

**LEGAL NOTICE OF PUBLIC HEARING -and- NOTICE OF INTENT TO ENACT**

On **January 13, 2025, at 6:30 p.m.**, the Borough of Bridgeville Council shall hold a Public Hearing, at the Municipal Building, 425 Bower Hill Road, Bridgeville, PA 15017, pursuant to Article VI of the Municipalities Planning Code, to inform and take public comment on proposed amendments to its Zoning Ordinance and to its Subdivision & Land Development Ordinance (SALDO); and, on **January 13, 2025, at 7 p.m.**, immediately following that public hearing during its regularly scheduled public meeting, or at a duly advertised public meeting thereafter, the Borough Council may consider and, if appropriate, may enact said ordinance amendments, titled and summarized as follows:

**AN ORDINANCE OF THE BOROUGH OF BRIDGEVILLE, ALLEGHENY, COUNTY PA, AMENDING ITS SUBDIVISION & LAND DEVELOPMENT ORDINANCE, CH. 22 OF ITS CODE OF ORDINANCES, TO ESTABLISH UPDATED RULES REGARDING LOTS, LOT FRONTAGE, DESIGN, MIN./MAX. SETBACKS, AND ACCESSORY STRUCTURES/USES, WITHIN THE BOROUGH.**

**AN ORDINANCE OF THE BOROUGH OF BRIDGEVILLE, ALLEGHENY, COUNTY PA, AMENDING ITS ZONING ORDINANCE, CH. 27 OF ITS CODE OF ORDINANCES, TO ESTABLISH UPDATED RULES REGARDING LOTS, LOT FRONTAGE, DESIGN, MIN./MAX. SETBACKS, AND ACCESSORY STRUCTURES/USES, WITHIN THE BOROUGH.**

**Borough Solicitor's Summary of Proposed Amendments:** Establishing min./max. front yard setbacks in existing recorded plans of record, requiring any new principal structures to conform with (i.e. align with) the front yard setbacks of the existing structures on the immediately adjacent lots (or an average thereof); prohibiting 'Flag Lots'; providing that a 'building lot' in previously recorded plans of lots shall not be used as a driveway or as a private or public road to access a lot or lands that are not part of the same; that a lot or portion of a lot located in one zoning district shall not be used as a driveway or private or public street to access an adjacent lot in another zoning district if the use is not permitted as of right or as a conditional use in the zoning district in which the proposed driveway or private street will be located; that a lot shall not be used as a driveway or private or public street to access an adjacent lot or portion of a lot in another municipality; that a lot shall not be divided by the Borough boundary line; that Lots shall have the minimum required frontage on a Borough public street; and that accessory structures and uses are not permitted without first having a principal structure on the lot or substantial completion of a principal structure (except for temporary construction trailers as permitted).

**Notice of Pending Ordinances:** By virtue of Resolution No. 2024-18, adopted on November 11, 2024, the Borough of Bridgeville Council has invoked the Pending Zoning Ordinance Doctrine for the above proposed Ordinance amendment (Ord. No. 1031, and as to SALDO Ord. No. 1032), and, as such, the proposed Ordinances was and shall be enforceable and applicable upon and after the date of first publication of the Legal Notice advertisement published herein on November 14, 2024, as Pending Ordinances. The proposed ordinance amendments may be examined during normal business hours at the Municipal Building, or at the office of this newspaper.

Joseph Kauer, Borough Manager