

MUNICIPALITY OF MONROEVILLE
ALLEGHENY COUNTY, PENNSYLVANIA

ORDINANCE NO. 1764

AN ORDINANCE OF THE MUNICIPALITY OF MONROEVILLE, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING ORDINANCE NO. 1443, THE ZONING ORDINANCE OF THE MUNICIPALITY OF MONROEVILLE; PROVIDING FOR OFF-SITE BILLBOARDS AND/OR OUTDOOR ADVERTISING AS A CONDITIONAL USE IN CERTAIN ZONING DISTRICTS OF THE MUNICIPALITY; ESTABLISHING REGULATIONS FOR THE CONSTRUCTION OF OFF-SITE BILLBOARDS AND/OR OUTDOOR ADVERTISING INCLUDING LOCATION, TYPE AND MANNER OF CONSTRUCTION, MAXIMUM SURFACE AREA, MAXIMUM DIMENSIONS, HEIGHT REQUIREMENTS AND DISTANCE REGULATIONS RELATIVE TO OTHER USES IN THE MUNICIPALITY; ESTABLISHING A PERMIT FEE FOR THE INSTALLATION OF BILLBOARDS AND/OR OUTDOOR ADVERTISING; PROVIDING PENALTIES FOR THE VIOLATION THEREOF.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Council of the Municipality of Monroeville and it is hereby ordained and enacted by the Council of the Municipality of Monroeville, County of Allegheny and Commonwealth of Pennsylvania as follows:

SECTION I. Section 307 of Ordinance No. 1443 is hereby amended to read as follows:

SECTION 307 - No billboard, free-standing or overhanging outdoor advertising shall be permitted in any zoning district of the Municipality of Monroeville, except as provided for in the zoning districts designated on Exhibit "A" which is attached hereto and incorporated herein.

SECTION II. Billboards and/or outdoor advertising signs may be permitted as a conditional use when approved by Council, after submission and review by the Planning Commission; and provided all of the following requirements are met:

A. Location. Billboards and/or outdoor advertising signs may not be erected within an "R" Zoning District or within 500 feet of the boundary line of an "R" District or within 750 feet of an "R" District or within 750 feet of the line of any public or private school property, park, library, church or other house of worship. The required spacing shall be measured from a point perpendicular to the center most point of the billboard and/or outdoor advertising structure along the front line parallel to the center line of the roadway to which the billboard and/or outdoor advertising sign is oriented.

- (1) The minimum front, side and rear yard requirements applying to a principal use as set forth within a zoning district in which the billboard and/or outdoor advertising sign is to be located shall apply to each billboard and/or outdoor advertising structure.
- (2) The maximum lot coverage as specified in Section 208.2 of the Zoning Ordinance shall apply to any lot upon which a billboard and/or outdoor advertising structure is located and shall be cumulative including any other structures and buildings on the same lot herewith.
- (3) No billboard and/or outdoor advertising structure shall be erected in such a manner as to block the view from the road, street or driveway of any existing business sign, logo sign, residential or non-residential structure, or limit or reduce the light and ventilation requirements under the Municipal Building Code.
- (4) No billboard and/or outdoor advertising structure shall be constructed within the clear sight triangle of a public

street, road or roadway, on which it is situated and shall not in any case obstruct or impede traffic safety.

- (5) No billboard and/or outdoor advertising sign shall maintain a lateral minimum spacing of 750 feet between billboards and/or outdoor advertising structures. Required spacing shall be measured from a point perpendicular to the center most point of the billboard and/or outdoor advertising structure to the front line parallel to the center line of the roadway to which the billboard and/or outdoor advertising structure is oriented.
- (6) No billboard and/or outdoor advertising sign may be mounted or painted on a roof, wall or other part of a building or any other structure.

B. Size and Height. A billboard and/or outdoor advertising structure shall have a maximum allowable gross surface area of 150 square feet per Sign Face. A billboard and/or outdoor advertising structure may have a maximum of two (2) Sign Faces per structure. However, the gross surface area of each sign face shall not exceed 150 square feet.

- (1) The billboard and/or Sign Faces placed back-to-back or in a V-shaped configuration on a single pole.
- (2) The billboard and/or outdoor advertising signs maximum dimension shall not exceed ten (10) feet in height and fifteen (15) feet in width. Said total height and total length will be measured from the outside dimensions of the billboard and/or outdoor advertising sign.
- (3) A billboard and/or outdoor advertising structure shall have a maximum height above the curb of the roadway from which they

are intended to be viewed of twenty-four (24) feet above the curb of the closest street to which it faces. However, the height of a billboard and/or outdoor advertising structure shall be measured from the base of grade to the top of the structure.

C. Construction Methods. Billboards and/or outdoor advertising structures shall be constructed in accordance with applicable provisions of the Monroeville Municipality Building Code and shall be designed by a professional/civil engineer licensed in the Commonwealth of Pennsylvania and shall include the submission of calculations on the structure and foundation. In addition:

- (1) Any billboard and/or outdoor advertising structure shall have a maximum of one (1) vertical support which shall be a maximum of three (3) feet in diameter, or width, and without bracing or vertical support.
- (2) A billboard and/or outdoor advertising Sign Face shall be independently supported and have vertical supports of metal which are galvanized or otherwise treated to prevent rust and corrosion.
- (3) The one (1) vertical support shall be capable of enabling the entire Side Face to be able to withstand a minimum of sixty (60) miles per hour wind load.
- (4) The entire base of the structure (i. e. Sign Face) shall be permanently landscaped with suitable shrubbery and/or shrubs of minimum height of three (3) feet placed in such manner as to screen the foundation of the structure.

- (5) Landscaping shall be maintained by the sign owner in an attractive and healthy manner in accordance with accepted conservation practices and municipal ordinances.
- (6) Permanent landscaping shall form a base and/or backdrop to the billboard and/or outdoor advertising sign when practical in the opinion of the Zoning Officer.
- (7) All curbs and grading shall be in accordance with Municipal Ordinance 1535.
- (8) No bare cuts are permitted on a hillside.
- (9) All cuts or fills are to be permanently seeded or planted and maintained in accordance with the Municipal Codes and ordinances.
- (10) Any billboard and/or outdoor advertising structure with display lighting shall be constructed so that it does not glare upon adjoining property and shall not exceed a maximum foot candle of 1.5 upon the adjoining property.
- (11) Display lighting shall not operate between 12:00 midnight and 6:00 a.m. prevailing local time.
- (12) No billboard and/or outdoor advertising structure, Sign Face or display lighting shall move, flash or emit noise. No display lighting shall cause distraction, confusion, nuisance or hazard to traffic, aircraft or other properties.
- (13) The use of colored lighting is not permitted.

D. Maintenance.

- (1) Any billboard and/or outdoor advertising structure shall be entirely painted every three (3) years.

- (2) Any billboard and/or outdoor advertising structure shall be constructed with noncombustible material and be maintained in a good condition.
- (3) Every ten (10) years the owner of the billboard and/or outdoor advertising structure shall have a structural inspection made of the billboard by a qualified Pennsylvania, Registered Civil Engineer and shall provide to the Municipality a certificate from the Engineer certifying that the billboard is structurally sound.
- (4) Annual inspections of the billboard and/or outdoor advertising structure shall be conducted by the Municipality to determine compliance and upon failure of compliance with the regulations set forth in this ordinance, the billboard and/or outdoor advertising structure may be removed within thirty (30) days upon notification to the owner by the Municipality.
- (5) Any billboard and/or outdoor advertising structure found to be in violation of this Ordinance shall be brought into compliance or removed within thirty days upon proper notification by the Municipality to the owner.
- (6) Any billboard and/or outdoor advertising structure using removable paper or other materials shall be maintained in such condition as to eliminate loose or frayed material protruding or hanging or falling from the structure.

E. Permits. Prior to submission of an application for a

Building Permit, the applicant for a billboard and/or outdoor advertising structure shall obtain and submit an application along with approvals from

the County of Allegheny and the Commonwealth of Pennsylvania and when applicable, the United States Federal Aviation Administration or any other Federal agency.

F. Application Fees. Said Application shall be accompanied by an Application Fee in an amount equal to that set by resolution of Council.

SECTION III. Section 601 of the Monroeville Zoning Ordinance is hereby amended by adding thereto the following definitions:

- A. BILLBOARD AND/OR OUTDOOR ADVERTISING SIGN: A sign displaying changeable advertising copy which pertains to a business, organization, event, person, place, service, or product not principally located or sold on the premises upon which said sign is located.
- B. GROSS SURFACE AREA: The entire area within a single continuous perimeter enclosing the extreme limits of writing, representation, emblem or figure or similar character together with any frame or other material or color forming an integral part of the display or used to differentiate sign from the background against which it is placed; excluding necessary supports or uprights upon which such sign is placed. For signs utilizing individual letters or figures or characters mounted directly on the wall or face of a structure, the gross surface area shall be the entire area within a single continuous perimeter enclosing the extreme limits of the writing, representation or other communication material.
- C. SIGN FACE: The entire area on which graphic or written material or information is placed for viewing in a single direction.

SECTION IV. VALIDITY.

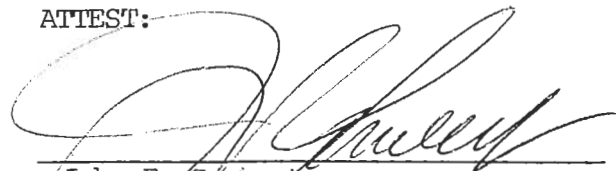
It is hereby declared to be the intent of the Council of the Municipality of Monroeville that if a court of competent jurisdiction declares any provision, clause or sentence of this Ordinance to be invalid or ineffective in whole or part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Ordinance shall continue to be separately and fully effective.

SECTION V. All Ordinances or Resolutions, or parts of any Ordinance or Resolution in conflict herewith are hereby repealed to the extent of such conflict.

ORDAINED AND ENACTED into law this 13th day of August, 1991.

ATTEST:

THE MUNICIPALITY OF MONROEVILLE



John F. Cambest
Solicitor



Thomas R. Schuerger
Mayor