniques. The area designated as the Commercial/Office/Multiple-Family District Mixed Commercial District shall be distinct from the Planned Commercial District in that development must account for and accommodate all vehicular and pedestrian circulation; and parking and loading associated with the adjacent Planned Commercial District, but each development may be unique and not necessarily treated as a single unit.

**Section 2:** Table 200-26A is hereby established.


<b>C-3 Commercial/Office/Multi-Family District, Table of Uses</b>		
<b>Permitted Uses by Right</b>	<b>Special Exceptions</b>	<b>Conditional Uses</b>
	Commercial Schools(See Section 200-39T)	Auto and Equipment Sales Service and Repair (See Section 200-39V)
Eating/Drinking Places	Drive Through Facilities and Car	Gas Station/Convenience Store (See


	Wash Facilities (See Section 200-39U)	Section 200-39W)
Place of Worship	Hotels and Motels (See Section 200-39FF)	Sexually Oriented Business (See Section 200-39X)
Professional Offices		Planned Shopping Center or Mixed Use Development (See Section 200-39Y)
Civic and Cultural Buildings		Flea Markets and Outdoor Markets (See Section 200-39Z)
Retail Sales		Bottle Clubs (See Section 200 – 39AA)
Personal Services		Correctional Facility or Halfway House (See Section 200-39BB)
Business Services including financial services such as banks		Building Material and Supply Yards(See Section 200-39CC)
Funeral Homes		Light Manufacturing and Self Service Storage Facilities (See Section 200-39DD)
Outpatient Clinic		Retail Liquor Store (See Section 200-39EE)
		Class One and Class two Multiple Family Dwellings (see § 200-39H)

**Section 3:** That all Ordinances or parts of Ordinances inconsistent or conflicting with the provisions of this Ordinance be and the same are hereby repealed insofar as they affect this Ordinance.

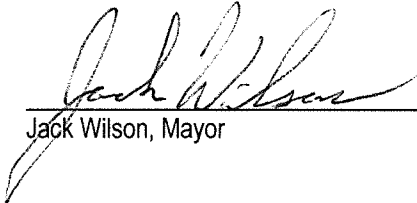
**ORDAINED AND ENACTED** this 21st day of December, 2020.

**ATTEST:**

  
 Rob Zahorchak  
 Borough Manager

  
 John Wainright  
 Council President

**EXAMINED AND APPROVED** by me this 21st day of December, 2020.

  
 Jack Wilson, Mayor