

ORDINANCE NO. 5

AN ORDINANCE OF THE BOROUGH OF MONROEVILLE AMENDING THE ZONING ORDINANCE #18 ADOPTED DECEMBER 22, 1951, BY THE TOWNSHIP SUPERVISORS OF FORMER PATTON TOWNSHIP, ACTING FOR THE BOROUGH OF MONROEVILLE, AND AS RE-ADOPTED BY THE COUNCIL OF THE BOROUGH OF MONROEVILLE, AS ORDINANCE #1, ON JANUARY 21, 1952; SAID ORDINANCE BEING ENTITLED, "AN ORDINANCE OF THE BOROUGH OF MONROEVILLE REGULATING AND RESTRICTING THE ERECTION, CONSTRUCTION, ALTERATION, REPAIR, LOCATION & THE USE OF BUILDINGS AND OTHER STRUCTURES & THE PERCENTAGE OF LOT THAT MAY BE OCCUPIED, THE SIZE OF YARDS, COURTS & OTHER OPEN SPACES, THE DENSITY OF POPULATION & THE LOCATION & USE OF BUILDINGS, STRUCTURES & LAND FOR TRADE, INDUSTRY OR OTHER PURPOSES & ESTABLISHING BUILDING LINES UPON ALL PUBLIC STREETS, ROADS, HIGHWAYS, LANES & ALLEYS & THE AREA OF LOTS; CONFERRING UPON THE BOROUGH SECRETARY OR SUCH OTHER OFFICIAL AS THE BOROUGH COUNCIL MAY DESIGNATE CERTAIN POWERS FOR THE ENFORCEMENT THEREOF; PROVIDING FOR A BOARD OF ADJUSTMENT & THE POWERS & DUTIES THEREOF, & PROVIDING PENALTIES FOR THE VIOLATION OF THE TERMS & CONDITIONS OF THIS ORDINANCE."

WHEREAS, Council of the Borough of Monroeville, upon its own initiative, at its meeting held April 6, 1952, duly adopted a motion recommending the adoption of an ordinance amending the Zoning Ordinance of the Borough, by supplementing and changing certain zoning district boundaries, reclassifying certain areas, creating certain new zoning districts and establishing regulations for buildings, structures, and use of land therein. That the proposed amending ordinance was submitted to the Borough Council who directed the same to be filed and that at least 15 days public notice thereof be advertised according to law and that at least 10 similar notices be posted in conspicuous places in the areas affected and that a public hearing be held thereon by Council on April 28, 1952 at 8:00 P.M. at the water authority Building; and

WHEREAS, the Borough Council held its meeting on April 28, 1952, at 8:00 P.M. at the water authority Building, in accordance with said advertised public notice, at which time proofs of publication and posting were proved, and they held a hearing upon said proposed amendment to the Zoning Ordinance and after due deliberation and consideration thereof, the Council unanimously duly adopted and passed the following amending ordinance; and

WHEREAS, it was the considered judgment of Council that the zoning, re-zoning, classifying and re-classifying and regulating of the zoned districts hereinafter described, is necessary for the public health, convenience, progress, and general welfare of the Borough and its residents.

NOW, THEREFORE, the Council of the Borough of Monroeville does hereby ordain and enact as follows:

SECTION 1. That the Zoning Ordinance adopted by the Township Supervisors of former Patton Township, acting for the Borough of Monroeville, on December 22, 1952, as their Ordinance #18 and as was re-enacted and adopted by the Council of the Borough of Monroeville on January 21, 1952, as their Ordinance #1, is hereby amended as follows:

THAT from and after the passage and approval of this Ordinance, those certain properties and areas within the Borough as hereinafter designated and described, shall be subject to the following classifications and districts which shall be established and the respective boundaries of the areas and districts shall be created, altered, amended, established and re-established and the regulations and restrictions pertaining thereto shall be as hereinafter set forth insofar as they pertain to said properties and areas affected. That the purpose hereof is also to regulate and control the erection, construction, re-construction, alteration, repair or use of buildings, structures or use of land, and determining the size of lots for residential building purposes, areas of yards, areas of first floor of buildings, building lines in front, sides and rear of said lots, and other open spaces in connection with, the erection, construction or alteration of buildings in said areas herein described.

SECTION 2. That ARTICLE III, Section 1, of said Zoning Ordinance is hereby amended and corrected by adding thereto the following, but that its provisions in all other respects shall be and remain the same as heretofore;

The Borough is hereby divided into seven (7) Districts, the 6th and 7th Districts being new Districts and are designated as follows:

6th. One Family Residential District, Class A -(R - A)

7th. One Family Residential District, Class B -(R- B)

The location and boundaries of said new districts are established and described as follows:

6th. One Family Residential District, Class A -(R - A), formerly part of residential districts, R-1 and R-2, shall be between the old William Penn Highway and the new William Penn Highway, from Haymaker Road, extending Eastwardly to the intersection of the old William Penn Highway and the new William Penn Highway, near the Abers Creek Road;

Excepting and exempting from said area, that strip of ground running along the Northerly line of Route #22, new William Penn Highway, extending Northerly therefrom to a depth of 200 feet from said highway, which exempted strip of ground has been zoned as Commercial (C-2), under the original Zoning Ordinance and which is intended to remain in status quo as such.

7th. One Family Residential District, Class B -(R - B), formerly part of residential districts, R-1 and R-2, shall be designated for the following districts:

(a) Between the old William Penn Highway and the Northerly Borough boundary line, also known as Route #80, and from the Haymaker Road extending Eastwardly to the Borough boundary line dividing Allegheny County and Westmoreland County.

Excepting and exempting from said area, that strip of ground running along the Northerly line of Route #22, new William Penn Highway, extending Northerly therefrom to a depth of 200 feet from said Highway, between the point of the old William Penn Highway and the said County line, which exempted strip of ground has been zoned as Commercial (C-2), under the original Zoning Ordinance and which is intended to remain in status quo as such.

(b) That area between Moss Side Boulevard and Haymaker Road, from the point of innersection of Moss Side Boulevard and Haymaker Road, extending Southwardly to the innersection of the Township Road running from Haymaker Road to Pitcairn Borough, known as Hillside Ave.

(c) That area along the Easterly side of Haymaker Road and the Universal-Saunders Road, from the point of innersection of Haymaker Road with Moss Side

Boulevard, to a point distant approximately one mile extending Southeastwardly from said innersection, and extending back from said Roads, Eastwardly, a distance of 500 feet.

SECTION 3. ARTICLE III of said Zoning Ordinance is hereby amended and corrected by adding thereto the following new Section:

SECTION 8. One Family Residential Class A -(R - A), are subject to the following regulations:

(a) USES: Shall be the same as regulations and restrictions as set forth in Article III, Section 3, of the original Zoning Ordinance. No group houses, apartments or multiple family residences shall be permitted.

(b) ACCESSORY USES: Shall be the same as regulations and restrictions as set forth in Article III, Section 3, of the original Zoning Ordinance.

(c) AREAS: Residential District Class A - (R - A), each lot in this District shall comply with the following minimum requirements:

(1) LOT AREA: 15,000 square feet

(2) FRONT YARD BUILDING LINE: 40 feet from established right of way line of the street, road, lane or thoroughfare.

(3) SIDE YARD BUILDING LINE: 10 feet on each side; for buildings housing animals, they shall be 50 feet from any property line.

(4) CORNER LOT: Building lines must be maintained and observed on all abutting streets.

(5) REAR YARD BUILDING LINE: 35% of the depth of the lot and in no event less than 50 feet.

(6) LOT FRONTAGE: 75 feet.

(7) LOT DEPTH: 200 feet.

(8) BUILDING AREA: One Story Dwellings, 3000 square feet; 1-1/2 or 2 story dwellings, the first floor area shall be not less than 2,000 square feet.

(9) MAXIMUM LOT COVERAGE BY BUILDING: One-third of the total lot area.

(10) HEIGHT OF BUILDING: The height of dwellings or structures in this district shall not exceed 35 feet nor shall they contain more than two stories.

(d) AREAS: Residential District Class B - (R - B), each lot in this District shall comply with the following minimum requirements:

(1) LOT AREA: 11,250 square feet.

(2) FRONT YARD BUILDING LINE: 40 feet from the established right of way line of the street, road, lane or thoroughfare.

(3) SIDE YARD BUILDING LINE: 10 feet on each side; for buildings housing animals, they shall be 50 feet from any property line.

(4) CORNER LOT: Building lines must be maintained and observed on all abutting streets.

(5) REAR YARD BUILDING LINE: 35% of the depth of the lot and in no event less than 50 feet.

(6) LOT FRONTAGE: 75 feet.

(7) LOT DEPTH: 150 feet.

(8) BUILDING AREA: One story dwellings, 2500 square feet; 1-1/2 or 2 story dwellings, the first floor area shall be not less than 1600 square feet.

(9) MAXIMUM LOT COVERAGE BY BUILDING: One-third of the total lot area.

(10) HEIGHT OF BUILDING: The height of dwellings or structures in this district shall not exceed 35 feet nor shall they contain more than two stories.

SECTION 4. The sections of this Ordinance shall be severable and should any section or provision of this Ordinance be declared by the Courts to be invalid, the same shall not effect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be invalid.

SECTION 5. Any ordinance or parts of ordinances conflicting herewith are hereby repealed insofar as they effect this ordinance.

Ordained and enacted this 28th day of April, 1952.

Attest:

(Signed) Edyth J. Amalong
Borough Secretary

(Signed) Wm. J. Caughey
President of Council

Approved this 28th day of April, 1952

(Signed) Samuel Jenkins
Borough