

MUNICIPALITY OF MONROEVILLE
ALLEGHENY COUNTY, PENNSYLVANIA

ORDINANCE NO. 1952

AN ORDINANCE OF THE COUNCIL OF THE MUNICIPALITY OF MONROEVILLE, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING ARTICLE SIX, DEFINITIONS, OF ORDINANCE 1443, AS AMENDED, PROVIDING FOR THE DEFINITION OF A COMMERCIAL COMMUNICATION TOWER; AMENDING TABLE 201 OF ORDINANCE 1443, AS AMENDED, PROVIDING FOR THE COMMERCIAL COMMUNICATION TOWERS AS A CONDITIONAL USE IN C-2, BUSINESS COMMERCIAL ZONING DISTRICTS, M-1, PLANNED INDUSTRIAL ZONING DISTRICTS, AND M-2, HEAVY INDUSTRIAL ZONING DISTRICTS; AMENDING ARTICLE TWO, SECTION 206, HEIGHT REGULATIONS, ESTABLISHING HEIGHT REQUIREMENTS FOR A COMMERCIAL COMMUNICATION TOWER; AMENDING ARTICLE THREE, SECTION 308 OF ORDINANCE 1443, AS AMENDED, ESTABLISHING PARKING REQUIREMENTS FOR A COMMERCIAL COMMUNICATION TOWER; AND AMENDING ARTICLE FOUR, SECTION 401 OF ORDINANCE 1443, AS AMENDED, ESTABLISHING SPECIAL CONDITIONS FOR COMMERCIAL COMMUNICATIONS TOWERS IN THE MUNICIPALITY OF MONROEVILLE.

WHEREAS, the Council for the Municipality of Monroeville is desirous of establishing commercial communication towers as a conditional use within C-2, Business Commercial, M-1, Planned Industrial, and M-2, Heavy Industrial, Zoning Districts.

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

SECTION 1. ARTICLE SIX, DEFINITIONS, of Ordinance 1443, as amended, is hereby amended to read as follows:

COMMERCIAL COMMUNICATION TOWER: A structure situated on a non-residential site that is intended for transmitting or receiving television, radio, telephone communications and any related accessory building and equipment.

SECTION 2. TABLE 201 of Ordinance 1443, as amended, is hereby amended as follows:

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SECTION 3. ARTICLE TWO, SECTION 206, HEIGHT REGULATIONS, of Ordinance 1443, as amended, is hereby amended to read as follows:

206.4 The height regulations of this Ordinance as outlined in Table 201 shall not apply to church spires, belfries, monuments, tanks, water or fire towers, ornamental towers, spires, chimneys, elevator bulkheads and smokestacks provided that every required yard is increased by one foot for each additional foot of height above the maximum height.

206.6 A Commercial Communication Tower may exceed the maximum height as outlined in Table 201 provided that every required yard is increased by one foot for each additional foot of height of the tower and any related equipment. However, the maximum height of the Commercial Communication Tower shall not at any time exceed two-hundred (200) feet. No equipment mounted or attached to the Commercial Communication Tower shall exceed this two-hundred (200) foot maximum height.

SECTION 4. ARTICLE THREE, SECTION 308, OFF STREET PARKING, of Ordinance 1443, as amended, is hereby amended to include the following:

COMMERCIAL COMMUNICATION TOWER	2 SPACES AND AT FACILITIES WHICH REQUIRE ON-SITE PERSONNEL, ONE ADDITIONAL SPACE FOR EACH EMPLOYEE SHALL BE PROVIDED AT THE SITE.
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SECTION 5. ARTICLE FOUR, SECTION 401, CONDITIONAL USES, of Ordinance 1443, as amended, is hereby amended to include the following:

401.55(a) Commercial Communication Towers shall be erected within the minimum yard and building setbacks requirements of the zoning district it is located. Any guy anchor must meet the minimum yard and building setback requirements of the zoning district it is located. One additional foot of setback shall be required for every one foot of height over the Maximum Height as provided in Table 201 and outlined further in Section 206.6.

401.55(b) Certified documentation shall accompany any Conditional Use Application for a Commercial Communication Tower documenting that the commercial communication equipment planned for the proposed structure can not be accommodated on an existing or approved Commercial Communication Tower.

401.55(c) The Commercial Communication Tower shall be securely anchored in a fixed location on the ground, and plans submitted showing a cross section of the proposed structure, structural compliance with building codes documenting that the proposed structure meets or exceeds those standards, and documentary evidence from a professional engineer shall be provided that the proposed structure will withstand wind, storm, ice, lightning and other natural forces. Additionally, documentation shall be provided by a Professional Engineer demonstrating that the Commercial Communication Tower is structurally capable of handling antennas, dishes and other equipment mounted or attached to the Commercial Communication Tower and what the maximum load limits are for that structure.

401.55(d) An Annual Inspection Program performed by a Professional Engineer and paid for by the owner of the Commercial Communication Tower shall be required for all Commercial Communication Towers. An Annual Inspection Report shall be submitted to the Municipality of Monroeville on June 1 of each calendar year, documenting that an

inspection has been performed of the Commercial Communication Tower within the previous thirty (30) days and that the structure and surrounding site is in compliance with the requirements of this Ordinance. Additionally, the Annual Inspection Report shall certify that the Commercial Communication Tower is securely anchored in a fixed location on the ground and further certify that the structure will withstand wind, storm, ice and other natural forces. It shall further guarantee that the Commercial Communication Tower is structurally capable of handling antennas, dishes and other equipment mounted or attached to the Commercial Communication Tower.

401.55(e) An environmental impact statement shall be submitted with any Conditional Use Application describing the effects of the proposed Commercial Communication Tower and related equipment will have on the environment and surrounding area, including, but not limited to effects on human health, scenic views, air traffic or other impacts as determined by the Zoning Officer.

401.55(f) All Commercial Communication Towers shall have a finish that reduces the visibility of the structure. Commercial Communication Towers shall not have strobe lights or any illumination unless required by the Federal Aviation Administration.

401.55(g) The Commercial Communication Tower and all equipment shall be enclosed by a chain link fence ten (10) feet high with three strands of barb wire constructed on the top of the chain link fence. The Commercial Communication Tower shall be shielded or guarded against climbing of unauthorized personnel. Access to the site shall be restricted and remained locked. Participation in Monroeville Municipal Fire Department Knox Lock Program required to assure access to Fire and Emergency Personnel. Any structures related to the Commercial Communication Tower shall be equipped with a 24-hour security system.

401.55(h) The Commercial Communication Tower and related equipment shall be promptly removed if the Commercial Communication Tower is not used for communication purposes for any continuous one year period.

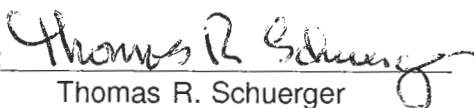
ORDAINED AND ENACTED into law this 8th day of August, 1995.

ATTEST:

MUNICIPALITY OF MONROEVILLE



Mary Ann Nau
Municipal Manager

By: 

Thomas R. Schuerger
Mayor

ENTERED INTO LEGAL BOOK ON: August 18, 1995

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 Major Timbering & Logging Operation	Church & School Golf Course Group Dwelling A Heliport Major Excavation Public Building Public School Stable Utility Substation Major Timbering & Logging Operation	Church & School Dependent Dwelling Golf Course Group Dwelling A Major Excavation Public Building Public School Recreation Club Utility Substation Major Timbering & Logging Operation	Church & School Dependent Dwelling Golf Course Group Dwelling A Major Excavation Public Building Public School Recreation Club Utility Substation Major Timbering & Logging Operation	Child Care Center Church & School Dependent Dwelling Group Dwelling A Major Excavation Public Building Public School Recreation Club Utility Substation Major Timbering & Logging Operation	Child Care Center Church & School Dependent Dwelling Golf Course Group Dwelling B Group Dwelling C Major Excavation Membership Club Nursing Home Public Building Public School Recreation Club Utility Substation Major Timbering & Logging Operation	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 Public School Recreation Club Utility Substation Major Timbering & Logging Operation	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 Major Timbering & Logging Operation
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 Vehicle Salesroom Veterinary 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 Quarry, Stone Mill Research Lab Trade School Utility Substation Vehicle Sales Area Warehousing Accessory Uses Light Manufacturing Nurseries Offices
CONDITIONAL USES	Child Care Center Major Excavation Public Use Retail Store Utility Substation Major Timbering & Logging Operation	Church Drive-in Restaurant Drive-in Theater Gas Station Heliport Hotel Major Excavation	Public Use Utility Substation Vehicle Sales Area Vehicle Services Major Timbering & Logging Operation <i>Commercial Comm- unication Tower</i>	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 Major Timbering & Logging Operation	Church Community Use Heliport Hospital Major Excavation Nursing Home Personal Care Home Public Use Utility Substation Major Timbering & Logging Operation	Community Use Freight Terminal Gas Station Heliport Hospital Major Excavation Manufacturing Public Use Utility Substation Vehicle Services Major Timbering & Logging Operation <i>Commercial Comm- unication Tower</i>	Heliport Major Excavation Manufacturing Sexually Oriented-Logging Operation Business <i>Commercial Comm- unication Tower</i>
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	20 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		