

**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.

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.

C-3 Commercial/Office/Multi-Family District, Table of Uses		
Permitted Uses by Right	Special Exceptions	Conditional Uses
	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 Wash Facilities (See Section 200-39U)	Gas Station/Convenience Store (See 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 _____ day of _____, 202__.

ATTEST:

Rob Zahorchak
Borough Manager

John Wainright
Council President

EXAMINED AND APPROVED by me this _____ day of _____, 202__.

Jack Wilson, Mayor