

ORDINANCE NUMBER 1443

AN ORDINANCE OF THE MUNICIPALITY OF MONROEVILLE  
ADOPTING A ZONING ORDINANCE FOR THE MUNICIPALITY AND  
REPEALING ORDINANCE 1091 AND ALL AMENDMENTS THERETO

AN ORDINANCE permitting, prohibiting, regulating, restricting and determining: 1) use of land, watercourses, and other bodies of water; 2) size, height, bulk, location, erection, construction, repair, maintenance, alteration, razing, removal and use of structures; 3) areas and dimensions of land and bodies of water to be occupied by uses and structures, as well as areas, courts, yards, and other open spaces and distances to be left unoccupied by uses and structures; 4) density of population and intensity of use; 5) provisions for special exceptions and variances administered by the Zoning Hearing Board; 6) provisions for conditional uses to be allowed or denied by the governing body after recommendations by the Planning Agency; pursuant to express standards and criteria set forth herein; 7) provisions for the administration and enforcement of this Ordinance; 8) provisions for the protection and preservation of natural resources and agricultural land and activities; 9) provisions for planned developments; 10) provisions regulating use and development in flood plains; and 11) such other provisions as may be necessary to implement the purposes of this Ordinance.

WHEREAS the provisions of this Zoning Ordinance are designed to promote, to protect and to facilitate public health, safety, morals and general welfare: coordinated and practical community development; proper density of population; civil defense and disaster evacuation; airports; national defense facilities; provision of adequate light and air; police protection; vehicle parking and loading space; transportation; water; sewage, schools; public grounds, and other public requirements; and

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

WHEREAS the provisions of this Zoning Ordinance are designed to protect life and public health and to prevent property loss arising from periodic flooding.

BE IT HEREBY ORDAINED AND ENACTED by the Municipality of Monroeville in Council assembled as follows:

1. The Municipality of Monroeville hereby adopts a new ordinance officially entitled Zoning Ordinance of the Municipality of Monroeville, Allegheny County, Pennsylvania.
  2. The official zoning map of the Municipality is also hereby adopted and incorporated herewith as the zoning district map of the Municipality of Monroeville, signed by the zoning officer and dated December 11, 1984.
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