

ORDINANCE NO. 782

AN ORDINANCE OF THE BOROUGH OF MONROEVILLE AMENDING ORDINANCE NO. 375 KNOWN AS THE REVISED ZONING ORDINANCE OF THE BOROUGH OF MONROEVILLE, ESTABLISHING COMMUNITY DEVELOPMENT OBJECTIVES, AND CONFORMING ZONING HEARING BOARD AND ENFORCEMENT PROCEDURE TO THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE

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

Section 1. Section 109 is added to read as follows:

"Section 109. COMMUNITY DEVELOPMENT OBJECTIVES:  
The following is a statement of the purpose and intent of this Zoning Ordinance. The objectives are adopted as a statement of legislative findings and may be used in evaluating any proposed additions or deletions to the Zoning Ordinance.

A. The general objective for the development of Monroeville Borough is to provide a pleasant, attractive, healthy, safe and convenient environment for living, working, education, shopping and recreation. This objective shall be pursued by the creation and implementation of land use plans to:  
(1) Preserve and improve the natural environment;  
(2) Increase property values, employment opportunities, and the economic base of the community; (3) Provide safe, adequate and attractive housing; (4) Provide the necessary infrastructure of utilities and transportation arteries; and, (5) To provide recreational and community facilities;

B. The preservation and improvement of the environment shall be pursued by: (1) The elimination of visual and physical blight such as overhead utility lines, concentrations of signs of excessive size and proximity, large expanses of unbroken pavement and dilapidated structures; (2) The preservation of natural topography and wooded slopelands, including the limiting of hillside development beyond a reasonable gradient, the control of flood plains and water sheds; (3) The reclamation of derelict land; and, (4) The municipal acquisition and the promotion of dedication of natural open space and wooded slopeland to link the existing and proposed park sites and neighborhoods, and to prevent ecological problems resulting from extensive cut and fill necessary to develop wooded slopelands.

C. The increase of property values, employment

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opportunities and the economic base of the community shall be pursued by: (1) The Promotion of industrial growth and employment opportunities; (2) The concentration of commercial and industrial uses in areas where streets and utilities can provide the necessary services and where conflicts with other uses can be minimized through site design and transitional provisions; and, (3) The implementation of the other objectives set forth herein.

D. The provision of safe, adequate and attractive housing for the entire population of the community shall be pursued by: (1) The provision of a wide range of housing density alternatives and mix of housing types with the correlation of residential density and housing type with topography and the capacity of and distance from existing and proposed utilities, streets and community facilities; (2) The rehabilitation and removal of deteriorating housing, the maintenance of sound housing and the development of new housing; and, (3) The promotion of an attractive residential environment through the implementation of the other objectives set forth herein.

E. The provision of the necessary infrastructure of utilities and transportation arteries shall be pursued by: (1) The extension of the municipal improvements of water lines, storm and sanitary sewers and roads and their improvement where economically feasible to guide and promote development; (2) The encouragement of public utilities to improve and extend services consistent with the objectives set forth herein; and, (3) Traffic planning and control which will provide safe, rapid and convenient movement of people and goods within and through the Borough, with a separation of through and local traffic, provision for pedestrians, and minimal disruption of existing and proposed development patterns and community integrity.

F. The provision of recreational and community facilities shall be pursued by: (1) The creation of outdoor and indoor recreational facilities to accommodate the existing and future population; (2) The promotion of schools and parks in close proximity to decrease duplication of services and provide the greatest value for public expenditures; (3) The promotion of acquisition or dedication of natural open space for park and recreational purposes; (4) The provision of residential areas with adequate commercial, governmental, recrea-

tional and educational facilities; and, (5) The preservation of historical landmarks.

G. The creation and implementation of land use plans shall seek to achieve the foregoing objectives and to: (1) Achieve the purpose for which each Zoning District is intended, as stated in the Preamble to each Article of this ordinance which are to be considered a part of these development objectives, and incorporated herein; (2) Protect against the detrimental effect of incompatible land uses through planting, open space and natural breaks in topography; (3) Concentrate development where possible to prevent sprawl, conserve open space and make full use of utilities and services; and, (4) Provide site plan control."

Section 2. Section 110 is added to read as follows:

"Those sections of "The Comprehensive Plan of the Borough of Monroeville" adopted July, 1962, which are not contradicted or altered by the above objectives shall be held valid in reviewing amendments to this ordinance and Zoning District Map, and shall further be incorporated herein as Community Development Objectives. The Comprehensive Plan shall be completely reviewed by the Planning Commission and a detailed written report submitted to Borough Council within one (1) year of the passage of this ordinance, which written report shall set forth recommendations for change or retention of each Zoning District on the Zoning District Map, with reasons therefore. Such a report shall be submitted every five (5) years thereafter. (See section 1708.6 of this Ordinance)."

Section 3. Articles XVI and XVII are hereby suspended by the Pennsylvania Municipalities Planning Code, hereinafter called Code, to the extent of any conflict therewith. The procedures of the Zoning Hearing Board shall be in conformity with and its actions guided by the procedures and criteria set forth in the Code. Enforcement of this ordinance and penalties for violation of it shall be in conformity with the Code. The Borough Council shall be empowered to adopt regulations governing administration of this ordinance, the function of the Zoning Officer, and applications for building and occupancy permits.

Section 4. Section 1708.6 is amended to read as follows:

"If a petition for a change of the Zoning District Map is denied by the Borough Council after public notice

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and public hearing, no subsequent petition shall be accepted which involves the same classification change for the same property or any part thereof until after the next scheduled written review by the Planning Commission of the comprehensive plan, as required by Section 110 but in no circumstances shall such a petition be accepted within a two year period next following such denial.

Section 5. REPEALER:

Any Ordinance or part of an Ordinance conflicting with the provision of this Ordinance be and same is hereby repealed, insofar as the same affects this Ordinance.

ORDAINED AND ENACTED this 9th day of May, 1972.

ATTEST:

BOROUGH OF MONROEVILLE

By S/ Carrol F. Pickens  
Secretary

By S/ George C. Dale  
President of Council

EXAMINED AND APPROVED by me this 10th day of May, 1972.

By S/ John J. Duncan  
Mayor

Entered in Legal Book, May 11, 1972.