

ORDINANCE NO. 776

AN ORDINANCE OF THE BOROUGH OF MONROEVILLE AMENDING ORDINANCE NO. 375, AS AMENDED, THE REVISED ZONING ORDINANCE OF THE BOROUGH OF MONROEVILLE, PROVIDING AREA REQUIREMENTS FOR GASOLINE SERVICE STATIONS AND PERMITTING MOTOR VEHICLE RENTAL USES

BE IT ORDAINED AND ENACTED by the Borough of Monroeville, in Council assembled, That Ordinance No. 375, as amended, known as the "Revised Zoning Ordinance" of the Borough of Monroeville, enacted December 13, 1962, is hereby amended as follows:

Section 1. Section 901.32 (f) is hereby amended to read as follows:

"901.32 (f). Automobile service station, including automobile car wash enterprises and automobile, trailer and truck rental facilities, subject to the general conditions set forth in Section 1501 and the specific conditions set forth in Section 1501.16."

Section 2. Section 1101.18 (g) of the said revised Zoning Ordinance is hereby amended to read as follows:

"1101.18 (g). Automobile service station, including automobile car wash enterprises and automobile, trailer and truck rental facilities, subject to the general conditions set forth in Section 1501 and the specific conditions set forth in Section 1501.16."

Section 3. Add subsection 1304.17 to Article XIII, Section 1304, to read as follows:

"1304.17. General automobile parking space required for an automobile service station and its normal functions shall be one (1) stall for every 200 square feet of gross floor area, but in no case shall be less than eight (8) stalls permitted."

Section 4. Article XV, subsection 1501.16, shall be amended by adding the following paragraphs:

- "e. Automobile service stations of less than three (3) bays shall require a minimum of 15,625 square feet of lot area; three bay automobile service stations shall require 18,750 square feet of lot area.
- f. The normal functions permitted at an automobile service station meeting the minimum lot area requirements shall be:
  1. gasoline sales
  2. sale of service items (tires, batteries, accessories)
  3. minor mechanical repairs (excluding body and fender work,

and major engine over-haul)

- 4. state inspections
- 5. handwashing cars, inside station
- 6. two service vehicles

g. The following conditional uses may be permitted providing the required additional lot area is available and subject to the listed requirements:

1. Automobile Rental

- a.) Additional 350 square feet of lot area per unit available for rent; requiring space available for a minimum of ten units.
- b.) All units to be permanently stored in properly marked stalls no closer to the right-of-way than the required building setback line.

2. Trailer Rental

- a.) Additional 350 square feet of lot area per unit, 10 feet or more in length to a maximum unit size of 16 feet; and 250 square feet additional lot area per unit less than 10 feet in length; requiring space available for a minimum of ten units.
- b.) All units to be stored in properly marked stalls no closer to the public right-of-way than the required building setback line.

c.) Screening walls of sufficient height and length may be required to buffer the use from abutting properties.

3. Truck Rentals

- a.) Additional 500 square feet of lot area per unit available for rental purposes; requiring space available for a minimum of ten units.
- b.) Cargo area of rental units not to exceed a depth of 20 feet with the rental of semi-trailer units prohibited.
- c.) Screening walls of a sufficient height and length may be required to buffer the use from abutting properties.
- d.) All units shall be stored in properly marked stalls 10 feet by 30 feet established behind the building setback line. Whenever possible, the Borough Council shall require the storage of rental vehicles at the rear of existing or proposed structures.

4. Service Vehicles

- a.) For every service vehicle over two, an additional lot

area of 500 square feet per unit shall be available.

b.) All service vehicles shall be stored in properly marked stall behind the building setback line.

Section 5. Any ordinance or part of ordinance in conflict with any of the provisions of this ordinance is hereby repealed insofar as the same affects this ordinance.

ORDAINED AND ENACTED this 14th day of March, 1972.

ATTEST:

BOROUGH OF MONROEVILLE

By S/ Carrol F. Pickens  
Secretary

By S/ George C. Dale  
President of Council

EXAMINED AND APPROVED this 16th day of March, 1972.

By S/ John J. Duncan  
Mayor

Entered in Legal Book, March 20, 1972.