

**BOROUGH OF GROVE CITY  
MERCER COUNTY, PENNSYLVANIA**

**ZONING ORDINANCE AMENDMENT 1506**

**WHEREAS**, the provisions of this Ordinance, amending Ordinance #1419, Ordinance 1483, and Ordinance 1490, and Ordinance 1500 are designed to further promote, protect and facilitate: public health, safety, and general welfare; coordinated and practical community development; proper density of population and intensity of use; provision of adequate light and air; provisions for vehicle parking and loading space; the use of land and buildings; and other provisions as may be necessary to implement the purposes of the Municipal Zoning Ordinance; and

**WHEREAS**, the provisions of this Ordinance are designed to prevent overcrowding of land, blight, danger and congestion in travel and transportation, and loss of health, life, and/or property from fire, flood, panic or other dangers; and

**WHEREAS**, the provisions of this Ordinance are designed to update the existing Zoning Ordinance to accommodate current changes in terminology, land uses, technology, and human activities.

**BE IT HEREBY ORDAINED AND ENACTED** that Chapter 156 of the Codified Ordinance of Grove City Borough be and is hereby amended as follows:

**SECTION 1**  
**I INDUSTRIAL DISTRICT**

Title XV, Chapter 156, Section 156.044 THE I INDUSTRIAL DISTRICT, I Industrial District Table of Uses Part B shall be repealed and replaced as follows:

<b><i>I Industrial District, Table of Uses</i></b>
<b>Permitted Uses</b>
Auto service and repair
Building material and supply yard
Business services including financial services, such as banks
Communications antennas
Contractors office, garage and storage yard
Landscaping supply and nursery
Light manufacturing
Place of worship
Professional offices
Public utility structures
Research lab
Self-service storage buildings

Truck terminals and warehousing
<b>Accessory Uses and Structures</b> (see §§ <u>156.105</u> through <u>156.114</u> )
Private or public garages and parking areas
Signs
Other accessory uses and structures customarily appurtenant to a principal permitted use
<b>Conditional Uses</b>
Bottle clubs (see § <u>156.084</u> )
Bulk fuel storage (see § <u>156.085</u> )
Communications towers (see § <u>156.071</u> )
Correctional facility/halfway house and treatment center (see § <u>156.086</u> )
Day care centers (see § <u>156.057</u> )
Eating and drinking places (see § <u>156.090</u> )
Heavy industry (see § <u>156.087</u> )
Junkyards, salvage and recycling centers (see § <u>156.088</u> )
Kennel (see § <u>156.093</u> )
Mining and mineral excavation (see § <u>156.089</u> )
Oil and gas drilling (see § <u>156.092</u> )
Public and private elementary and secondary schools recognized by the Commonwealth (see § <u>156.060</u> )
Retail business (see § <u>156.090</u> )
Sexually-oriented business (see § <u>156.083</u> )

**SECTION II**  
**PUBLIC AND PRIVATE ELEMENTARY AND SECONDARY SCHOOLS**  
**RECOGNIZED BY THE COMMONWEALTH**

Title XV, Chapter 156, Section 156.060 PUBLIC AND PRIVATE ELEMENTARY AND SECONDARY SCHOOLS RECOGNIZED BY THE COMMONWEALTH. shall be repealed and replaced as follows:

**§ 156.060 PUBLIC AND PRIVATE ELEMENTARY AND SECONDARY SCHOOLS RECOGNIZED BY THE COMMONWEALTH.**

(A) While a necessary public benefit, the intensity of traffic and activity at schools can create land use conflict with residential neighborhoods.

(B) Shall provide all parking and loading/unloading requirements as required by this chapter. No parking or loading area for discharge of children shall be located on a public street cartway.

(C) The design and landscaping shall be compatible with and preserve the character of adjoining residential uses.

(D) Recreation/play areas that abut residential uses shall provide screen planting.


(E) Any outdoor lighting shall be designed to prevent glare to adjoining properties.

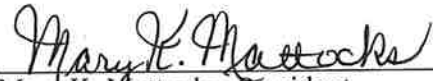
(F) No outdoor stadium or sports field shall be located within 100 feet of an adjoining single-family dwelling.

THE BOROUGH OF GROVE CITY ORDAINS AND ENACTS THIS ORDINANCE AND IT IS HEREBY ORDAINED AND ENACTED INTO LAW BY THE GROVE CITY BOROUGH COUNCIL THIS 5<sup>th</sup> DAY OF JANURARY, 2026. THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY.


ATTEST:

**GROVE CITY BOROUGH**

  
\_\_\_\_\_  
Taylor G. Pokrant  
Borough Secretary

  
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Mary K. Mattocks, President  
Grove City Borough Council

This Ordinance is approved this 5<sup>th</sup> day of January, 2026.

  
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Randy L. Riddle, Mayor  
Grove City Borough