

MUNICIPALITY OF MONROEVILLE
ALLEGHENY COUNTY, PENNSYLVANIA

ORDINANCE NO. 1886

AN ORDINANCE OF THE COUNCIL OF THE MUNICIPALITY OF MONROEVILLE, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING THE MONROEVILLE ZONING ORDINANCE, 1443, AS AMENDED, INCLUDING ARTICLE TWO, TABLE 201, OF THE MONROEVILLE ZONING ORDINANCE, 1443, AS AMENDED, PROVIDING NURSING HOMES AS A CONDITIONAL USE IN R-4, MULTI-FAMILY, R-5, MULTI-FAMILY AND L, SPECIAL USE ZONING DISTRICTS, AND ELIMINATING PERSONAL CARE HOMES AS A CONDITIONAL USE IN C-2, BUSINESS COMMERCIAL ZONING DISTRICTS; ARTICLE THREE, SECTION 308, OFF-STREET PARKING, PROVIDING A PARKING RATIO FOR NURSING HOMES AND PERSONAL CARE HOMES; ARTICLE FOUR, CONDITIONAL USES AND PLANNED DEVELOPMENTS, PROVIDING FOR CONDITIONS FOR NURSING HOMES AND PERSONAL CARE HOMES; AND ARTICLE SIX, DEFINITIONS, PROVIDING A DEFINITION FOR NURSING HOMES

WHEREAS, the Council of the Municipality of Monroeville is desirous of amending the Zoning Ordinance to allow Nursing Homes and Personal Care Homes as a conditional use in L, Special Use and R-4 and R-5, Multiple Family Residence Districts.

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. Ordinance 1443, Article Two, Table 201, is hereby amended with the following additions:

"L" - Special Use District

"R-4" and "R-5" - Multiple Family Residence District

Conditional Use - Nursing Home

Conditional Use - Personal Care Home

Conditional Use - Personal Care Home shall be deleted as a conditional use in a C-2, Business/Commercial Zoning District.

Section 2. Ordinance 1443, Section 308, Off-Street Parking shall be amended with the addition of the following:

| <u>USE</u> | <u>PARKING SPACES REQUIRED:</u> |
|--------------------|----------------------------------|
| Nursing Home | One (1) for Every Three (3) Beds |
| Personal Care Home | One (1) for Every Three (3) Beds |

Section 3. Ordinance 1443, Article Four, Conditional Uses and Planned Developments, Section 401.26, and Ordinance 1571, Section 1(f), is hereby amended to read as follows:

"Personal Care Homes and Nursing Homes shall be located on lots not less than one (1) 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 twenty (20) feet, and shall be in compliance with the 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 and/or any change in ownership. Any change in the conditions of original approval shall constitute a new use and the full procedure for obtaining approval of the conditional use shall be required."

Section 4. Ordinance 1443, Article Six, Definitions, is hereby amended by adding the following:

"Nursing or Convalescent Home: An institution for the care of persons who are residents by virtue of requiring specialized care and supervision relating to health, social and/or rehabilitative services. The facility shall be licensed by the Commonwealth of Pennsylvania as a skilled or intermediate care facility. The terms shall not include hospitals, psychiatric hospitals, or alcohol and drug abuse rehabilitation centers."

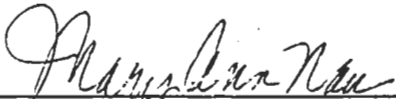
Section 5. These pages of this Ordinance shall be inserted as an addendum to the Planning and Construction Code and the amendments set forth in Sections 1 through 4 shall be inserted in Section 202 of the Planning and Construction Code as set forth in Sections 1 through 4.

Section 6. Any Ordinance, or part of any Ordinance, in conflict with any of the provisions of this Ordinance is hereby repealed to the extent of such conflict.

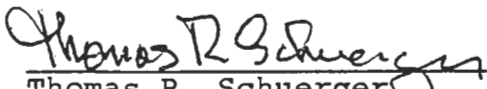
ORDAINED AND ENACTED this 11th day of May, 1994.

ATTEST:

MUNICIPALITY OF MONROEVILLE



Mary Ann Nau
Municipal Manager



Thomas R. Schuerger
Mayor

ENTERED INTO LEGAL BOOK ON: May 21, 1994

APPENDIX A

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

| DISTRICT | "S-1" Special Conservancy | "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 Medical Clinic Nurseries | Amusement Use Banks Business College Business Services Club Funeral Home Local Retail Shop Medical Clinic Nurseries | 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 Ancillary Cafeteria Automobile Salvage Brewery Contractor's Yard Distribution Center Grain Elevator Light Manufacturing Nurseries Offices | Quarry, Stone Mill Research Lab Trade School Utility Substation Vehicle Sales Area Warehousing Accessory Uses |
| 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 Major Excavation Manufacturing Sexually Oriented-Business | Public Use Vehicle Services |
| 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 | 35 Feet | 40 Feet | 30 Feet | | | |
| MINIMUM SIDE YARD | 15 Feet | 15 Feet | 15 Feet | 15 Feet | 20 Feet | 1520 Feet | | | |
| MINIMUM REAR YARD | 0 Feet | 0 Feet | 20 Feet | 10 Feet | 20 Feet | 10 Feet | | | |
| MAXIMUM HEIGHT | 30 Feet | 45 Feet | 30 Feet | 45 Feet | 45 Feet | 85 Feet | | | |
| BUILDING SETBACK | 40 Feet | 40 Feet | 40 Feet | 35 Feet | 35 Feet | 30 Feet | | | |