

MUNICIPALITY OF MONROEVILLE

ALLEGHENY COUNTY

ORDINANCE NO. 2220

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 COMMUTER LOT; AMENDING TABLE 201, OF ORDINANCE 1443, AS AMENDED, ADDING COMMERCIAL COMMUTER LOT AS A CONDITIONAL USE; AND AMENDING ARTICLE FOUR, SECTION 401, CONDITIONAL USES, OF ORDINANCE 1443, AS AMENDED, ESTABLISHING CONDITIONS FOR COMMERCIAL COMMUTER LOTS IN THE MUNICIPALITY OF MONROEVILLE.

WHEREAS, the Council for the Municipality of Monroeville recognizes the growing need for commercial commuter lots that are safe, planned and well maintained and within a direct proximity to transit services.

WHEREAS, the Council for the Municipality of Monroeville acknowledges that the location of commercial commuter lots that are safe, planned and well maintained, will encourage the use of public transit, reducing the dependency on the automobile and lessening traffic congestion at intersections and roadways.

WHEREAS, the Council for the Municipality of Monroeville recognizes that this potential land development is not regulated in the Monroeville Zoning Ordinance, 1443, as amended.

WHEREAS, the Council for the Municipality of Monroeville is desirous of establishing a definition, requirements and development criteria to regulate this potential land development.

NOW, THEREFORE, BE IT HEREBY ORDAINED AND ENACTED, by the Council for 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:

COMMUTE: A trip from home-to-work or work-to-home.

COMMUTER: One who travels regularly from home-to-work and then work-to-home.

COMMERCIAL COMMUTER LOT: An off-street parking lot, designed and intended to provide for the storage, for limited periods of time, of operable passenger automobiles, and available to the public for compensation, or as an accommodation to clients or customers.

MINOR ARTERIAL HIGHWAY: A functional classification, established by the American Association of State Highway and Transportation Officials

(AASHTO), for the grouping or categorizing of roadways according to the character of service they provide as part of an overall highway system. Minor Arterials connect with and augment the principal arterial system; more emphasis is placed on land access; they are important to intra-community continuity; and have lower traffic volumes than principal arterials and includes: Center Road, Haymaker Road, James Street, Monroeville Boulevard, Monroeville Road, Northern Pike, Old William Penn Highway, Pitcairn Road, Stroschein Road, Thompson Run Road and Wilmerding-Monroeville Road.

PRINCIPAL ARTERIAL HIGHWAY: A functional classification, established by the American Association of State Highway and Transportation Officials (AASHTO), for the grouping or categorizing of roadways according to the character of service they provide as part of an overall highway system. Principal Arterial Highway have high traffic volumes, carry the majority of trips between regional activity centers and communities and provide some access to property, and include the following roadways: Broadway Boulevard/Route 130; Golden Mile Highway/Route 286; Mosside Boulevard/Route 48; and William Penn Highway/Route 22.

TANDEM: A group of two or more arranged one behind the other or used or acting in conjunction.

SECTION 2. SECTION 201, ZONING DISTRICTS, Table 201, Permitted Uses, Conditional Uses, Yard and Area Requirements, of Ordinance 1443, as amended, is hereby amended to read as follows:

See Attachment A

SECTION 3. SECTION 401, CONDITIONAL USES, of Ordinance 1443, as amended, is hereby amended to read as follows:

401.57.1 A Commercial Commuter Lot shall be located on lots with a minimum of five (5) acres in size; shall have side and rear yards of not less than twenty (20) feet when abutting non-residential zoning districts, and fifty (50) feet when abutting any R or S zoning district; landscaping shall be provided at one tree per three off-street parking spaces, and shall be designed at the perimeter to provide an impervious screen, preventing direct view of parked vehicles from adjacent properties, and avoiding spill over light, glare, noise, and exhaust fumes onto adjacent properties, and designed interiorly to provide shade and visual relief.

401.57.2(a) A Commercial Commuter Lot shall be located within 1000 feet of an intersection of a Principal Arterial Highway and a Minor Arterial Highway, and shall provide a loading area for transit vehicles, either situated out of the road right-of-way or in the parking area, so as not to delay street traffic nor further congest area roadways. The Commercial Commuter Lot shall be designed to have maneuvering space for those vehicles that utilize the Commercial Commuter Lot, being able to travel the aisle ways, enter and exit the lot and individual spaces without endangering themselves, other vehicles or pedestrians. No off-street parking space shall be located so that a vehicle will maneuver within fifteen (15) feet of a vehicle entrance or exit to the Commercial Commuter Lot.

401.57.2(b) A Commercial Commuter Lot may have a controlled access booth and gate for collection of fees and security. Any such structure shall be constructed of brick, located so that it does not conflict with the internal circulation of the parking lot nor block any parking spaces and compatible with the character of the surrounding neighborhood. Any driver of a vehicle utilizing this Commercial Commuter Lot must be able to readily identify and distinguish queuing areas from other activities on-site. Queuing lanes shall be separate from internal circulation drives. The controlled access booth must be setback to provide sufficient queuing area as not to allow vehicles to obstruct the public right-of-way area nor back into a public street. Any controlled access booth and gate shall not impede fire or emergency access.

401.57.3(a) A Commercial Commuter Lot shall be surfaced with a permanent, all-weather surface, either bituminous or concrete, with proper storm water detention facilities as required by the Storm Water Management Ordinance, 1788, as amended, with continuous six inch (6") curbing. Parking perpendicular to the grade shall be permitted up to a grade of five (5%) percent; parking parallel to the grade shall be permitted up to a grade of seven (7%) percent; no parking shall be permitted on grade in excess of seven (7%) percent.

401.57.3(b) A Commercial Commuter Lot shall have concrete bumper guards or wheel stops installed at all parking spaces.

401.57.3(c) A Commercial Commuter Lot shall be divided into smaller parking fields, providing landscaped strips, peninsulas or grade separations at every twenty to thirty parking spaces, providing area for visual breaks, shade trees, pedestrian walkways and traffic circulation.

401.57.4 A Commercial Commuter Lot shall have off-street parking spaces and aisle widths meeting the following minimum specifications:

Parking Angle (In Degrees)	90	60	45	30	Parallel
Stall Width	9 feet	9 feet	9 feet	9 feet	8 feet
Stall Length	18 feet	20 feet	19 feet	18 feet	24 feet
Aisle Width					
One Way	22 feet	18 feet	12 feet	12 feet	12 feet
Two Way	24 feet	24 feet	24 feet	24 feet	24 feet

The tandem parking of vehicles are prohibited within Commercial Commuter Lots. Dead-end aisles are prohibited within Commercial Commuter Lots.

401.57.5 All Commercial Commuter Lots shall clearly provide a separation between vehicular and pedestrian traffic. Parking lot surface strips of brick textured or colored paving and/or raised surface area shall be utilized to define pedestrian areas. Pavement intended for pedestrian traffic shall be stable, firm, skid resistant and shall not have an irregular surface that is uncomfortable or dangerous to traverse.

401.57.6 A common area shall be situated adjacent to any public transportation transit stop, and shall include a passenger loading area that is located and landscaped to take advantage of solar orientation, provide protection from prevailing wind and to

afford summer shade and winter sunshine. Additionally, benches or other type of seating shall be furnished, and other amenities such as a pay telephone, trash receptacles, drinking fountains, information kiosks and directories, and shelters shall be included to encourage the use of the Commercial Commuter Lot by the commuting public. A maximum of three vending machines may be situated in the common area, and shall be placed within a sheltered or screened structure.

401.57.6(a) All Commercial Commuter Lots shall be designed in Compliance with the Americans with Disabilities Act as administered by the U.S. Department of Justice, with accessible parking spaces for cars being a minimum of 96 inches (8 feet) wide with an access aisle of 60 inches (5 feet) wide, and vans being 96 inches (8 feet) wide with an access aisle of 96 inches (8 feet) wide. Two accessible parking spaces may share a common access aisle as provided in Figure 1. Parked vehicle overhangs shall not reduce the clear width of an accessible route. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 (2%) in all directions.

401.57.6(b) All Commercial Commuter Lots shall meet the the following accessible parking space ratio:

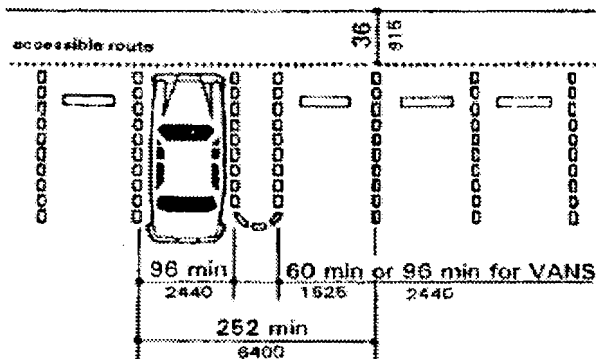


Figure 1
Dimension of Parking Spaces

Total Number of Parking Spaces	Required Number of Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of Total
1,001 and over	20 plus 1 for each 100 over 1000

One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 inches wide minimum and shall be designated van accessible.

401.57.6(c) All accessible parking spaces shall be located with the shortest accessible route of travel from a public transportation transit stop; and any accessible route shall have a minimum clear width of 36 inches (3 feet) wide.

401.57.6(d) All accessible parking spaces shall be designated as reserved and marked with proper signage showing the symbol of accessibility, including a symbol sign mounted on a pole and a symbol painted on the parking surface. Additional signage shall be provided notifying patrons of Municipal Ordinances establishing a fee for the violation of parking in accessible parking areas.

401.57.7(a) A Commercial Commuter Lot shall provide on-site lighting in all parking areas, aisles, turnarounds and pedestrian walkways, and shall be designed and arranged with a .5 minimum foot-candle and not to exceed a maximum of 1.0 foot-candle at the property lines bordering residential zoned properties.

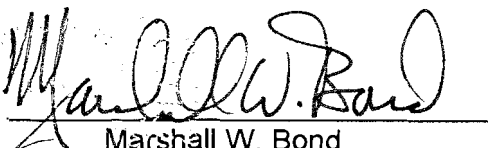
401.57.7(b) All light poles, standards and fixtures shall be of a low-profile decorative variety and shall be compatible with the character of the surrounding neighborhood. Additionally, those light poles, standards and fixtures shall not exceed a height of twenty (20') feet above grade level in areas abutting commercially zoned areas, and fourteen (14') feet above grade level in Commercial Commuter Lots abutting R and S Zoning Districts.

401.57.8 A Commercial Commuter Lot shall provide specially designated areas reserved for carpools/vanpools, and shall be located in preferential areas of the Commercial Commuter Lot, such as a close walking distance to the loading and unloading area of the public transportation transit stop, tree-shaded areas and sidewalk or plaza areas.

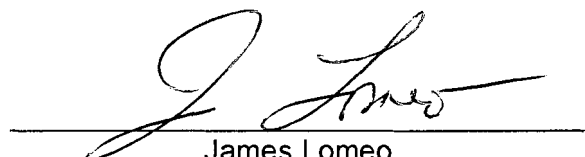
ORDAINED AND ENACTED into law this 12th day of March, 2002.

ATTEST:

MUNICIPALITY OF MONROEVILLE



Marshall W. Bond
Municipal Manager



James Lomeo
Mayor

ENTERED INTO THE LEGAL BOOK:

March 22, 2002

**PERMITTED USES, CONDITIONAL USES,
YARD AND AREA REQUIREMENTS**

DISTRICT	S-1, SPECIAL CONSERVANCY	S, CONSERVANCY	R-1, SINGLE-FAMILY RESIDENTIAL	R-2, SINGLE-FAMILY RESIDENTIAL
PERMITTED USES	Agriculture Cemetery Nature Preserve Parks & Recreation Accessory Uses	Agriculture Cemetery Nature Preserve Single-Family Residential Parks & Recreation Accessory Uses	Agriculture Single-Family Residential Parks & Recreation Accessory Uses	Agriculture Single-Family Residential Parks & Recreation Accessory Uses
CONDITIONAL USES	Golf Course Municipal Waste - Landfills Major Excavation Major Timbering and Logging Operation Public Building Stable Utility Substation	Church & School Golf Course Group Dwelling A Heliport Major Excavation Major Timbering and Logging Operation Public Building Public School Stable Utility Substation	Church & School Dependent Dwelling Golf Course Group Dwelling A Major Excavation Major Timbering and Logging Operation Public Building Public School Recreation Club Utility Substation	Church & School Dependent Dwelling Golf Course Group Dwelling A Major Excavation Major Timbering and Logging Operation Public Building Public School Recreation Club Utility Substation
PLANNED DEVELOPMENTS			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.
MINIMUM LOT WIDTH	100 feet	100 feet	75 feet	60 feet
MINIMUM LOT FRONTAGE	60 feet	60 feet	50 feet	40 feet
MINIMUM FRONT YARD	30 feet	30 feet	30 feet	30 feet
MINIMUM SIDE YARD	15 feet	15 feet	15 feet	10 feet
MINIMUM REAR YARD	40 feet	40 feet	40 feet	40 feet
MAXIMUM HEIGHT	35 feet	35 feet	35 feet	35 feet

**PERMITTED USES, CONDITIONAL USES,
YARD AND AREA REQUIREMENTS**

DISTRICT	R-2T, SINGLE-FAMILY RESIDENTIAL	R-3, SINGLE-FAMILY RESIDENTIAL	R-4, MULTI-FAMILY RESIDENTIAL	R-5, MULTI-FAMILY RESIDENTIAL
PERMITTED USES	Agriculture Single-Family Residential Parks & Recreation Townhouses Accessory Uses	Agriculture Garden Apartments Single-Family Residential Parks & Recreation Townhouses Two-Family House Accessory Uses	Agriculture Garden Apartments Single-Family Residential Parks & Recreation Townhouses Two-Family House Accessory Uses	Apartments Garden Apartments Single-Family Residential Parks & Recreation Accessory Uses
CONDITIONAL USES	Child Care Center Church & School Dependent Dwelling Group Dwelling A Major Excavation Major Timbering and Logging Operation 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 Major Timbering and Logging Operation Membership Club 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 Major Timbering and Logging Operation 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
MINIMUM LOT AREA	7,500 sq. ft.	7,500 sq. ft.	7,500 sq. ft.	10,000 sq. ft.
MINIMUM LOT WIDTH	60 feet	60 feet	60 feet	75 feet
MINIMUM LOT FRONTAGE	40 feet	40 feet	40 feet	60 feet
MINIMUM FRONT YARD	30 feet	30 feet	30 feet	40 feet
MINIMUM SIDE YARD	10 feet	10 feet	10 feet	20 feet
MINIMUM REAR YARD	40 feet	40 feet	40 feet	40 feet
MAXIMUM HEIGHT	35 feet	35 feet	35 feet	100 feet

**PERMITTED USES, CONDITIONAL USES,
YARD AND AREA REQUIREMENTS**

DISTRICT	C-1, SHOPPING COMMERCIAL	C-2, BUSINESS COMMERCIAL	C-3, COMMERCIAL
PERMITTED USES	Banks Limited Office Local Restaurant Local Retail Shop Personal Services	Amusement Use Auditorium Banks Business College Business Services Club Convention Center Department Store Food Services Funeral Home Medical Clinic Nurseries Offices Personal Services Restaurant, Bar Retail Stores Shopping Center Studio Theater Vehicle Salesroom Veterinary Clinic Accessory Uses	Amusement Use Banks Business College Business Services Club Funeral Home Local Retail Shop Medical Clinic Nurseries Offices Personal Services Restaurant, Bar Studio Vehicle Salesroom Veterinary Clinic Accessory Uses
CONDITIONAL USES	Child Care Center COMMERCIAL COMMUTER LOT Major Excavation Major Timbering and Logging Operation Public Use Retail Store Utility Substation	Church Commercial Communication Tower Commercial Communication Antenna COMMERCIAL COMMUTER LOT Drive-in Restaurant Drive-in Theater Gas Station Heliport Hotel Major Excavation Major Timbering and Logging Operation Public Use Utility Substation Vehicle Sales Area Vehicle Services	Child Care Center Church COMMERCIAL COMMUTER LOT Drive-in Restaurant Drive-in Theater Gas Station Major Excavation Major Timbering and Logging Operation Public Use Retail Store Shopping Center Utility Substation Vehicle Sales Area Vehicle Services
PLANNED DEVELOPMENTS	Planned Group Unit	Planned Group Unit	Planned Group Unit
MINIMUM FRONT YARD	10 feet	10 feet	10 feet
MINIMUM SIDE YARD	15 feet	15 feet	15 feet
MINIMUM REAR YARD	0 feet	0 feet	20 feet
MAXIMUM HEIGHT	30 feet	45 feet	30 feet
BUILDING SETBACK	40 feet	40 feet	40 feet

**PERMITTED USES, CONDITIONAL USES,
YARD AND AREA REQUIREMENTS**

DISTRICT	L, SPECIAL USE	M-1, PLANNED INDUSTRIAL	M-2, INDUSTRIAL
PERMITTED USES	Agriculture Office Research Laboratory Accessory Uses	Agriculture Ancillary Cafeteria Distribution Center Light Manufacturing Offices Research Laboratory Warehousing Accessory Uses	Agriculture Ancillary Cafeteria Automobile Salvage Brewery Contractors Yard Distribution Center Grain Elevator Light Manufacturing Nurseries Offices Quarry, Stone Mill Research Laboratory Trade School Utility Substation Vehicle Sales Area Warehousing Accessory Uses
CONDITIONAL USES	Church Community Use Heliport Hospital Major Excavation Major Timbering and Logging Operation Nursing Home Personal Care Home Public Use Utility Substation	Commercial Communication Tower Commercial Communication Antenna Community Use Freight Terminal Gas Station Heliport Hospital Major Excavation Major Timbering and Logging Operation Manufacturing Public Use Utility Substation Vehicle Services	Commercial Communication Tower Commercial Communication Antenna Heliport Major Excavation Major Timbering and Logging Operation Manufacturing Public Use Sexually Oriented Business Vehicle Services
PLANNED DEVELOPMENTS	Planned Group Unit	Planned Group Unit	Planned Group Unit
MINIMUM FRONT YARD	35 feet	40 feet	30 feet
MINIMUM SIDE YARD	15 feet	20 feet	20 feet
MINIMUM REAR YARD	10 feet	20 feet	10 feet
MAXIMUM HEIGHT	45 feet	45 feet	85 feet
BUILDING SETBACK	35 feet	40 feet	30 feet