

ORDINANCE NO. 595

AN ORDINANCE OF THE BOROUGH OF MONROEVILLE AMENDING THE ZONING ORDINANCE NO. 375.

BE IT ORDAINED AND ENACTED by the Borough of Monroeville, in Council assembled, as follows:

Section 1. Article V of the Revised Zoning Ordinance of the Borough of Monroeville No. 375 is hereby amended by adding thereto Section 505, as follows:

SECTION 505. EXTERIOR WALL SURFACES:

No building shall be erected in this district, whether main or accessory, which has any part of any of its exterior wall surfaces composed of concrete block or cinder block. Exterior wall surfaces of buildings in this district shall be composed of the following materials only, unless an additional material is approved by the Monroeville Planning Commission, to be of equal or superior quality and aesthetic character when used under the circumstances proposed:

- a. Brick
- b. Stone
- c. Glass
- d. Metal
- e. Wood
- f. Plastic

"Brick" shall be the aesthetic and quality standard for exterior wall purposes, and all other materials hereinabove listed may be used only in such a way as will be of equal or superior quality and character to "brick".

Section 2. Article VI of said Ordinance No. 375 is hereby amended by adding thereto Section 605, as follows:

SECTION 605. EXTERIOR WALL SURFACES: Same as in the "R1" District, Section 505.

Section 3. Article VII of said Ordinance No. 375 is hereby amended by adding thereto Section 706, as follows:

SECTION 706. EXTERIOR WALL SURFACES: Same as in the "R1" District, Section 505.

Section 4. Article IV of said Ordinance No. 375 is hereby amended by adding thereto Section 404, as follows:

SECTION 404. Same as in the "R1" District, Section 505.

Section 5. Section 1304 of said Ordinance No. 375 is hereby amended by changing the size of required parking stalls, as follows:

SECTION 1304. AUTOMOBILE PARKING SPACE:

In any district, at the time of the erection of any main structure, or at the time any main structure is enlarged or increased in capacity, there shall be provided on the same zoning lot with the main structure or main structures (except as provided in Section 1304-13) the following off-street parking space, including the required number of parking stalls, each not less than nine and one-half (9½) feet wide and twenty (20) feet long, plus not less than fifty-five (55) percent of the total area of such required parking stalls for adequate provision for ingress and egress: . . .

Section 6. Section 1304 of said Ordinance No. 375 is hereby further amended by adding thereto a new sub-section 1304-15, as follows:

1304-15. Parking Area Traffic Control. All parking areas which are laid out in more than two rows of parking stalls shall have traffic control structures erected thereon in locations where deemed necessary by the Planning Commission for the safe and efficient flow of internal vehicular and pedestrian traffic. Such structures shall consist of poured concrete curbs, sidewalks or parking aisle separators, extending not less than six (6) inches above the finished surface of the lot, or planted and landscaped areas, or other equivalent devices as may be approved by the Planning Commission. Any such planted area shall be protected by poured concrete curbing to prevent vehicle encroachment thereon.

Section 7. Article XIII of said Ordinance No. 375 is amended by adding thereto Section 1307, as follows:

SECTION 1307. MINOR EXCAVATIONS:

Minor excavations as hereinafter used in this Ordinance shall include all excavations, removals of earth or earth fillings involving quantities in excess of twenty-five (25) cubic yards, but less than that which would constitute a major excavation. It shall not, however, include the movement of earth in the course of farming or agriculture.

1307-1. No minor excavation or fill work shall be commenced unless written permit for the same is first obtained from the Zoning Officer.

1307-2. The Zoning Officer shall issue such permit when satisfactory evidence has been furnished to him of the following:

- a. That the applicant is the owner of the premises involved or is acting under or on behalf of the owner, or any one of the owners if there be more than one.
- b. That the proposed earth movement is to be performed according to sound engineering principles.

- c. That such earth movement would not endanger any public streets or properties or any adjacent private properties.
 - d. That any changes of grade will not result in a steeper finish than $1\frac{1}{2}$:1 slope for cuts or 2:1 slope for fills.
- 1307-3. Drain pipes shall be installed where deemed necessary by the Zoning Officer to control surface water and prevent erosion.
- 1307-4. All disturbed surfaces not planned to be built upon or paved within one year of the date of permit, shall be planted in grass or crown vetch or other plant material as may be approved by the Zoning Officer.
- 1307-5. All work done in pursuance of such permit shall commence within ninety (90) days from the date of the permit and shall be completed within one year from the date of the permit.
- 1307-6. The Zoning Officer shall, where he deems necessary, require plans, topographical surveys, or other types of design drawings, for the purpose of establishing compliance with this section. The Zoning Officer may establish additional regulations not inconsistent herewith for the purpose of carrying out the provisions of this section.

Section 8. Article XIII of said Ordinance No. 375 is amended by adding Section 1308, as follows:

SECTION 1308. REMOVAL OF NATURAL GROWTH:

Removal of natural growth, trees, shrubbery, foliage, grass and other natural growth, shall not be cleared or removed from land areas in excess of ten thousand (10,000) square feet without first obtaining a written permit for the same from the Zoning Officer. A permit, however, shall not be necessary where such premises are included in a major or minor excavation permit authorized pursuant to this Ordinance.

- 1308-1. The Zoning Officer shall issue such permit when satisfactory evidence has been furnished to him of the following:
- a. That the applicant is the owner of the premises involved or is acting under or on behalf of the owner, or any one of the owners if there be more than one.
 - b. That the proposed removal of natural growth is necessary for imminent development of the premises, for agricultural purposes, or to improve the usefulness, appearance or safety of the premises.
 - c. That adequate provisions for increased surface water drainage, as determined by the Zoning Officer, are provided for in each proposal. Such additional surface water drainage shall be controlled so as to prevent any undue burden on adjacent streets, or public or private lands.

1308-2. Should the Zoning Officer for any reason refuse to issue a permit for the removal of such natural growth, the matter may be appealed to the Borough Council. Council shall then treat the application as a request for conditional use according to the provisions of Section 1501 of the Revised Zoning Ordinance and may authorize the granting of such permit, subject to such conditions as it may then deem appropriate and necessary.

Section 9. Section 503 of said Ordinance No. 375 is amended by adding thereto sub-section 503-6, as follows:

503-6. All required front, side and rear yards shall be maintained in lawns and planting, and no required yard shall be used for vehicle parking except that automobiles may be parked on driveways.

Section 10. Section 603 of said Ordinance No. 375 is amended by adding thereto sub-section 603-6 as follows:

603-6. All required front, side and rear yards shall be maintained in lawns and planting, and no required yard shall be used for vehicle parking except that automobiles may be parked on driveways.

Section 11. Section 704 of said Ordinance No. 375 is amended by adding thereto sub-section 704-7 as follows:

704-7. All required front, side and rear yards shall be maintained in lawns and planting, and no required yard shall be used for vehicle parking except that automobiles may be parked on driveways or parking areas as approved on the Site Plan.

Section 12. Section 1303 of said Ordinance No. 375 is amended by adding thereto sub-section 1303-15, as follows:

1303-15. A detached minor garage, minor parking area (or car port), a garden tool house, swimming pool or any other allowable accessory structure, may be located within the rear yard in any district, provided such accessory structure is located not less than ten (10) feet from the side or rear lot lines and not closer to a street line than the required building set back line, and provided further that such accessory structure shall not occupy more than one-third of the area of the required rear yard.

Section 13. Sub-section 1304-3 of said Ordinance No. 375 pertaining to the number of required parking stalls for various purposes, is amended to read as follows:

1304-3. Church sanctuaries, community service institutions or facilities, educational institutions, auditorium or meeting rooms, general auditoriums, stadiums, theaters, or other similar places of assembly--one stall for every four seats.

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Section 14. Sub-section 1304-12 of said Ordinance No. 375 is amended to read as follows:

1304-12. On a lot occupied by a one family dwelling, a minor garage or minor parking area may be established in the rear yard.

Section 15. Section 202 of Article II of said Ordinance No. 375 is amended by inserting under the list of definitions after the word "structure" the following additional definition;

Swimming Pool - a container of water used for swimming or bathing purposes, of any depth or size if wholly or partially sunk beneath adjacent ground level. If erected above ground, the same shall be covered under the terms of this Ordinance only if it has at least one dimension greater than fifteen (15) feet, or is more than thirty-six (36) inches in depth. As herein defined the term "swimming pool" shall be deemed to be a structure.

Section 16. Any ordinance or part of ordinance in conflict with the provisions of this Ordinance is hereby repealed to the extent of such conflict.

ORDAINED AND ENACTED this 13th day of February, 1968.

BOROUGH OF MONROEVILLE

ATTEST:

By S/ Frank A. Witt
President of Council

S/ Carrol F. Pickens
Secretary

EXAMINED AND APPROVED this 14th day of February, 1968.

S/ John J. Duncan
Mayor