

West Brownsville Borough Zoning Ordinance

Washington County Pennsylvania

Chapter 3

District Regulations

Section 3.1 Classification of Districts and Zoning Map

3.1.1 DISTRICTS

- (a) For the purposes of this Ordinance, West Brownsville Borough is hereby divided into five (5) zoning districts, which shall be designated as follows:
- (1) R-1 – Single Family Residential
 - (2) R-2 – Medium Density Residential
 - (3) MX – Mixed Use
 - (4) C-1 – Commercial District
 - (5) I-1 – Industrial District
- (b) The boundaries of said districts shall be as shown upon the map attached to and made a part of this Ordinance, which shall be designated the “Official Zoning Map of West Brownsville Borough, Washington County, Pennsylvania.” Said map and all notations, references, and other features shown thereon shall be made a part of this Ordinance as if the matters and features shown by said map were all fully described herein. The Zoning Map is included at the end of this Ordinance.
- (c) Where uncertainty exists with respect to the boundaries of the various districts, as shown on the Zoning Map, the following rules shall apply:
- (1) The district boundaries are the street centerlines, unless otherwise shown.
 - (2) The vacation of roads shall not affect the location of such district boundaries.
 - (3) Where the district boundaries do not appear to be street lines, the boundaries shall be construed to be property lines or dimensions from street lines.
 - (4) When a district boundary line passes through a parcel of land with no indication of distance, the scale of the map shall determine the location of such line.
 - (5) When the location of a district boundary cannot be definitely determined by centerlines, the scale of the dimensions stated on the Official Zoning Map, or by the fact that it clearly coincides with a lot line, the location of the district boundary shall be interpreted by the Zoning Officer or appropriate Borough Official with reference to the scale of the Official Zoning Map and the purposes set forth in all relevant provisions of this chapter.

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- (d) Where a zoning district splits a lot, resulting in differing and nonuniform requirements for the lot, the following provisions shall apply:
- (1) Where the lot is large enough to be subdivided into two or more lots, each within a single zoning district, no zoning approval will be given for any authorized use which would utilize any portion of the lot other than that portion of the lot in which the principal use is located. Further development will require subdivision.
 - (2) Where a lot cannot be subdivided in compliance with this chapter and other appropriate regulations, the authorized use permitted on the lot is limited to those authorized uses permitted in the zoning district in which the largest part of the lot is located, and the smaller part of the lot located in another zoning district will be subject to the provisions of this chapter where the largest portion of the lot is located. If this section creates an undue hardship, the Zoning Board has jurisdiction to grant relief as it deems necessary.

Section 3.2 R-1: Single Family Residential District

3.2.1 PURPOSE

- (a) The intent of the R-1: Single Family Residential District is to provide for low density single family residential development while allowing for community facilities.

3.2.2 LAND USE

(a) **Permitted Uses**

- (1) Church, Place of Worship
- (2) Dwelling, Single-family detached
- (3) Dwelling, Single-family attached
- (4) Municipal Uses
- (5) Recreation, Municipal
- (6) School - Public, Private, Primary or Secondary
- (7) Accessory uses, including:
 - i. Garage, private
 - ii. Greenhouse
 - iii. Home-based business, no impact
 - iv. Storage Sheds
 - v. Swimming pools

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(b) **Special Exception Uses**

- (1) Cemetery

(c) **Conditional Uses**

- (1) Agricultural Operation
- (2) Family Day Care Home
- (3) Group Residential Facility
- (4) Home occupation
- (5) Accessory uses, including:
 - i. Solar energy equipment
 - ii. Wind energy equipment (Small wind facilities)

SECTION 3.1.02

3.2.3 DIMENSIONAL REQUIREMENTS

(a) **Lot,
Yard,
and
Height**

Table 3.1: Lot Requirements for R-1 Uses.	
Minimum Lot Area	4,000 Square feet
Minimum Lot Width	40 feet
Maximum Structure Height	35 feet
<i>Building Setback Requirements</i>	
Minimum Front Yard Setback	10 feet or the average of the two adjacent properties
Minimum Side Yard Setback	3 feet, but not less than 5 feet from a neighboring structure
Minimum Rear Yard Setback	10 feet
Maximum Lot Coverage	70%
* Not to exceed 2.5 stories	

Requirements

The minimum lot area, maximum lot coverage by buildings and structures, minimum depth of front, rear, and side yard requirements, maximum height of structures and other bulk requirements for each district shall be specified in *Table 3.1*.

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Section 3.3 R-2: Medium Density Residential District

3.3.1 PURPOSE

- (a) The intent of the medium density residential district is to provide for multi-family residential development to encourage a mixture of housing types such as townhomes, garden apartments, and mid-rise apartments.

3.3.2 LAND USES

(a) Permitted Uses

- (1) Church, Place of Worship
- (2) Dwelling, Multi-Family-Duplex
- (3) Dwelling, Multi-Family-Apartment
- (4) Dwelling, Multi-Family-Garden Apartment
- (5) Dwelling, Multi-Family-Mid Rise Apartment
- (6) Dwelling, Multi-Family-Residence over Business
- (7) Dwelling, single-family detached
- (8) Dwelling, single-family attached
- (9) Library
- (10) Municipal Uses
- (11) Recreation, Municipal
- (12) School - Public, Private, Primary or Secondary
- (13) Accessory uses, including:
 - i. Garage, private
 - ii. Home-based business, no impact
 - iii. Parking lot
 - iv. Storage sheds
 - v. Swimming pools

(b) Conditional Uses

- (1) Agricultural Operation
- (2) Communications Tower
- (3) Community Day Care Center, Adult
- (4) Community Day Care Center, Child
- (5) Nursing Home and Related Health Care Facilities

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- (6) Family Day Care Home
- (7) Home occupation
- (8) Accessory uses, including:
 - i. Solar energy equipment
 - ii. Wind energy equipment (small wind facilities)

3.3.3 DIMENSIONAL REQUIREMENTS

(a) Lot, Yard, and Height Requirements

The minimum lot area, maximum lot coverage by buildings and structures, minimum depth of front, rear, and side yard requirements, maximum height of structures and other bulk requirements for each district shall be specified in Table 3.2

Table 3.2 Lot Requirements for R-2 Uses.	
Minimum Lot Area	8,000 sq.ft.
Minimum Lot Width	50 feet
Maximum Structure Height*	40 feet
<i>Building Setback Requirements</i>	
Minimum Front Yard Setback	25 feet
Minimum Side Yard Setback	5 feet.
Minimum Rear Yard Setback	15 feet
Maximum Lot Coverage	65%
*Not to exceed three (3) stories	

Section 3.4 MU: Mixed Use District

3.4.1 PURPOSE

- (a) The intent of the MU: Mixed Use District is to provide for a combination of business and residences along the main corridors of West Brownsville Borough.

3.4.2 LAND USES

(a) Permitted Uses

- (1) Bed and Breakfast Inn
- (2) Catering Business

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- (3) Church, Place of Worship
- (4) Dwelling, Multi-Family-Duplex
- (5) Dwelling, Multi-Family-Apartment
- (6) Dwelling, Multi-Family-Garden Apartment
- (7) Dwelling, Multi-Family-High Rise Apartment
- (8) Dwelling, Multi-Family-Residence over Business
- (9) Dwelling, single-family detached
- (10) Dwelling, single-family attached
- (11) Emergency Services Station or Training Facility
- (12) Farmer's Market
- (13) Library
- (14) Municipal Uses
- (15) Recreation, Municipal
- (16) Accessory uses, including:
 - i. Garage, private
 - ii. Greenhouse
 - iii. Home-based business, no impact
 - iv. Storage sheds
 - v. Swimming pools

(b) Conditional Uses

- (1) Agricultural Operation
- (2) Auto, Boat or Mobile/Manufactured Home Sales
- (3) Automobile Car Wash
- (4) Beverage Distributor (Wholesale and/or Retail)
- (5) Boarding House (Includes Rooming House)
- (6) Community Day Care Center, Adult
- (7) Community Day Care Center, Child
- (8) Community Recreation Center
- (9) Convenience Store
- (10) Family Day Care Home
- (11) Garden Center or Nursery

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- (12) Group Residential Facility
- (13) Health Club
- (14) Laundromat
- (15) Marina
- (16) Nursing Home and Related Health Care Facilities
- (17) Professional Office
- (18) Public Utility, Other than Municipally Owned
- (19) Recreation, Commercial Outdoor
- (20) Repair Shop
- (21) Restaurant, Carry Out
- (22) Restaurant, Fast Food
- (23) Restaurant, Full Service
- (24) Retail Store >5,000 Sq.Ft.
- (25) Roadside Stand
- (26) Studio, Dance, Music or Karate
- (27) Tavern / Drinking Establishment
- (28) School - Public, Private, Primary or Secondary
- (29) Accessory uses, including:
 - i. Parking lot
 - ii. Solar energy equipment
 - iii. Wind energy equipment (small wind facility)

3.4.3 DIMENSIONAL REQUIREMENTS

(a) Lot, Yard, and Height Requirements

The minimum lot area, maximum lot coverage by buildings and structures, minimum depth of front, rear, and side yard requirements, maximum height of structures and other bulk requirements for each district shall be specified in Table 3.3.

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Table 3.3 Lot Requirements for MU District	
Minimum Lot Area	4,000 sq.ft.
Minimum Lot Width	30 feet
Maximum Structure Height*	40 feet
<i>Building Setback Requirements</i>	
Minimum Front Yard Setback	10 feet or the average of the two adjacent properties
Minimum Side Yard Setback	3 feet, but not less than 5 feet from an adjacent structure
Minimum Rear Yard Setback	10 feet
Maximum Lot Coverage	70%
*Not to exceed three (3) stories	

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Section 3.5 C-1: Commercial District

3.5.1 PURPOSE

- (a) The commercial district is intended to accommodate larger scale commercial uses that are high traffic generators with larger buildings and sites in locations that can feasibly be served by infrastructure and have access to the major transportation networks.

3.5.2 LAND USES

(a) **Permitted uses**

- (1) Auto, Boat or Mobile/Manufactured Home Sales
- (2) Automobile Car Wash
- (3) Bank or Financial Institution
- (4) Beverage Distributor (Wholesale and/or Retail)
- (5) Boarding House (Includes Rooming House)
- (6) Bus and Transit Facility
- (7) Catering Business
- (8) Church, Place of Worship
- (9) Community Day Care Center, Adult
- (10) Community Day Care Center, Child
- (11) Construction and Building Related Trades
- (12) Emergency Services Station or Training Facility
- (13) Equipment Sales, Rental and Service
- (14) Farmer's Market
- (15) Food and Grocery Store
- (16) Funeral Home
- (17) Garden Center or Nursery
- (18) Gas Station (including Retail Store)
- (19) Greenhouses (Commercial / Wholesale)
- (20) Health Club
- (21) Hospital or Surgery Center or Related Testing
- (22) Hotel or Motel
- (23) Laundromat

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- (24) Library
- (25) Medical Clinics or Labs
- (26) Municipal Uses
- (27) Parcel Delivery Facility
- (28) Professional Office
- (29) Public Utility Facility, Other than Municipally Owned
- (30) Recreation, Commercial Indoor
- (31) Recreation, Commercial Outdoor
- (32) Recreation, Municipal
- (33) Repair Shop
- (34) Restaurant, Carry Out
- (35) Restaurant, Fast Food
- (36) Restaurant, Full Service
- (37) Retail Store <5,000 Sq.Ft.
- (38) Self Storage Facility
- (39) Studio, Dance, Music or Karate
- (40) Theater, Indoor Movie or Live Theater (not adult)
- (41) Trade School
- (42) Transportation Services
- (43) Warehousing or Storage
- (44) Wholesale Services
- (45) Accessory uses, including:
 - i. Garage, community
 - ii. Home occupation
 - iii. Parking lot
 - iv. Storage sheds
 - v. Swimming pools

(b) **Conditional Uses**

- (1) Adult Oriented Establishment
- (2) Animal Daycare
- (3) Animal Hospital, Vet Clinic

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- (4) Automobile Repair
- (5) Communications Tower
- (6) Community Recreation Center
- (7) Convenience Store
- (8) Distribution Center
- (9) Dwelling, Multi-Family-Apartment
- (10) Dwelling, Multi-Family-Duplex
- (11) Dwelling, Multi-Family-Garden Apartment
- (12) Dwelling, Multi-Family-High-Rise Apartment
- (13) Dwelling, Multi-Family-Residence over Business
- (14) Dwelling, Single-family detached
- (15) Flea Market or Auction House
- (16) Home Occupation
- (17) Kennel
- (18) Lumber Yard
- (19) Methadone Treatment Center
- (20) Manufacturing, Light
- (21) Nightclub
- (22) Nursing Home and Related Health Care Facilities
- (23) Refuse and Waste Collecting Areas
- (24) Retail Store >5,000 Sq.Ft.
- (25) Research and Development, Engineering or Testing Facility or Laboratory
- (26) Shopping Center
- (27) Tavern/Drinking Establishment
- (28) Wind Turbine
- (29) Accessory uses, including:
 - i. Solar energy equipment
 - ii. Wind energy equipment (small wind facility)

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3.5.3. DIMENSIONAL REQUIREMENTS

(a) Lot, Yard, and Height Requirements

The minimum lot area, maximum lot coverage by buildings and structures, minimum depth of front, rear, and side yard requirements, maximum height of structures and other bulk requirements for each district shall be specified in Table 3.4

Table 3.4 Lot Requirements for C-1 District	
Minimum Lot Area	.5 acre
Minimum Lot Width	100 feet
Maximum Structure Height*	40 feet
<i>Building Setback Requirements</i>	
Minimum Front Yard Setback	50 feet
Minimum Side Yard Setback	10 feet
Minimum Rear Yard Setback	50 feet
Maximum Building Coverage	40%
<i>*Not to exceed three (3) stories</i>	

Section 3.6 I-1: Industrial District

3.6.1 PURPOSE

(a) The intent of Industrial District is to accommodate industrial uses of land in areas that have convenient access and to provide for uses that may not be compatible with conventional residential and commercial districts.

3.6.2 LAND USES

(a) Permitted uses

- (1) Automobile Car Wash
- (2) Bank or Financial Institution
- (3) Church, Place of Worship
- (4) Construction and Building Related Trades
- (5) Distribution Center
- (6) Emergency Services Station or Training Facility

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- (7) Greenhouse, Commercial
- (8) Manufacturing, Heavy
- (9) Manufacturing, Light
- (10) Medical Clinic or Labs
- (11) Municipal Uses
- (12) Parcel Delivery Facility
- (13) Professional Office
- (14) Public Utility Facility, Other than Municipally Owned
- (15) Recreation, Commercial Indoor
- (16) Recreation, Commercial Outdoor
- (17) Research and Development, Engineering or Testing Facility or Laboratory
- (18) Self Storage Facility
- (19) Warehousing or Storage
- (20) Accessory uses, including:
 - i. Garage, community
 - ii. Parking lot

(b) **Conditional Uses**

- (1) Adult Oriented Establishment
- (2) Animal Daycare
- (3) Animal Hospital, Vet Clinic
- (4) Automobile Repair
- (5) Communications Tower
- (6) Incinerator
- (7) Junkyard
- (8) Kennel
- (9) Marina
- (10) Methadone Treatment Center
- (11) Recycling Center
- (12) Refuse and Waste Collection Areas
- (13) Repair Shop
- (14) Wind Turbine
- (15) Accessory uses, including:

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- i. Solar energy equipment
 - ii. Wind energy equipment (small wind facility)
 - iii. **3.6.3 DIMENSIONAL REQUIREMENTS**
- (a) The minimum lot area, maximum lot coverage by buildings and structures, minimum depth of front, rear, and side yard requirements, maximum height of structures and other bulk requirements for each district shall be specified in Table 3.5.

Table 3.5 Lot Requirements for I-1 District	
Minimum Lot Area	.5 acre
Minimum Lot Width	100 feet
Maximum Structure Height*	40 feet
<i>Building Setback Requirements</i>	
Minimum Front Yard Setback	50 feet
Minimum Side Yard Setback	10 feet
Minimum Rear Yard Setback	50 feet
Maximum Building Coverage	40%
<i>*Not to exceed three (3) stories</i>	