



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING  
THE LAND USE DEVELOPMENT CODE OF BRIDGEVILLE  
TO PROVIDE FOR RESIDENTIAL, BUSINESS, COMMERCIAL OR  
INDUSTRIAL USES IN NON-RESIDENTIAL DISTRICTS**

**WHEREAS**, the Commissioners of the Town of Bridgeville have previously adopted Chapter 234 of the Bridgeville Code, entitled Land Use and Development, which provides for conditional uses in several districts, but does not enumerate the uses of properties that may have become common in non-residential districts since the adoption of the original code; and

**WHEREAS**, the Commissioners of the Town of Bridgeville find it desirable to provide for additional conditional uses in TC, C-1, and M-1 Districts for residential, business, commercial, or industrial uses as they may from time to time arise; and

**WHEREAS**, the Land Use and Development Code defines conditional uses as those uses which are generally desirable for the general convenience and welfare but, because of their nature, require additional review to assess their impact on neighboring properties and the entire Town; and

**WHEREAS**, the conditional use procedure is set out in the Land Use and Development Code and provides for the application, planning review, Town Commissioners' review, and the imposition of conditions, and further allows for public comment; and

**WHEREAS**, the Commissioners of the Town of Bridgeville are of the opinion that this ordinance promotes the health, safety, and welfare of the citizens of the Town of Bridgeville.

**NOW, THEREFORE, THE COMMISSIONERS OF BRIDGEVILLE  
HEREBY ORDAIN:**

Section 1. Amend Chapter 234 "LAND USE AND DEVELOPMENT" of the Code of the Town of Bridgeville, by adding thereto the underlined text, as follows:

§ 234-32. Town Center District (TC)

...

B. (3) Permitted as conditional uses. See § 234-24.

**Residential, business, commercial or industrial uses when the purposes of this chapter are more fully met by issuing a conditional use permit.**

§ 234-33. Commercial District (C-1)

...

B. (3) Permitted as conditional uses. See § 234-24.

**Residential, business, commercial or industrial uses when the purposes of this chapter are more fully met by issuing a conditional use permit.**

§ 234-34. Manufacturing District (M-1)

...

B. (3) Permitted as conditional uses. See § 234-24.

**Residential, business, commercial or industrial uses when the purposes of this chapter are more fully met by issuing a conditional use permit.**

Section 2. Effective Date. This ordinance shall become effective upon its adoption by a majority of the members elected to the Commissioners of Bridgeville.

**COMMISSIONERS OF BRIDGEVILLE**

By: \_\_\_\_\_

ATTEST: \_\_\_\_\_

Reading: \_\_\_\_\_

Adopted: \_\_\_\_\_

## **Synopsis**

This ordinance adds 'residential, business, commercial or industrial uses when the purposes of this chapter are more fully met by issuing a conditional use permit' to the list of uses to be permitted as conditional uses, subject to §234-24, in the TC, C-1, and M-1 Districts.

[DLS Draft 06-02-22]