

MUNICIPALITY OF MONROEVILLE  
ALLEGHENY COUNTY, PENNSYLVANIA

ORDINANCE NO. 1658

AN ORDINANCE OF THE MUNICIPAL COUNCIL OF THE  
MUNICIPALITY OF MONROEVILLE AMENDING ORDINANCE  
NO. 1527, AT CHAPTER 202, PROVIDING FOR EXCEPTIONS  
FOR THE SUBMISSION OF SITE DEVELOPMENT PLANS  
PRIOR TO THE ISSUANCE OF ZONING PERMITS AND/OR  
ZONING OCCUPANCY PERMITS.

AND NOW, on this 14th day of February, 1989, 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 "The Monroeville Zoning Ordinance", is hereby  
amended to read as follows:

(a) Article Three, General Regulations, is hereby amended by  
adding new Section 306 as follows:

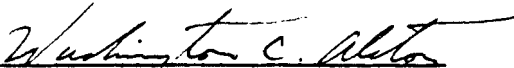
306 SITE PLAN REVIEW: No zoning permit or occupancy permit  
shall be issued for any use upon any lot except a one-family home  
until a site development plan has been submitted, reviewed and  
approved in accordance with the following provisions; provided,  
however, that existing structures where the occupancy is being  
changed without any change in use category, new construction or  
addition to structures and without change in the site, are exempt  
from the Site Plan Review requirement. Also, existing structures  
may be exempt from the Site Plan Review requirement where either  
the occupancy is not being changed, or is changed without any  
change in use category and does not involve new construction  
and/or addition to the existing structure in excess of ten (10)  
percent of the gross floor area of the approved site plan. All  
uses that are exempt from Site Plan Review under this section  
shall be reviewed by the administration and the administration  
shall make a recommendation to Municipal Council at the next  
regularly scheduled Municipal Council Meeting following submission  
of the application for a zoning permit or zoning occupancy permit.


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 said Section 1.

SECTION 3. Any Ordinance or parts of any 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. Alston  
Municipal Manager

BY   
Michael P. Lynch  
Mayor

ENTERED INTO LEGAL BOOK ON \_\_\_\_\_