

ORDINANCE NO. 338  
DUBLIN BOROUGH, BUCKS  
COUNTY, PENNSYLVANIA

**AN ORDINANCE OF THE BOROUGH OF DUBLIN  
AMENDING CHAPTER 27 ZONING OF THE  
CODIFIED ORDINANCES TO PERMIT  
LIVE-WORK UNITS WITHIN THE  
PLANNED VILLAGE DEVELOPMENT  
DISTRICT, TO UPDATE THE STANDARDS  
FOR MIXED USES, AND TO UPDATED  
MIXED USES IN THE USE REGULATIONS**

**WHEREAS**, Borough Council desires to allow Live-Work Units by right within the Planned Village Development District on sites greater than 10 acres, to provide additional standards for Mixed Uses and to update the standards for D4 Mixed Uses within the Use Regulations;

**NOW, THEREFORE**, it is hereby ENACTED and ORDAINED by the Council of Dublin Borough, Bucks County, Pennsylvania that the Codified Ordinances of the Borough are amended by amending Chapter 27 Zoning as follows:

**Section 1.** Section 27-409.2 shall be amended by adding the following use in subsection A(1):

B11 Live-Work Unit

**Section 2.** Section 27-409.2 shall be amended by deleting subsection A(3)(b) and replacing it with the following:

(b) A minimum of 20% of the site area shall consist of D4 Mixed Use lot area. Where the D4 Mixed Use area integrates existing structures suitable for adaptive re-use, a minimum of 15% of the site area shall consist of D4 Mixed Use lot area, which the residential and commercial uses may occur in separate buildings on the same parcel.

**Section 3.** Section 27-409.2 shall be amended by deleting subsection A(4) and replacing it with the following:

(4) Locational Mix. A mix of a minimum of any two of the following types of uses (i) detached (village house) and (ii) attached (either twin, manor or town house) dwellings shall be provided along the Comprehensive Plan road.

**Section 4.** Section 27-409.3 shall be amended by deleting subsections H and K and replacing them with the following:

H. Driveways. All driveways and garages for dwelling units fronting along the Comprehensive Plan road shall be accessed from rear alleyways. No individual driveways shall

access the Comprehensive Plan road other than alley and overflow parking accesses. Alley and overflow parking accesses shall be configured to discourage drivers from backing onto the Comprehensive Plan road.

K. Parking. A minimum of two off-street parking spaces per dwelling unit is required. Three off-street parking spaces are required for dwellings having three or more bedrooms, not including a garage. Parking requirements for nonresidential uses shall be those for individual uses in § 27-505. For B4 Village House developments, the required parking spaces per dwelling unit may include up to one (1) on-street parking space per dwelling unit provided that the street cross section is designed to accommodate on-street parking in accordance with Appendix B Streetscape Elevations of the Subdivision and Land Development Ordinance.

**Section 5.** Section 27-505 shall be amended by deleting subsection (D4) and replacing it with the following:

(D4) Mixed Use. In a mixed-use building, commercial, office, and/or residential uses (including B11 Live-Work Unit) shall be permitted in a building on one lot. In the PVD Zoning District, the mix of uses may be in separate buildings if either the commercial or residential uses are included in existing buildings, with the residential apartment building complying with all dimensional requirements of a D4 Mixed Use building other than having commercial uses on the first floor. Permitted commercial and office uses shall be limited to the following:

- C20 Athletic Facility
- D1 Medical Office
- D2 Office
- D3 Commercial and Service
- D5 Retail Store
- D6 Service Business
- D7 Financial Establishment
- D9 Eating Place
- D10 Fast Food Restaurant
- D11 Repair Shop
- D14 Entertainment
- D15 Tavern

- (1) Where residential uses are proposed, they shall be on the second and third floors of a mixed-use building. Nonresidential uses shall be on the first and second floor only. Residential uses shall occupy at least 75% of the second floor of the mixed-use buildings. In the PVD Zoning District, the mix of uses may be in separate buildings if either the commercial or residential uses are included in existing buildings on the same parcel. For buildings that contain exclusively residential uses, the maximum height shall be three stories.
- (2) All permitted uses associated with a mixed use shall be conducted within a completely enclosed building unless expressly authorized. This requirement does not apply to required parking or loading areas, automated teller machines or outdoor seating.

(3) The maximum building footprint for a mixed-use building shall not exceed 15,000 square feet.

(4) Parking.

(a) No off-street parking is required for nonresidential uses unless such uses exceed 3,000 square feet of gross floor area, though a fee in lieu of parking may be provided. Parking is required for the area above 3,000 square feet based on the parking standards for the individual nonresidential uses.

(b) For residential uses, the following spaces shall be required:

[1] Efficiency: 1.25.

[2] One-bedroom: 1.50.

[3] Two bedrooms or more: 2.0.

(c) A fee in lieu of parking may be provided in accordance with § 27-614, Subsection 3, if approved by the Borough Council.

(d) All off-street parking shall be located to the interior side of the buildings and take access to an interior driveway or alley.

(5) Loading. In the PVD Zoning District, loading spaces for commercial uses shall be provided based on the logistical needs of the commercial uses in the D4 Mixed Use area. This includes the number and dimensions of the loading spaces.

**Section 6. Repealer.** This Ordinance hereby repeals any provision inconsistent with this Ordinance now in effect or of other Ordinances, to the extent of such inconsistency. All other provisions of the Ordinances of Dublin Borough, not inconsistent herewith, shall remain in full force and effect.

**Section 7. 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 8. Effective Date.** This Ordinance shall become effective upon the earliest date provided by law.

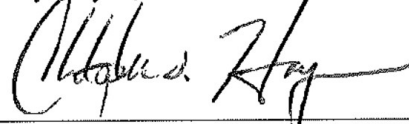
ENACTED AND ORDAINED on this 27<sup>th</sup> day of May, 2024.

**BOROUGH OF DUBLIN COUNCIL**

ATTEST:

  
Colleen Pursell, Secretary

  
Timothy Hayes, Council President

  
Christopher Hayes, Mayor