

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.
-

ARTICLE ONE:
BASIC PROVISIONS

101 TITLE: This Ordinance may be cited as the "Monroeville Zoning Ordinance".

102 EFFECTIVE DATE: This Ordinance shall take effect on December , 1984.

103 DEFINED WORDS: Words used in a special sense in this Ordinance are defined in Article Six.

104 COMMUNITY DEVELOPMENT OBJECTIVES: The community development objectives which are the basis for the provisions of this Ordinance are set forth in the Comprehensive Plan as adopted and amended by the Governing Body. In addition to the Comprehensive Plan, the following is a supplementary statement of the purpose and intent of the 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.

104.1 The general objective for the development of Monroeville 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:

104.1(a) Preserve and improve the natural environment;

104.1(b) Increase property values, employment opportunities, and the economic base of the community;

104.1(c) Provide safe, adequate and attractive housing;

104.1(d) Provide the necessary infra-structure of utilities and vehicular and pedestrian transportation arteries; and,

104.1(e) To provide recreational and community facilities;

104.2 The preservation and improvement of the environment shall be pursued by:

104.2(a) 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;

104.2(b) The preservation of natural topography and wooded slopelands, including the limiting of hillside development beyond a reasonable gradient, and the control of flood plains and water sheds;
