

MUNICIPALITY OF MONROEVILLE  
ALLEGHENY COUNTY, PENNSYLVANIA

ORDINANCE NO. 1829

AN ORDINANCE OF THE COUNCIL OF THE MUNICIPALITY OF MONROEVILLE, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING ARTICLE SIX OF ORDINANCE 1443 PROVIDING FOR THE DEFINITION OF A GOLF COURSE; AMENDING TABLE 201 OF ORDINANCE 1443 PROVIDING FOR THE ESTABLISHING OF A GOLF COURSE AS A CONDITIONAL USE IN A S, CONSERVANCY, R-1, SINGLE-FAMILY RESIDENTIAL, R-2, SINGLE-FAMILY RESIDENTIAL AND R-3, MULTI-FAMILY RESIDENTIAL ZONING DISTRICT; AMENDING ARTICLE THREE, SECTION 308 OF ORDINANCE 1443 TO ESTABLISH THE REQUIREMENT OF SIX (6) PARKING SPACES FOR EACH HOLE FOR THE CONDITIONAL USE OF A GOLF COURSE; AMENDING ARTICLE FOUR, SECTION 401 OF ORDINANCE 1443 ESTABLISHING SPECIAL CONDITIONS FOR A GOLF COURSE CONDITIONAL USE.

WHEREAS, the Council of the Municipality of Monroeville is desirous of establishing a public or private golf course as a conditional use in the S, Conservancy, R-1, Single-Family Residential, R-2, Single-Family Residential and R-3, Multi-Family Residential zoning district of the Municipality of Monroeville.

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

SECTION 1. Article Six of Ordinance 1443 is hereby amended to read as follows:

Golf Course: A recreational facility, public or private, whose primary purpose is the sport of golf and may include within that facility such associated accessory uses as driving ranges, putting courses, club house, pro shop, swimming pools, tennis court, and restaurant.

SECTION 2. Table 201 of Ordinance 1443 is hereby amended to read as follows:

DISTRICT S, CONSERVANCY

CONDITIONAL USES: Golf Course

DISTRICT R-1, SINGLE-FAMILY RESIDENTIAL

CONDITIONAL USES: Golf Course

DISTRICT R-2, SINGLE-FAMILY RESIDENTIAL

CONDITIONAL USES: Golf Course

DISTRICT R-3, MULTI-FAMILY RESIDENTIAL

CONDITIONAL USES: Golf Course

SECTION 3. Section 308 of Ordinance 1443 is hereby amended to read as follows:

OFF-STREET PARKING: Off-Street parking spaces shall be provided in accordance with the specifications in this Section whenever any new use is established, or existing use is enlarged, in every District.

USE: PARKING SPACES REQUIRED:

Golf Course. . . . .Six spaces for each golf hole

SECTION 4. Article Four Section 401 of Ordinance 1443 is hereby amended to read as follows:

CONDITIONAL USES: Conditional Uses as specified on Table 201 may be allowed or denied by the Council after recommendation by the Planning Agency in accordance with procedures set forth in this Article. A Conditional Use shall be approved if, and only if, it is found to meet the following criteria:

- 401.26 Golf Course club house or other similar accessory structures shall be located at a minimum of fifty (50) feet from all property lines;
- 401.27 Golf Course maintenance buildings and/or sheds shall be located at a minimum of fifty (50) feet from all property lines;
- 401.28 Twenty-Five (25) feet of vegetative buffer shall be provided in areas abutting properties under separate ownership;

401.29 The playing areas and hitting fields shall be designed and setback sufficiently to prevent golf balls from being hit onto property under separate ownership, including but not limited to:

- a. tees, fairways and greens shall be designed to encourage the direction of play away from adjacent properties; and
- b. fence, netting and/or vegetative buffer shall be installed/ planted to protect public streets, private access roads, other right of way areas and adjacent properties to ensure that golf balls do not endanger and/or damage abutting properties, occupants, occupant's guest and/or vehicles. The height of any fence and/ or netting shall be determined on an site specific basis and may exceed the requirements of Section 210, Fences of this Ordinance.

401.30 Access shall be provided for fire, emergency and other safety vehicles.

401.31 Lights shall be shielded and directed away from adjoining properties.

SECTION 5. Any ordinance or part of any ordinance in conflict herewith is hereby repealed.

**ORDAINED AND ENACTED** into law this 9th day of February, 1993.

ATTEST:

MUNICIPALITY OF MONROEVILLE

Carol J. McDevitt  
Carol J. McDevitt  
Assistant Municipal Manager

By: Thomas R. Schuerger  
Thomas R. Schuerger  
Mayor

ENTERED INTO LEGAL BOOK ON: