MUNICIPALITY OF BETHEL PARK
ALLEGHENY COUNTY, PENNSYLVANIA
ORDINANCE NO. 11-9-26A

AN ORDINANCE OF THE MUNICIPALITY OF BETHEL PARK, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 69 ("ZONING"), ARTICLE II ("RULES AND DEFINITIONS"), SECTION 69.8 ("DEFINITIONS") TO ADD A DEFINITION FOR "ADAPTIVE REUSE," AND AMENDING ARTICLE XXIII ("REQUIREMENTS FOR CONDITIONAL USES") TO ADD A NEW SECTION 69.92 ("ADAPTIVE REUSE OF QUALIFYING BUILDINGS") TO ESTABLISH A CONDITIONAL USE FRAMEWORK FOR THE ADAPTIVE REUSE OF CERTAIN EXISTING BUILDINGS, INCLUDING QUALIFYING HOTEL, OFFICE, MOTEL, AND/OR LODGING FACILITIES IN THE C-3 PROFESSIONAL-SERVICE DISTRICT AND CERTAIN FORMER PUBLIC, SEMIPUBLIC, INSTITUTIONAL, RELIGIOUS, EDUCATIONAL, AND CIVIC BUILDINGS IN ALL ZONING DISTRICTS

WHEREAS, underutilized parcels of land and existing structures can negatively impact a community's character and may lead to blighted conditions if not rehabilitated and returned to productive use; and

WHEREAS, the Municipality of Bethel Park recognizes that certain large hotel, office, motel, and/or lodging facilities in commercial districts, as well as certain former public, semipublic, institutional, religious, educational, and civic buildings elsewhere in the Municipality, may over time become underutilized, economically obsolete, or otherwise cease to serve their original purpose; and

WHEREAS, the Council of the Municipality of Bethel Park desires to promote the productive adaptive reuse of such buildings in a manner that preserves community character, addresses community needs, and protects the public health, safety, and welfare; and

WHEREAS, the Council further desires to establish express standards and a conditional use framework to review proposed adaptive reuse projects on a case-by-case basis and ensure compatibility with surrounding properties and zoning districts.

NOW THEREFORE, be it ORDAINED and ENACTED by the Council of the Municipality of Bethel Park, in meeting assembled, and it is hereby ordained and enacted by and with the authority of the same, as follows:

SECTION 1.

Section 69.8 of the Code of the Municipality of Bethel Park ("Definitions") is hereby amended to include a new subsection defining "ADAPTIVE REUSE" as follows:

ADAPTIVE REUSE – The process of repurposing an existing building or structure for a use other than that for which it was originally designed or constructed, typically involving renovations or modifications that allow the building or structure to meet contemporary needs while retaining, to the greatest extent practicable, its historic, architectural, or community-defining character.

SECTION 2.

Chapter 69, Article XXIII ("Requirements for Conditional Uses"), is hereby amended by adding a new Section 69.92, to read as follows:

§69.92. Adaptive Reuse of Qualifying Buildings.

69.92.1 Intent.

The intent of this section is to facilitate the productive adaptive reuse of certain existing buildings that, because of their size, design, prior use, or community significance, may be well suited to conversion to new uses. This section establishes a conditional use framework to ensure that such conversions are compatible with surrounding properties, serve the public interest, and result in uses that contribute positively to the Municipality.

69.92.2 Applicability and Districts in which use may be permitted as a conditional use.

69.92.2.1 Qualifying hotel, office, motel, and/or lodging facilities may be adaptively reused pursuant to this section as a conditional use in the C-3 Professional-Service District.

69.92.2.2 Former public, semipublic, institutional, religious, educational, and civic buildings may be adaptively reused pursuant to this section as a conditional use within the zoning district in which the building is located, provided the applicant demonstrates that the proposed adaptive reuse is compatible with the district and surrounding properties and otherwise complies with this section.

69.92.3 Definitions. The following words, terms, and phrases, when used in this section, shall have the meanings ascribed herein unless the context clearly indicates otherwise:

69.92.3.1 Adaptive Reuse of Hotel, Motel, and/or Lodging Facility – A building or structure previously used, or currently used, for the purpose of providing transient lodging accommodations to the public for compensation, including but not limited to

hotels, motor hotels, motels, extended-stay facilities, and similar lodging establishments, which an applicant proposes to convert.

69.92.3.2 Adaptive Reuse of Office Facility – A building or structure previously used, or currently used, as an office building, which an applicant proposes to convert.

69.92.3.3 Former Public, Semipublic, Institutional, Religious, Educational, and Civic Building – An existing building or structure formerly or currently used as a public or private school, place of worship or religious institution, armory, library, community center, government building, or other similar building of a public, semipublic, institutional, cultural, charitable, or civic nature.

69.92.3.4 Qualifying Facility – For purposes of hotel, office, motel, and/or lodging facility adaptive reuse in the C-3 Professional-Service District, a Qualifying Facility is a building or structure that meets one of the following thresholds: (1) exceeds forty (40) feet in height as measured in accordance with §69.8.28; or (2) has a gross floor area exceeding forty thousand (40,000) square feet as measured in accordance with §69.8.19.

68.92.3.5 Qualifying Building – A building eligible for adaptive reuse under this section, including either a Qualifying Facility or a Former Public, Semipublic, Institutional, Religious, Educational, and Civic Building.

69.92.4 Authorized Uses Upon Conditional Use Approval.

Upon approval of a conditional use pursuant to this section and the General Requirements in Article XXIII ("Requirements for Conditional Uses"), a Qualifying Building may be adaptively reused, in whole or in part, for one or more of the following uses, subject to the limitations stated below:

69.92.4.1 For a Qualifying Facility in the C-3 Professional-Service District:

69.92.4.1.1 One-family, two-family, multiple-family dwelling units, and housing for seniors as defined in this Chapter. Any multifamily housing units and/or apartment units proposed under this section shall meet the following square footage requirements for adaptive reuse of a structure. One-Bedroom apartments must be at least 600 square feet in area; Two-Bedroom Apartments must be at least 900 square feet in area and Three-Bedroom Apartments must be at least 1,200 square feet in area.

69.92.4.1.2 Any use permitted by right, conditional use, or special exception in the C-3 Professional-Service District pursuant to §69.31.

69.92.4.1 ,3 Any combination of the uses listed above within the same building or structure.

69.92.4.2 For a Former Public, Semipublic, Institutional, Religious, Educational, and Civic Building:

69.92.4.2.1 Administrative offices of a public entity.

69.92.4.2.2 Day care facilities, including child day care and adult day services, subject to all required licenses and approvals.

69.92.4.2.3 Civic or cultural facilities.

69.92.4.2.4 Community center uses supported or subsidized by a charitable, social, or government agency.

69.92.4.2.5 Meal service programs supported or subsidized by a charitable, social, or government agency.

69.92.4.2.6 Recreational center or recreational uses.

69.92.4.2.7 Senior housing.

69.92.4.2.8 Institutional uses such as a place of worship, school, college, or other organization of a public, charitable, or community-serving nature.

69.92.4.2.9 One-Bedroom Apartments no less than 600 square feet.

69.92.4.2.10 Two-Bedroom Apartments no less than 900 square feet.

69.92.4.2.11 Three-Bedroom Apartments no less than 1200 square feet

69.92.5 Eligibility Requirements.

A conditional use application under this section shall be considered only where all of the following eligibility requirements are satisfied:

69.92.5.1 The subject property contains a Qualifying Building as defined in this section.

69.92.5.2 The applicant submits documentation sufficient to establish the prior or current use of the building or structure. Such documentation may include, but is not limited to, prior occupancy permits, licenses, tax records, deeds, institutional records, or other evidence satisfactory to the Municipality.

69.92.5.3 Where the application concerns a Qualifying Facility in the C-3 Professional-Service District, the applicant shall also demonstrate compliance with the height or gross floor area threshold for a Qualifying Facility.

69.92.6 Application Requirements.

In addition to the general requirements for conditional use applications set forth in §69.73, an application under this section shall include the following, as applicable to the proposed adaptive reuse:

69.92.6.1 A written narrative describing the proposed adaptive reuse, including the proposed use or uses, the extent of proposed interior and exterior modifications, and the anticipated schedule for conversion.

69.92.6.2 Architectural plans or drawings, prepared by a licensed architect or professional engineer registered in the Commonwealth of Pennsylvania , showing the existing building configuration and the proposed layout of the adaptively reused building or structure.

69.92.6.3 Documentation establishing the prior use of the building as required by the Eligibility provisions in this section.

69.92.6.4 For a Qualifying Facility located in the C-3 Professional-Service District, documentation establishing the height or gross floor area of the building.

69.92.6.5 A parking analysis demonstrating compliance with Article X ("Off-Street Parking and Loading Requirements") applicable to the proposed use or uses. The Municipality may require that such analysis include a parking study of similar uses prepared by a qualified traffic engineer when warranted by the nature or intensity of the proposal.

69.92.6.6 Evidence of compliance with all applicable building, fire, health, accessibility, and life-safety codes of the Municipality, the Commonwealth of Pennsylvania, and any other applicable governmental authority for the proposed use or uses.

69.92.6.7 Copies of any state or county licenses, permits, or approvals required for the proposed use prior to occupancy, including but not limited to licenses for child day care facilities or adult day services, if applicable.

69.92.7 Standards and Criteria for Approval.

In addition to the general standards set forth in §69.73.9, the Municipal Council shall consider and make findings with respect to the following standards in reviewing and acting upon a conditional use application under this section:

69.92.7.1 The proposed adaptive reuse is compatible with surrounding properties and the character of the neighborhood in which it is located.

69.92.7.2 All exterior alterations are generally consistent with the original structure's architecture and with the neighborhood in which the building is located, while allowing reasonable modifications necessary to accommodate contemporary use and code compliance.

69.92.7.3 Off-street parking provided on the subject property complies with Article X ("Off-Street Parking and Loading Requirements") as applicable to the proposed use or uses. Where the proposed adaptive reuse involves a combination of uses, parking requirements for each component use shall be calculated separately and aggregated, provided that shared parking arrangements meeting the requirements of this Chapter may be utilized where applicable.

69.92.7.4 Where the proposed adaptive reuse includes residential uses in a commercially zoned district, the applicant has demonstrated that appropriate measures will be taken to ensure the safety and habitability of the residential units, including compliance with all applicable residential building and life-safety codes.

69.92.7.5 All signs erected in connection with an adaptive reuse development shall comply with Article XVI ("Signs") and any other applicable regulations.

69.92.7.6 Any required licenses for child day care, adult day services, or similar regulated uses shall be obtained prior to occupancy and maintained thereafter.

69.92.7.7 The applicant has demonstrated that the proposed adaptive reuse will not create undue adverse impacts related to traffic, access, lighting, noise, refuse handling, service functions, or compatibility with adjacent properties.

69.92.8 Development Standards; Existing Building Envelope.

Except as provided below, the minimum setbacks, height, and lot coverage requirements shall be those of the zoning district in which the subject property is located and those otherwise applicable to the proposed use.

69.92.8.1 Notwithstanding any provision of this Chapter to the contrary, a Qualifying Facility in the C-3 Professional-Service District that is the subject of a conditional use application under this section shall not be required to conform to the yard or setback requirements or lot coverage limitations of the C-3 District, provided that the proposed adaptive reuse does not expand the existing building footprint beyond its lawfully existing dimensions at the time of application.

69.92.8.2 Any addition to or horizontal expansion of an existing building footprint beyond its lawfully existing dimensions shall be subject to the setback and lot coverage requirements of the underlying zoning district applicable to the proposed use.

69.92.8.3 Nothing in this subsection shall be construed to exempt any proposed addition or vertical extension from applicable height limitations of the underlying zoning district or from applicable building code requirements.

69.92.8.4 The protections afforded to an existing building envelope under this subsection shall apply only so long as the adaptive reuse is conducted within the existing building envelope. If a Qualifying Building that has been adaptively reused is demolished in whole or in substantial part, any new construction on the subject property shall comply with all otherwise applicable yard, setback, height, and lot coverage requirements of the underlying zoning district.

69.92.9 Conditions of Approval.

The Municipal Council may impose such reasonable conditions and safeguards upon the approval of a conditional use under this section as it deems necessary to protect and preserve the appropriate use and development of adjacent properties, advance the public welfare, and ensure compatibility of the proposed adaptive reuse with the surrounding district. Such conditions may include, but are not limited to, requirements relating to exterior appearance, landscaping, buffers, lighting, signage, noise mitigation, hours of operation, use restrictions, traffic circulation, and phasing of conversion.

69.92.10 Relationship to Nonconforming Use Provisions.

A Qualifying Building that has ceased operation in its prior lawful use and that applies for adaptive reuse under this section shall not be deemed to have abandoned its prior lawful nonconforming use, if any, solely by reason of the filing or pendency of a

conditional use application under this section. Upon approval and implementation of the adaptive reuse, the prior lawful use shall be deemed permanently discontinued, and the provisions of this Chapter governing discontinuance of use shall thereafter apply.

69.92.11 Compliance with Other Applicable Regulations.

Approval of a conditional use under this section shall not relieve the applicant of the obligation to comply with all other applicable provisions of this Chapter, the Code of the Municipality of Bethel Park, and all applicable county, state, and federal laws, regulations, permits, and licensing requirements.

SECTION 3.

The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause, phrase, or portion of this Ordinance shall for any reason be held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4.

Any ordinance or part of any ordinance conflicting with the provisions of this Ordinance is hereby repealed to the extent of such conflict.

SECTION 5.

This Ordinance shall become effective thirty (30) days after adoption by Council in accordance with the Home Rule Charter of the Municipality.

ORDAINED and ENACTED into law, this 9th day of November, 2026.

ATTEST:

Kristen Denne, Secretary

MUNICIPALITY OF BETHEL PARK

BY Joseph M. Janosik

Joseph Janosik
President of Council

EXAMINED AND APPROVED by me, this 9th day of November 2026.

Jack T. Allen, Mayor