

BEFORE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF MONROEVILLE

AN ORDINANCE OF MUNICIPAL)
 COUNCIL OF THE MUNICIPALITY OF)
 MONROEVILLE AMENDING ORDINANCE)
 1527, AT CHAPTER 202, TO)
 PROVIDE FOR PROPERTY)
 MAINTENANCE STANDARDS,)
 ENVIRONMENTAL PROTECTION)
 REQUIREMENTS, PERSONAL CARE)
 HOMES AND ADDITIONAL)
 DEFINITIONS)

Ordinance No. 1571

AND NOW, on this 9 day of June, 1987, it is
 ORDAINED AND ENACTED by Municipal Council of the Municipality of
 Monroeville as follows:

SECTION 1: The Planning and Construction Code,
 Ordinance No. 1527, at Chapter 202 entitled "Zoning Regulations"
 is hereby amended to read as follows:

(a) Article Two, District Regulations, is hereby
 amended by adding, as Conditional Uses in Table 201, Personal
 Care Homes in the C-2 Business District, the R-4 and R-5
 Multiple Family Residence Districts and in the L, Special Use
 District.

(b) Article Two, District Regulations, is hereby
 amended by amending Section 209, Exterior Wall Surfaces as
 follows:

209 EXTERIOR WALL SURFACES: Exposed exterior
 walls of structures shall be composed of
 brick, stone, stucco, fire-proof precast
 stucco, glass, metal or marble with wood used
 for trim only, except as provided herein.

(c) Article Three, General Regulations, is hereby amended by adding new Section 307.9(a) as follows:

307.9(a) A temporary real estate directional sign to direct potential buyers to residential properties in Monroeville being offered for sale may be permitted on Sundays and on special showing days but not during rush hours, if it is not illuminated, no larger in surface area than six square feet and does not conflict with or confuse traffic flow. Where such sign is in conflict with any of these requirements, it shall be confiscated by the Municipality.

(d) Article Three, General Regulations, is hereby amended by adding new Section 310.3 as follows:

310.3 All utilities, including electrical and telephone lines, shall be underground except in flood plain districts.

(e) Article Three, General Regulations, is hereby amended by adding new Section 312, Property Maintenance, as follows:

312 PROPERTY MAINTENANCE: Every property in every district of the Municipality shall be maintained in reasonable order and condition.

312.1 Reasonable order and condition, as required herein, shall mean:

312.1(a) Lawns shall be cut and maintained at a height of no more than eight (8) inches; weeds, poisonous vines, and dead vegetation - shrubbery, vines, and trees - shall be removed;

312.1(b) Trees, shrubbery, and other foliage shall be trimmed to eliminate impediments to pedestrian or vehicular traffic movement or visibility, and to assure easy, convenient access to fire hydrants;

312.1(c) Parking areas shall be free of weeds, mud deposits, open cracks, and pot holes;

312.1(d) Sidewalks accessible to the public shall have a smooth surface unmarred by cracks or differential settling or upheaving which may pose a hazard to the public, and shall be kept free of mud, ice, snow, or other hazard;

312.1(e) Structures, except one family houses, but including accessory structures and signs, where in the judgment of the Zoning Officer the exterior surface has deteriorated or is an eyesore, shall be freshly painted or resurfaced to conform to prevailing standards of the neighborhood;

312.1(f) There shall be no exterior storage of junked appliances or vehicles, vehicles awaiting repair, other trash, combustible rubbish, garbage, or other waste which might provide a habitat for rodents, insects, or other vermin. Garbage disposal shall be in conformance with Section 306.5(j). Exterior storage of any material in commercial or industrial districts shall be allowed only as a special exception as provided by Section 304.3.

312.1(g) No erosion, siltation, or uncontrolled storm water runoff onto adjacent properties shall be permitted from commercial or industrial properties when, in the opinion of the Municipal Engineer, such erosion, siltation or uncontrolled storm water runoff may be controlled or eliminated.

312.2 If the owner of any property fails to maintain such property in reasonable order and condition, the Municipality shall serve written notice upon such owner or upon the resident of such property setting forth the maintenance deficiencies and requiring correction of deficiencies within a time set by the Zoning Officer which shall in no case be more than thirty (30) days.

312.3 If the deficiencies so set forth are not corrected within the specified time limit, the Municipality, in order to preserve the taxable values of adjacent and nearby properties and to prevent the property from

becoming a public hazard or nuisance, may enter upon and maintain the property. This maintenance shall not constitute a taking nor vest in the public any rights to use the property.

312.4 The cost of such maintenance by the Municipality shall be assessed to the property, and shall become a lien on said property. The Municipality at the time of entering upon said property for the purpose of maintenance shall file with the County a notice of lien or a municipal claim upon the property affected with interest at a rate of 10% per annum.

(f) Article Four, Conditional Uses and Planned Developments, is hereby amended by adding new Section 401.26 as follows:

401.26 Personal Care Homes shall be located on lots not less than one acre in area, nor on lots having less than four hundred (400) square feet for every resident. Such uses shall have side yards of not less than forty (40) feet, and shall be in compliance with Pennsylvania Department of Health, Department of Public Welfare, and Department of Mental Health standards applicable at the time of issue of license, and with the latest revision of licensing requirements; and the establishment sponsor shall file annually with the Zoning Office information that the facility continues to satisfy the conditions of approval. Any change in ownership, or of any conditions of original approval shall constitute a new use and the full procedure for obtaining approval of the conditional use shall be required.

(g) Article Six, Definitions, is hereby amended by adding the following two (2) definitions:

PARKS AND RECREATION: A facility operated by a public agency, nonprofit agency, or home owners' association to provide open space and recreational facilities serving the

neighborhood, the community, or the general public.

PERSONAL CARE HOME: A residential premises for ambulatory, elderly persons in which food, shelter, and personal assistance or supervision are provided for a period exceeding twenty-four (24) consecutive hours for more than three (3) persons who are not relatives of the operator and who require assistance or supervision in such matters as dressing, bathing, diet, or medication prescribed for self administration but do not require hospitalization or care in a skilled nursing home or intermediate care facility as defined in current State licensure requirements.

SECTION 2: These pages of this Ordinance shall be inserted as an addendum to the Planning and Construction Code and the amendments set forth in Section 1 shall be inserted in Section 202 of the Planning and Construction Code as set forth in Section 1.

SECTION 3: Any ordinance, or part of an ordinance, in conflict with any of the provisions of this Ordinance is hereby repealed to the extent of such conflict.

ATTEST:

MUNICIPALITY OF MONROEVILLE

Washington C. Latta

By: Michael P. Lynch
Michael P. Lynch, Mayor

Entered into Legal Book on: 6-19-87