

MUNICIPALITY OF MONROEVILLE
ALLEGHENY COUNTY, PENNSYLVANIA

ORDINANCE NO. 1995

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 ANTENNA; AMENDING TABLE 201 OF ORDINANCE 1443, AS AMENDED, PROVIDING FOR THE COMMERCIAL COMMUNICATION ANTENNA 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 ANTENNA; AND AMENDING ARTICLE FOUR, SECTION 401 OF ORDINANCE 1443, AS AMENDED, ESTABLISHING SPECIAL CONDITIONS FOR COMMERCIAL COMMUNICATION ANTENNAS IN THE MUNICIPALITY OF MONROEVILLE.

WHEREAS, the Council for the Municipality of Monroeville is desirous of establishing Commercial Communication Antennas 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 ANTENNA: A device, including but not limited to panels, microwave dishes and single pole/whip, which is used to collect or transmit television, radio, telephone communications or other wireless signals, situated on a non-residential site either as a principal structure or external to or attached to the exterior of any other structure.

COMMERCIAL: An activity involving the sales of goods or services carried out for profit.

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

SECTION 3. ARTICLE TWO, SECTION 206, HEIGHT REGULATIONS, of Ordinance 43, as amended, is hereby amended to read as follows:

206.7 A Commercial Communication Antenna, freestanding and installed as a principal structure, 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 antenna and any related equipment. However, the maximum height of the Commercial Communication Antenna shall not at any time exceed fifty (50) feet.

206.8 A Commercial Communication Antenna attached to the exterior of any principal structure shall not at any time exceed ten (10) feet above that structure.

SECTION 4. ARTICLE FOUR, SECTION 401, CONDITIONAL USES, of Ordinance 43, as amended, is hereby amended to include the following:

401.56(a) Commercial Communication Antenna shall be located within the minimum yard and building setbacks requirements of the zoning district it is located. Any guy anchor or other accessory equipment 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 when an Commercial Communication Antenna is attached to the exterior of any structure it shall not at any time exceed ten (10) feet above that structure.

401.56(b) Documentation shall accompany any Conditional Use Application for a Commercial Communication Antenna attesting that the commercial communication equipment planned can not be accommodated on an existing or approved Commercial Communication Tower.

401.56(c) The Commercial Communication Antenna shall be securely anchored in a fixed location on the ground, or on an existing structure, and plans submitted showing a cross section of the proposed Commercial Communication Antenna, structural compliance with building codes documenting that the proposed Commercial Communication Antenna meets or exceeds those standards, and documentary evidence from a professional engineer shall be provided that the proposed Commercial Communication Antenna will withstand wind, storm, ice, lightning and other natural forces.

401.56(d) An Annual Inspection Program performed by a Professional Engineer and paid for by the owner of the Commercial Communication Antenna shall be required for all Commercial Communication Antennas. An Annual Inspection Report shall be submitted to the Municipality of Monroeville on June 1 of each calendar year, certifying that an inspection has been performed of the Commercial Communication Antenna 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 Antenna is securely anchored in a fixed location on the ground, or on an existing structure, and shall further certify that the structure will withstand wind, storm, ice and other natural forces.

401.56(e) An environmental impact statement shall be submitted with any Conditional Use Application describing the effects of the proposed Commercial Communication Antenna 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.

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

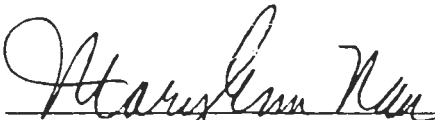
401.56(g) The Commercial Communication Antenna and all associated equipment shall be secured and documentation shall be provided with the submission of a Conditional Use application documenting how the Commercial Communication Antenna shall be shielded or guarded against any activity by unauthorized personnel. Access to the Commercial Communication Antenna 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 Antenna shall be equipped with a 24-hour security system.

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

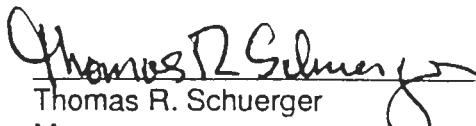
ORDAINED AND ENACTED into law this 8th day of October, 1996.

ATTEST:

MUNICIPALITY OF MONROEVILLE



Mary Ann Nau
Municipal Manager



Thomas R. Schuerger
Mayor

ENTERED INTO THE LEGAL BOOK: October 18, 1996

PERMITTED USES	Child Care Center Major Excavation Public Use Retail Store Utility Substation	Church Commercial Communication Tower Communication Antenna Drive-In Restaurant Drive-In Theater Gas Station Helpport Hotel Major Excavation Public Use Utility Substation Vehicle Sales Area	Church Commercial Drive-In Restaurant Drive-In Theater Gas Station Major Excavation Public Use Retail Store Shopping Center Utility Substation Vehicle Sales Area Vehicle Services	Church Community Use Helpport Hospital Major Excavation Nursing Home Personal Care Home Public Use Utility Substation	Commercial Communication Tower Commercial Communication Antenna Community Use Freight Terminal Gas Station Helpport Hospital Major Excavation Manufacturing Public Use Utility Substation Vehicle Services	Commercial Communication Tower Commercial Communication Antenna Helpport Major Excavation Manufacturing Public Use Vehicle Services
PLANNED DEVELOPMENTS	Planned Group Unit	Planned Group Unit	Planned Group Unit	Planned Group Unit	Planned Group Unit	Planned Group Unit
BARBERIA FRONT YARD	10 feet	10 feet	10 feet	35 feet	40 feet	30 feet
BARBERIA SIDE YARD	15 feet	15 feet	15 feet	15 feet	20 feet	20 feet
BARBERIA REAR YARD	0 feet	0 feet	20 feet	10 feet	20 feet	10 feet
BARBERIA HEIGHT	30 feet	45 feet	30 feet	45 feet	45 feet	45 feet
BUILDING SETBACK	40 feet	40 feet	40 feet	35 feet	35 feet	30 feet

YARD AND AREA REQUIREMENTS

DISTRICT	PERMITTED USES	CONDITIONAL USES	PLANNED DEVELOPMENTS	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM LOT FRONTAGE	MINIMUM FRONT YARD	MINIMUM SIDE YARD	MINIMUM REAR YARD	MAXIMUM HEIGHT
S-1	SPECIAL CONSERVANCY	Agriculture Cemetery Nature Preserve Parts & Recreation Accessory Uses	Golf Course Municipal Waste Landfills Major Excavation Public Building State Utility Substation	20,000 sq. ft.	100 feet	60 feet	40 feet	15 feet	40 feet	35 feet
S	CONSERVANCY	Agriculture Cemetery Nature Preserve Single-Family Residential Parts & Recreation Accessory Uses	Church & School Golf Course Group Dwelling A Major Excavation Public Building Public School State Utility Substation	20,000 sq. ft.	100 feet	75 feet	40 feet	15 feet	40 feet	35 feet
R-1	SINGLE-FAMILY RESIDENTIAL	Agriculture Single-Family Residential Parts & Recreation Accessory Uses	Church & School Dependent Dwelling Golf Course Group Dwelling A Major Excavation Public Building Public School Utility Substation	Development	80 feet	40 feet	30 feet	10 feet	40 feet	35 feet
R-2	SINGLE-FAMILY RESIDENTIAL	Agriculture Single-Family Residential Parts & Recreation Accessory Uses	Church & School Dependent Dwelling Golf Course Group Dwelling A Major Excavation Public Building Public School Utility Substation	Planned Residential Development	7,500 sq. ft.	80 feet	30 feet	10 feet	40 feet	35 feet
R-2T	SINGLE-FAMILY RESIDENTIAL	Agriculture Single-Family Residential Parts & Recreation Accessory Uses	Child Care Center Church & School Dependent Dwelling Golf Course Group Dwelling A Major Excavation Public Building Public School Utility Substation	Planned Residential Development	7,500 sq. ft.	80 feet	30 feet	10 feet	40 feet	35 feet
R-3	SINGLE-FAMILY RESIDENTIAL	Agriculture Garden Apartments Single-Family Residential Parts & Recreation Accessory Uses	Child Care Center Church & School Dependent Dwelling Golf Course Group Dwelling B Major Excavation Membership Club Nursing Home Parceol Public Building Recreation Club Public School Utility Substation	Planned Residential Development	7,500 sq. ft.	80 feet	30 feet	10 feet	40 feet	35 feet
R-4	SINGLE-FAMILY RESIDENTIAL	Agriculture Garden Apartments Single-Family Residential Townhouses Two-Family House Accessory Uses	Child Care Center Church & School Group Dwelling B Major Excavation Membership Club Nursing Home Parceol Public Building Recreation Club Public School Utility Substation	Planned Residential Development	7,500 sq. ft.	80 feet	30 feet	10 feet	40 feet	35 feet
R-4	SINGLE-FAMILY RESIDENTIAL	Agriculture Garden Apartments Single-Family Residential Townhouses Two-Family House Accessory Uses	Child Care Center Church & School Group Dwelling C Hospital Major Excavation Membership Club Nursing Home Parceol Public Building Public School Recreation Club Utility Substation	Planned Residential Development	10,000 sq. ft.	75 feet	40 feet	20 feet	40 feet	100 feet