



# DEINDUSTRIALIZED COMMUNITIES MARKET STUDY

## Appendix D: Zoning Regulations

May 2022



Pennsylvania State Historic Preservation Office

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION

**Table 1**  
**Business District Zoning Regulations**

<b>Beaver and Ohio River Valley Region</b>					
<u>Community</u>	<u>Commercial Corridor</u>	<u>Permitted Uses</u>	<u>Ground Floor Restrictions</u>	<u>Historic District</u>	<u>Adaptive Reuse Ordinance</u>
Aliquippa	Franklin Avenue between Constitution Blvd and Engle Street	Arts and entertainment (e.g., theater), retail, dining establishments, clubs/lodges, community centers, day cares, garden apartments/townhomes/multifamily (conditional), financial institution, public facilities (e.g., fire/police dept, libraries, municipal buildings, courts), mixed use development, office, parks, and personal services			Yes; permitted uses include Single- and multi-family dwellings, financial institutions, private clubs/social halls, day cares, nursing or personal care homes, hospitals/medical clinics, civic or cultural buildings, conference centers, community center, and other uses determined appropriate
Ambridge	Merchant Street between 8th Street and 5th Street	Apartments, art spaces, essential services, indoor recreation facilities, offices, retail, dining establishments, personal care services		Ohio River Boulevard to the west, 16th Street to the north, 12th Street to the south, and between Merchant Street and New Economy Business Park Drive to the east	
Beaver Borough	Roughly, River Rd to the south, Sassafras Ln to the west, Maple Aly to the north, East End Ave to the east	Retail, dining establishments, personal services, professional services, business services, financial institutions, forestry	Professional/business/financial services not permitted on ground floor	Wilson St to the east, River Rd to the south, Sutherland Place to the west, 5th and 6th St to the north	
Beaver Falls	Seventh Avenue between 7th St and 20th St	<b>[North]</b> Bank/financial establishment, retail, dining establishments, personal services, medical office, office, mixed use, automobile parts sale, craftsman/fabrication; <b>[Central]</b> bank/financial establishment, retail, dining establishments, arts (gallery/theater), personal services, library, craftsman/fabrication, winery; <b>[South]</b> bank/financial establishment, retail, dining establishments, arts (gallery/theater), library, mixed use, fitness center, motel/hotel, personal services, winery, craftsman/fabrication, automobile parts sale	Residential and non-medical office uses not permitted on ground floor		
Midland	Midland Avenue between 3rd St and 12th St	Retail and dining establishments, banks, business and financial services, personal care services, amusement/entertainment facilities, theaters, parking facilities; multifamily is a conditional use within C-1; some existing residential above commercial exists in C-1	Residential not permitted on ground floors		
Monaca	Pennsylvania Ave between 17th Street 4th Street, and along 9th Street	Retail, dining establishments, business services, offices, commercial indoor recreation, commercial school, day care center, essential services, financial institutions, fire/emergency medical services, medical clinics, hotel/motel, libraries, personal services, public buildings, public recreation, public parking garage/lot			
New Brighton	Third Avenue between 5th Street and 13th Street	[C-1] Retail, dining establishments, personal services, bank/financial institutions, religious institutions, schools, hotel/motel, offices, parking lot/garage, public or semi-public institutions, arts (e.g., theaters), short term rental units			
Rochester	Brighton Avenue between West Madison Street and the intersection of New York Avenue, Ohio River Blvd and Pleasant Street	Retail, personal service businesses, financial institutions, printing/copying, computer and data processing, arts and educational institutions, lodges/clubs/meeting halls, dining establishments, public facilities, and essential services			
<b>Monongahela River Valley Region</b>					
<u>Community</u>	<u>Commercial Corridor</u>	<u>Permitted Uses</u>	<u>Ground Floor Restrictions</u>	<u>Historic District</u>	<u>Adaptive Reuse Ordinance</u>
Charleroi	Along McKean and Fallowfield Avenues between Fourth and Seventh Streets	Residential above first floor, Hotel/Motel, Retail/Dining, Office, Community facilities, Religious institutions, Academic institutions, Hospital/medical buildings, Government/Public institutions, Urban agriculture/forestry/farmers market	Residential use not permitted on ground floor		
Donora	Meldon Ave to the east, Thompson Ave to the west, Third Street to the south, and Ninth Street to the north	Retail and dining establishments, automobile service stations, personal care services, financial institutions, real estate, offices, amusement businesses (e.g., billiard/pool halls, dance halls, theaters, etc.), day care, funerals, hotels/boarding house, public institutions, medical and dental clinics, upholstery/repair stores			
Monessen	Donner Ave to the north, Schoonmaker Ave to the south, 12th Street to the west, and Parente Blvd to the east	Townhouse/apartments/mobile homes, dining establishments, business services and financial institutions, commercial recreation, retail, storage, office, personal services, motel/hotel/inn, medical/dental/veterinary offices, hospital, educational institutions, and public facilities			
Monongahela	West Main St between 1st and 5th	Dining establishments, bank/financial institution, personal services, hotels/B&Bs, boarding house, bus/transit shelter, business services, school/day care, medical clinics, community facilities, retail (under 7k AOR), multi-family mid-rise building, multi-family over business, emergency services, municipal use, office, parking lot, religious institutions, public/private recreation, arts, solar energy equipment, and vehicle sales/rental facility	Retail under 7,000 gsf AOR; 7,000-25,000 gsf is a conditional use; some multifamily use permitted above ground floor businesses	Main Street between 1st St and 12th St	

Sources : Municipal codes, accessed in March 2022.