

MUNICIPALITY OF MONROEVILLE  
ALLEGHENY COUNTY, PENNSYLVANIA

ORDINANCE NO. 1843

AN ORDINANCE OF THE COUNCIL OF THE MUNICIPALITY OF MONROEVILLE, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING ARTICLE SIX OF ORDINANCE 1443, AS AMENDED, PROVIDING FOR THE DEFINITION OF A MUNICIPAL WASTE LANDFILL; AMENDING TABLE 201 OF ORDINANCE 1443, AS AMENDED, PROVIDING FOR THE ESTABLISHMENT OF AN S-1, SPECIAL USE CONSERVANCY ZONING DISTRICT; PROVIDING FOR THE ESTABLISHMENT OF A MUNICIPAL WASTE LANDFILL AS A CONDITIONAL USE IN AN S-1, SPECIAL USE CONSERVANCY ZONING DISTRICT; ESTABLISHING PERMITTED USES AND CONDITIONAL USES IN AN S-1, SPECIAL USE CONSERVANCY ZONING DISTRICT; AND PROVIDING FOR GENERAL CONDITIONS FOR A MUNICIPAL WASTE LANDFILL IN THE MUNICIPALITY OF MONROEVILLE.

WHEREAS, the Council of the Municipality of Monroeville is desirous of establishing a new S-1 Special Use Conservancy District as a zoning district in the Municipality of Monroeville;

WHEREAS, the Council of the Municipality of Monroeville is desirous of establishing a municipal waste landfill as a conditional use in the S-1 Special Conservancy District and designating other permitted and conditional uses for the S-1 Special Use Conservancy District.

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, as amended, is hereby amended to read as follows:

BUFFER AREA: The area within a municipal waste landfill property, facility, disposal area or site, generally adjacent to and parallel with a floodplain, wetland, occupied dwelling, perennial stream, property line, airport runway, coal seam, coal outcrop, coal refuse, public or private water sources, school building, park and/or playground, for a width as determined in Section 401.48 of this Ordinance, consisting of undisturbed, natural existing vegetation unless otherwise determined by Monroeville Council. In that event, the buffer is to be created by the use of trees, shrubs, fences, and/or other berms designed to limit the view of and/or sound from the site to adjacent sites or properties. Upon planting and/or installation, any trees, shrubs, fences and/or berms, shall be a minimum ten (10) feet in height and shall produce a year-round screen.

CLOSURE: The date on which a municipal waste processing or disposal facility permanently ceases to accept waste, and access is limited to activities necessary for post-closure care, maintenance and monitoring.

CONSTRUCTION/DEMOLITION WASTE: Solid waste resulting from the construction or demolition of buildings and other structures, including, but not limited to, wood, plaster, metals, asphaltic substances, bricks, block and unsegregated concrete. The term also includes dredging waste. The term does not include the following if they are separate from other waste and are used as clean fill:

(i) Uncontaminated dredging waste, soil, rock, stone, gravel, unused brick and block and concrete.

(ii) Waste from land clearing, grubbing and excavation, including trees, brush, stumps and vegetative materials.

DEPARTMENT OF ENVIRONMENTAL RESOURCES: The Department of Environmental Resources of the Commonwealth of Pennsylvania and authorized representatives. Also referred to as PaDER or DER.

DISPOSAL AREA: The part of the site where disposal is occurring or will occur.

FACILITY: Land, structures and other appurtenances or improvements where municipal waste disposal or processing is permitted or takes place.

FINAL CLOSURE: The date after which no further treatment, maintenance or other action is or will be necessary at a municipal waste processing or disposal facility to ensure compliance with the Solid Waste Management Act and Pennsylvania Department of Environmental Resources Regulations.

HAZARDOUS WASTE: Garbage, refuse or sludge from an industrial or other waste water treatment plant; sludge from a water supply treatment plant or air pollution control facility; and other discarded material, including solid, liquid, semisolid or contained gaseous material resulting from municipal, commercial, industrial, institutional, mining or agricultural operations, and from community activities; or combination of the above, which because of its quantity, concentration or physical, chemical or infectious characteristics may do one of the following:

(i) Cause or significantly contribute to an increase in mortality or increase in morbidity in either an individual or total population.

(ii) Pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed of or otherwise managed.

The term does not include coal refuse as defined in the Coal Refuse Disposal Control Act (52P.S. Section 30.51-30.101). The term does not include treatment sludges from coal mine drainage treatment plants, disposal of which is being carried on under and in compliance with a valid permit issued under The Clean Streams Law (35 P.S. Section 691.1 - 691.1001). The term does not include solid or dissolved material in irrigation return flows or industrial discharges which are point sources subject to permits under section 402 of the Federal Water Pollution Control Act (33 U.S.C.A. Section 1341) or source, special nuclear or byproduct material as defined by the Atomic Energy Act of 1954, (42 U.S.C.A. Section 2011-2284).

MUNICIPAL LANDFILL INSPECTOR: Employee(s) of the Municipality of Monroeville, certified by the Department of Environmental Resources, to act as a host municipality inspector of municipal waste landfills with the following authority, including: enter onto the property; inspect any records required by the Department of Environmental Resources; collect samples; and conduct inspections in accordance with Department of Environmental Resources regulations.

MUNICIPAL WASTE: Any garbage, refuse, industrial lunchroom or office waste and any other material including solid, liquid, semisolid or contained gaseous material resulting from operation of residential, municipal, commercial or institutional establishments and from community activities and any sludge not meeting the definition of residual or hazardous waste hereunder from a municipal, commercial or institutional water supply treatment plant, waste water treatment plant, or air pollution control facility.

MUNICIPAL WASTE DISPOSAL OR PROCESSING FACILITY: A waste facility using land for disposing or processing of municipal waste. The facility includes land affected during the lifetime of operations, including, but not limited to, areas where disposal or processing activities actually occur, support facilities, buffer areas, borrow areas, offices, equipment sheds, air and water pollution control and treatment systems, access roads, associated on-site or contiguous collection, transportation and storage facilities, closure and post closure care and maintenance activities and other activities in which the natural land surface has been disturbed as a result of or incidental to operation of the facility.

MUNICIPAL WASTE LANDFILL: A facility using land for disposing of municipal waste. The facility includes land affected during the lifetime of operations, including, but not limited to, areas where disposal or processing activities actually occur, support facilities, buffer areas, borrow areas, offices, equipment sheds, air and water pollution control and treatment systems, access roads, associated on-site or contiguous collection, transportation and storage facilities, closure and post closure care and maintenance activities and other activities in which the natural land surface has been disturbed as a result of or incidental to operation of the facility. The term does not include a construction/demolition waste landfill or a facility for the land application of sewage sludge, as more specifically defined in Title 25, Chapter 271.1 of the Pennsylvania Department of Environmental Resources, as amended.

NATURAL ELEVATION: A topographic elevation, present in or produced by nature, undisturbed by man.

OPERATE: To construct a municipal waste management facility in anticipation of receiving solid waste for the purpose of processing or disposal; to receive, process or dispose of solid waste; to carry on an activity at the facility that is related to the receipt, processing or disposal of waste or otherwise affects land at the facility; to conduct closure and postclosure activities at a facility.

OPERATOR: The person or municipality that operates a municipal waste processing or disposal facility.

PERMIT: A permit issued by the Department of Environmental Resources to operate a municipal waste disposal or processing facility. The term includes a permit modification, permit reissuance and permit renewal.

PERMIT AREA: The area of land and water within the boundaries of the permit, which is designated on the permit application maps as approved by the Pennsylvania Department of Environmental Resources. The area includes the areas which are or will be affected by the municipal waste processing or disposal facility.

POSTCLOSURE: Activities after closure which are necessary to ensure compliance with the Solid Waste Management Act and Pennsylvania Department of Environmental Resources regulations, including application of final cover, grading, revegetation; groundwater, surface water and gas monitoring; erosion control and gas control; leachate treatment; and abatement of pollution or degradation to land, water, air or other natural resources.

PRINCIPAL ARTERIAL HIGHWAY: A highway classification that designates high volume traffic roadways within the Municipality of Monroeville. These roadways form the foundation for major local traffic movement and include Business Route 22, Route 286, Mosside Boulevard, Haymaker Road north of Route 22 and Broadway Boulevard/Route 130.

RESIDUAL WASTE: Garbage, refuse, other discarded materials or other waste, including solid, liquid, semisolid or contained gaseous materials resulting from industrial, mining and agricultural operations; and sludge from an industrial, mining or agricultural water supply treatment facility, waste water treatment or air pollution control facility, if it is not hazardous. The term does not include coal refuse as defined in the Coal Refuse Disposal Control Act (52 P.S. Section 30.51-30.101). The term does not include treatment sludges from coal mine drainage treatment plants, disposal of which is being carried on under and in compliance with a valid permit issued under The Clean Streams Law (35 P.S. Section 691.1 - 691.1001).

SITE: The area where municipal waste processing or disposal facilities are operated. If the operator has a permit to conduct the activities, and is operating within the boundaries of the permit, the site is equivalent to the permit area.

SOLID WASTE: Waste, including, but not limited to, municipal, residual or hazardous wastes, including solid, liquid, semisolid or contained gaseous materials.

TOPOGRAPHIC RELIEF: The vertical distance between the highest natural point on the proposed disposal area and the lowest natural point on the proposed disposal area. (e.g. the difference in elevation of the highest natural point and the lowest natural point.) A percentage of this difference is added to the highest natural point to establish the highest man-made elevation of the proposed disposal area at closure. As detailed in Section 401.34 of this Ordinance, the maximum allowable additional topographic relief shall not exceed one-hundred (100) feet.

SECTION 2. Article II, Section 201, Zoning Districts, The Official Zoning Map for the Municipality of Monroeville, as amended, is hereby amended to include the following S-1, Special Nerservancy Zoning District(s):

SEE EXHIBIT "A"

SECTION 3. Table 201, as amended, Permitted Uses, Conditional Uses, Yard and Lot Requirements, is hereby amended to include S-1, Special Conservancy Zoning District.

SEE EXHIBIT "B"

SECTION 4. Article Three, Section 306, Site Plan Review, of Ordinance 1443, as amended, is hereby amended to add the following:

306.6 SITE PLAN REVIEW FOR MUNICIPAL WASTE LANDFILLS: No Zoning Permit or Zoning Occupancy Permit shall be issued for a municipal waste landfill until a Site Development Plan has been submitted, reviewed and approved by the Municipality of Monroeville in accordance with the following provisions.

- a. The application for approval of a proposed Site Development Plan shall be accompanied by a fee established by resolution of Council to cover the costs of review. The Zoning Officer shall set forth a reasonable time schedule to be followed prior to the presentation of the application to the Council.
- b. The application shall consist of not less than ten (10) copies of the letter of application together with not less than ten (10) copies of the drawings submitted as part of the Site Development Plan. The Proposed Site Development Plan, a topographic plan, prepared by a professional engineer registered in the Commonwealth of Pennsylvania, to a scale no greater than 1 inch = 200 feet, to include the following:

306.6(a) Title block giving name of development, property owner, developer, north point, key location map, registration stamp, date and scale;

306.6(b) Property lines, total acreage of parcel proposed for development and any existing landfill areas adjacent to the proposed municipal waste landfill;

306.6(c) All existing streets, right of ways, and easements related to the development;

306.6(d) Owners of adjacent properties, including the location of any existing structures and driveway locations;

306.6(e) The location of natural features on site, including, but not limited to, streams or other natural water courses and adjacent areas which are subject to flooding, significant stands of existing trees, and the natural elevations, both the high and low points;

306.6(f) The location of natural features abutting properties within three hundred (300 feet) including, but not limited to, streams or other natural water courses and adjacent areas which are subject to flooding, and significant stands of existing trees;

306.6(g) The location of existing structures and accessory uses on site;

306.6(h) The location of structures and utilities on abutting property within three hundred (300) feet of common property lines;

306.6(i) Municipal waste landfill areas within the landfill site, including the staging of the proposed municipal waste landfill development and the location of proposed access roads and proposed haul roads;

306.6(j) Cross Sections, at a true scale that is equal both horizontally and vertically, showing the existing grades and the proposed grades upon completion and closure of the proposed municipal waste landfill;

306.6(k) Surface water runoff and sediment controls;

306.6(l) Location, dimensions, total square footage and ground floor elevations of proposed structures, walkways, driveways, entrances, parking areas, loading spaces, landscaping, signs, lighting facilities, fire hydrants and fire lanes, and other site improvements and amenities;

306.6(m) Location and approximate size of utilities to serve the proposed development;

306.6(n) Location of proposed equipment cleaning and tire cleaning areas;

306.6(o) Location of proposed weighing scales;

306.6(p) Location of proposed fire fighting equipment and other emergency and/or safety equipment;

306.6(q) Location of any proposed fencing;

306.6(r) Location of any proposed screening or buffer

areas, including a planting plan and schedule for the buffer area utilizing trees, shrubs, bushes, fences and/or berms;

306.6(s) A Traffic Impact Study;

306.6(t) An Environmental Impact Statement, which shall include the following:

1. A description of existing conditions in the area;
2. A land use history of the property;
3. A description of the proposed municipal waste landfill and associated facilities;
4. An assessment of the proposed municipal waste landfill on the natural environment, including summary descriptions, technical data, maps and diagrams, that specifically examines geology, topography, soils, slopes, hydrology, vegetation, wildlife and air quality;
5. A needs assessment showing how this proposed municipal waste landfill complies with the Allegheny County Solid Waste Plan and justify the need for this additional landfill space;
6. The relationship of the proposed municipal waste landfill to the surrounding community, including the impact on land use plans, policies and controls;
7. An inventory of private properties served by private water supplies within 3000 feet of the permit area;
8. A historical record of previous landfill operations;
9. A description of existing conditions, including if a landfill exists, the construction details of that existing landfill and the effects of that landfill on the proposed development;
10. A historical record of mining and quarrying in the area, both surface and deep mining operations;
11. A chronological summary of methane gas and other gases in the area and methods for monitoring and controlling;



306.6(u) A description and schedule of the postclosure plan and future plans for the proposed municipal waste landfill.

306.6(v) Site Plan Approval shall not be official until and unless the site plan as approved by Council and including all conditions of approval by Council is filed with the Zoning Officer within ninety (90) days of action by Council.

306.6(w) Site Plan Approval is not official until required approvals are received from county, state and federal agencies. All approved plans, any amendments and/or any substantial changes must be submitted to the Municipality within ninety (90) days from receiving permits from requisite county, state and federal agencies.

306.6(x) Site Plan Approval shall be valid for a period of one year following the applicant receiving permits from requisite county, state and federal agencies. If the proposed improvements are not under construction within one year of receiving requisite county, state and federal approvals, Council approval shall be void.

306.6(y) Once a year, during the anniversary month of Site Plan Approval, the Planning Commission will review site compliance and performance. Recommendations will be forwarded to Council as to whether the Zoning Permit should be extended for another year.

SECTION 5. Section 308 of Ordinance 1443, as amended, 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:

Municipal Waste Landfill

Minimum of thirty (30) or one parking space per each employee plus 30% of the total number of employees.

SECTION 6. Article Four, Section 401 of Ordinance 1443, as amended, is hereby amended to read as follows:

CONDITIONAL USES: Conditional Uses as specified on Table 201 may be allowed or denied by 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:

- 401.32 The municipal waste landfill shall meet the definition of "Municipal Waste Landfill" as provided in Article Six of this Ordinance.
- 401.33 The municipal waste landfill shall include provisions for postclosure use consistent with Table 201, District "S-1" Special Use Conservancy of the Monroeville Municipal Zoning Ordinance.
- 401.34 The maximum allowable additional topographic relief created by the municipal waste landfill may not exceed 65% of the existing natural topographic relief for the proposed disposal area. The maximum allowable additional topographic relief at closure shall not exceed one-hundred (100) feet.

Existing low natural elevation.....500 feet  
Existing high natural elevation....600 feet  
Existing relief.....100 feet  
Allowable additional relief..... 65 feet

The final slope contour at closure shall not exceed three (3) horizontal to one (1) vertical.

- 401.35 The municipal waste landfill operator shall provide the plans as submitted to the applicable federal, state and county agencies, including anticipated construction, operation, closure, and end use milestones, within ninety (90) days of receiving requisite county, state and federal permits, therefor, and any amendments thereto. The municipal waste landfill operator, by copying the Municipality on all regulatory correspondence to the regulatory bodies shall inform the Municipality of any substantial changes in such plans.

Copies of the application, amendments and/or any substantial changes to that document, permit applications and approvals from county, state and federal agencies shall be submitted by the Applicant on a timely basis and kept on file for public review at the Monroeville Public Library.

- 401.36 The operation of the municipal waste landfill shall provide for minimal negative aesthetic impacts. The municipal waste landfill shall also utilize an operating and staging sequence that provides a protective berm between municipal waste landfill operations and the surrounding neighborhoods.
- 401.37 The municipal waste landfill shall maintain compliance with all laws, regulations and/or ordinances of all relevant federal, state and local governments.
- 401.38 The municipal waste landfill operator shall provide a document, certified by a Pennsylvania Registered Professional Engineer, which states that the facility has been designed to comply with Monroeville Ordinance 1788, as amended. The document will also certify that the facility has been designed to adequately provide protection from erosion, sedimentation, slope in-stability and mine subsidence.
- 401.39 In the event of mine voids in the proximity of the municipal waste landfill, the municipal waste landfill operator shall monitor said voids for landfill gas and leachate that may escape the facility. The results of said monitoring shall be provided to the Municipality quarterly, unless required otherwise. The Applicant shall prepare a site specific monitoring program.
- 401.40 Mine subsidence and slope in-stability monitoring shall be performed by the municipal waste landfill operator. The results of said monitoring shall be provided to the Municipality quarterly, unless required otherwise. The Applicant shall prepare a site specific monitoring program.
- 401.41 To the extent allowed by the Pennsylvania Department of Environmental Resources (PaDER), the municipal waste landfill shall have sufficient final cover depth to accommodate vegetative species native to the municipal waste landfill area, including woody plants and shallow rooting trees, on the closed municipal waste landfill.

- 401.42 The municipal waste landfill operator shall provide unobstructed access to Municipal Landfill Inspectors on a twenty-four (24) hour basis and such access shall include, but not be limited to, the ability to schedule any monitoring activity as defined in Sections 401.40 and 401.41 or otherwise and said access shall also include access to office and telephone facilities.
- 401.43 The municipal waste landfill operator shall implement a procedure for excluding the receipt of regulated hazardous waste as required by any applicable federal or state law. Records of inspections shall be made available to the Municipal Landfill Inspector.
- 401.44 The municipal waste landfill operator shall immediately report any emergency to the Monroeville Emergency Communications Center and the Monroeville Municipal Manager. For the purposes of this Section, the term emergency includes a fire, spill, landslide, explosion, flood or other environmental event that threatens public health and safety, public welfare or personal injury. An Emergency Response Plan shall be prepared and submitted for approval to the Municipality and the Emergency Management Director and shall be resubmitted annually for approval.
- 401.45 The minimum size for a municipal waste landfill shall be one hundred (100) acres.
- 401.46 The municipal waste landfill site shall have direct access to a principal arterial highway.
- Any public roadway to the municipal waste landfill shall not be used by municipal waste vehicles for delivery of municipal waste to the facility between the hours of 11:00 P.M. and 7:00 A.M., which prohibition shall include the stacking of municipal waste vehicles on said public roadway.
- 401.47 The municipal waste landfill shall be prohibited in the following areas:
- a. In the 100-year floodplain of waters;
  - b. In an important wetland as defined by the Pennsylvania Department of Environmental

Resources;

- c. In coal bearing areas underlain by recoverable or mineable coals, unless the operator of the facility demonstrates and the Department of Environmental Resources finds, in writing, that the operator owns the underlying coal, or has entered an agreement with the owner of the coal to provide support;
- d. In a valley, ravine or head of hollow where the operation would result in the elimination, pollution or destruction of a portion of a perennial stream, except that rechanneling may be allowed as provided by the Department of Environmental Resources; and
- e. In areas underlain by limestone or carbonate formations where the formations are greater than five feet thick and present at the topmost geologic unit. These areas include areas mapped by the Pennsylvania Geological Survey as underlain by these formations, unless competent geological studies demonstrate the absence of limestone and carbonate formations under the site.

8 The municipal waste landfill shall include buffer areas which shall conform to the following:

- a. 300 feet from a 100-year floodplain of waters as defined in the Solid Waste Management Act, as amended;
- b. 300 feet measured horizontally from an occupied dwelling, to the facility boundary of a municipal waste landfill;
- c. 300 feet of an important wetland as defined by the Pennsylvania Department of Environmental Resources;
- d. 500 feet measured horizontally from an occupied dwelling, to the disposal area of a municipal waste landfill;
- e. 100 feet of a perennial stream;

- f. 100 feet of a property line, unless actual disposal will not occur within 100 feet of a property line;
- g. 10,000 feet, or 3,048 meters, of a runway that is or will be used by turbine-powered aircraft at a Federal Aviation Administration (FAA) certified airport during the life of disposal operations under the permit;
- h. 5,000 feet, or 1,524 meters, of a runway that is or will be used by piston-type aircraft at a Federal Aviation Administration (FAA) certified airport during the life of disposal operations under the permit;
- i. The conical area at 14 CFR Part 77, relating to objects affecting navigable airspace, for runway flight paths that are or will be used by turbine-powered or piston-type aircraft during the life disposal operations under the permit;
- j. 25 feet of a coal seam, coal outcrop or coal refuse;
- k. 1/4 mile upgradient, and 300 feet downgradient of a public or private water source;
- l. 300 yards of a building which is owned by a school district or school and used for instructional purposes;
- m. 300 yards of a park;
- n. 300 yards of a playground;

The municipal waste landfill site shall be properly fenced along the interior boundary of the buffer zone to prevent blowing papers and other refuse on adjoining properties. The fence shall be metal wire mesh constructed of No. 9 gage wire woven in a 2" mesh in full conformance with the American Society of Testing Materials Specifications. The surface height of the fence shall be ten (10) feet. The fence shall contain, at all entrances, gates which are locked except during business hours. In addition, temporary litter control

fences shall be installed, in such a manner as to prevent litter from dispersing off of the municipal waste landfill site. The municipal waste landfill site shall be adequately policed, and the litter shall be collected daily and incorporated into the municipal waste landfill.

401.50 The emission of unpleasant gases and odors shall not be permitted in such quantities as to be offensive outside the boundaries of the municipal waste landfill site.

401.51 Sound pressure level of any operation within the municipal waste landfill site shall not exceed, at any point along the municipal waste landfill site boundary, the following decibel levels:

Between 7:00 A.M. and 7:00 P.M. 68 dBA  
Between 7:00 P.M. and 7:00 A.M. 58 dBA

The Applicant shall provide a site specific sound monitoring program.

The municipal waste landfill shall comply with Municipal Ordinance, 1417, Making Unlawful the Causing or Continuing of Unusually Loud Noise.

SECTION 7. Any person, corporation and/or other entity who is found to be in violation of any of the provisions of this Ordinance before any District Magistrate or other court of competent jurisdiction shall be subject to payment of not more than \$500.00 per violation, per day, and cost of prosecution and who fails to correct any violation of this Ordinance within ninety (90) days from the date of said judicial decision shall be subject to revocation of any and all applicable permits and approvals issued by the governing body of the Municipality of Monroeville.

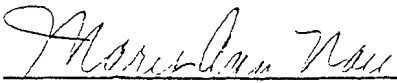
SECTION 8. In the event any of the terms or provisions of this Agreement shall be found invalid or declared unenforceable by reason of any federal or state statute, or federal or state directive, rule or regulation, now in effect or hereinafter to become effective, or by reason of the decision of any federal or state court, such invalidity or unenforceability shall not affect or impair any other terms or provisions hereof, unless the other terms or provisions are directly affected by the section declared invalid or unenforceable. The parties thereupon may, within thirty (30) days, meet to discuss said invalidity or unenforceability.

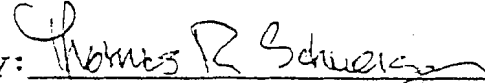
ORDAINED AND ENACTED into law this 21 day of July,

93.

TEST:

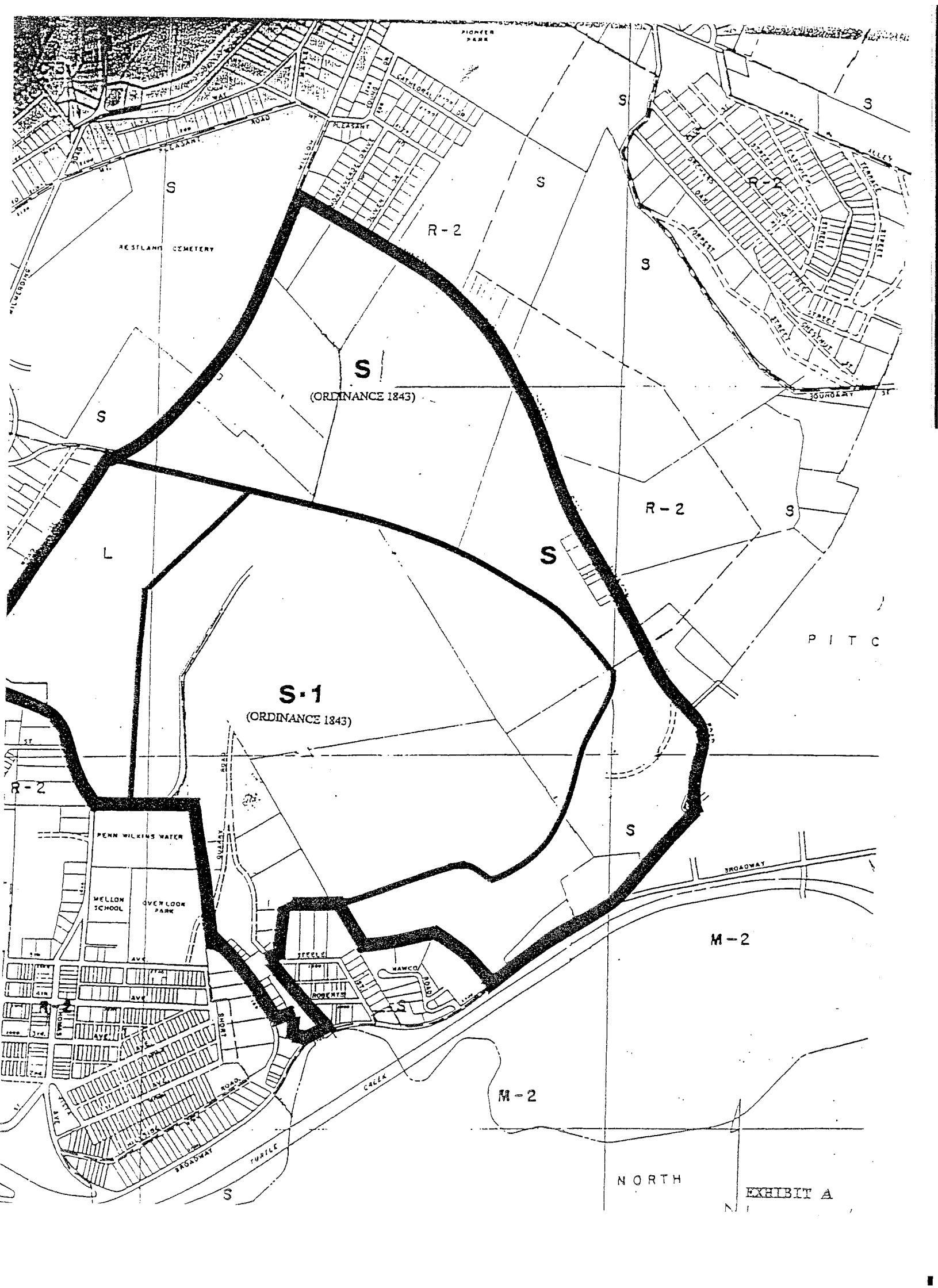
MUNICIPALITY OF MONROEVILLE

  
\_\_\_\_\_  
Mary Ann Nau  
Municipal Manager

By:   
\_\_\_\_\_  
Thomas R. Schuergen  
Mayor

ERED INTO LEGAL BOOK ON:





RESTLAND CEMETERY

R-2

S  
(ORDINANCE 1843)

R-2

S-1  
(ORDINANCE 1843)

P I T C

R-2

PENN WILKINS WATER

MELLOH SCHOOL

OVERLOOK PARK

M-2

CREEK

M-2

NORTH

EXHIBIT A

TABLE 201: PERMITTED USES, CONDITIONAL USES, YARD AND AREA REQUIREMENTS

DISTRICT	<i>"S-1" Special Conservancy</i>	"S" Conservancy	"R-1" One-Family Residence	"R-2" One-Family Residence	"R-2-T" One-Family Residence	"R-3" One-Family Residence	"R-4" - Multiple Family Residence	"R-5" - Multiple Family Residence
PERMITTED USES	Agriculture Cemetery Nature Preserve Parks & Recreation Accessory Uses	Agriculture Cemetery Nature Preserve One-Family House Parks & Recreation Accessory Uses	Agriculture One-Family House Parks & Recreation Accessory Uses	Agriculture One-Family House Parks & Recreation Accessory Uses	Agriculture One-Family House Parks & Recreation Townhouses Accessory Uses	Agriculture Garden Apartments One-Family House Parks & Recreation Townhouses Two-Family House	Agriculture Garden Apartments One-Family House Parks & Recreation Townhouses Two-Family House	Apartments Garden Apartments One-Family House Parks & Recreation Accessory Uses
CONDITIONAL USES	Golf Course Municipal Waste-Landfills Major Excavation Public Building Stable Utility Substation	Church & School Golf Course Group Dwelling A Heliport Major Excavation Public Building Public School Stable Utility Substation	Church & School Dependent Dwelling Golf Course Group Dwelling A Major Excavation Public Building Public School Recreation Club Utility Substation	Church & School Dependent Dwelling Golf Course Group Dwelling A Major Excavation Public Building Public School Recreation Club Utility Substation	Child Care Center Church & School Dependent Dwelling Group Dwelling A Major Excavation Public Building Public School Recreation Club Utility Substation	Child Care Center Church & School Dependent Dwelling Golf Course Group Dwelling B Group Dwelling C Major Excavation Membership Club Nursing Home Personal Care Home Public Building Public School Recreation Club Utility Substation	Apartments Child Care Center Church & School Group Dwelling B Group Dwelling C Major Excavation Membership Club Nursing Home Personal Care Home Public Building Public School Recreation Club Utility Substation	Child Care Center Church & School Group Dwelling C Hospital Major Excavation Membership Club Nursing Home Personal Care Home Public Building Public School Recreation Club Utility Substation
PLANNED DEVELOPMENTS			Planned Residential Development	Planned Residential Development	Planned Residential Development	Planned Residential Development	Planned Residential Development	Planned Residential Development
MINIMUM LOT AREA	20,000 Sq. Ft.	20,000 Sq. Ft.	10,000 Sq. Ft.	7,500 Sq. Ft.	7,500 Sq. Ft.	7,500 Sq. Ft.	7,500 Sq. Ft.	10,000 Sq. Ft.
MINIMUM LOT WIDTH	100 Feet	100 Feet	75 Feet	60 Feet	60 Feet	60 Feet	60 Feet	75 Feet
MINIMUM LOT FRONTAGE	60 Feet	60 Feet	50 Feet	40 Feet	40 Feet	40 Feet	40 Feet	60 Feet
MINIMUM FRONT YARD	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	40 Feet
MINIMUM SIDE YARD	15 Feet	15 Feet	15 Feet	10 Feet	10 Feet	10 Feet	10 Feet	20 Feet
MINIMUM REAR YARD	40 Feet	40 Feet	40 Feet	40 Feet	40 Feet	40 Feet	40 Feet	40 Feet
MAXIMUM HEIGHT	35 Feet	35 Feet	35 Feet	35 Feet	35 Feet	45 Feet	60 Feet	100 Feet

APPENDIX A

TABLE 201: PERMITTED USES, CONDITIONAL USES, YARD AND AREA REQUIREMENTS

DISTRICT	"C-1" -- Shopping	"C-2" -- Business	"C-3" -- Commercial	"L" -- Special Use	"M-1" -- Planned Industrial	"M-2" -- Industrial		
PERMITTED USES	Banks Limited Office Local Restaurant Local Retail Shop Personal Services Accessory Uses	Amusement Use Auditorium Banks Business College Business Services Club Convention Center Department Store Food Services Funeral Home Medical Clinic Accessory Uses	Nurseries Offices Personal Services Restaurant, Bar Retail Stores Shopping Center Studio Funeral Home Local Retail Shop Medical Clinic Nurseries	Amusement Use Banks Business College Business Services Club Shopping Center Studio Vehicle Salesroom Veterinary Clinic Accessory Uses	Offices Personal Services Restaurant, Bar Shopping Center Studio Vehicle Salesroom Veterinary Clinic Accessory Uses	Agriculture Offices Research Laboratory Accessory Uses	Agriculture Ancillary Cafeteria Distribution Center Light Manufacturing Offices Research Laboratory Warehousing Accessory Uses	Agriculture Quarry, Stone Mill Ancillary Cafeteria Research Lab Automobile Salvage Trade School Brewery Utllity Substation Contractor's Yard Vehicle Sales Area Distribution Center Warehousing Grain Elevator Accessory Uses Light Manufacturing Nurseries Offices
CONDITIONAL USES	Child Care Center Major Excavation Public Use Retail Store Utility Substation	Church Drive-in Restaurant Drive-in Theater Gas Station Heliport Hotel Major Excavation	Public Use Utility Substation Vehicle Sales Area Vehicle Services	Child Care Center Church Drive-in Restaurant Drive-in Theater Gas Station Major Excavation	Public Use Retail Store Shopping Center Utility Substation Vehicle Sales Area	Church Community Use Heliport Hospital Major Excavation Nursing Home Personal Care Home Public Use Utility Substation	Community Use Freight Terminal Gas Station Heliport Hospital Major Excavation Manufacturing Public Use Utility Substation Vehicle Services	Heliport Public Use Major Excavation Vehicle Services Manufacturing Sexually Oriented-- Business
PLANNED DEVELOPMENTS	Planned Group Unit	Planned Group Unit	Planned Group Unit	Planned Group Unit	Planned Group Unit	Planned Group Unit		
MINIMUM FRONT YARD	10 Feet	10 Feet	10 Feet	10 Feet	35 Feet	40 Feet		
MINIMUM SIDE YARD	15 Feet	15 Feet	15 Feet	15 Feet	15 Feet	20 Feet		
MINIMUM REAR YARD	0 Feet	0 Feet	20 Feet	10 Feet	20 Feet	20 Feet		
MAXIMUM HEIGHT	30 Feet	45 Feet	30 Feet	45 Feet	45 Feet	45 Feet		
BUILDING SETBACK	40 Feet	40 Feet	40 Feet	40 Feet	35 Feet	35 Feet		
						30 Feet		