

**MUNICIPALITY OF MONROEVILLE
ALLEGHENY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2287

AN ORDINANCE OF THE MUNICIPALITY OF MONROEVILLE, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING ORDINANCE NO. 1443, THE ZONING ORDINANCE OF THE MUNICIPALITY OF MONROEVILLE; AMENDING TABLE 201, PERMITTED USES, CONDITIONAL USES, YARD AND AREA REQUIREMENTS, TO INCLUDE BILLBOARDS AS A CONDITIONAL USE IN THE C-2 BUSINESS DISTRICT, THE M-1 PLANNED INDUSTRIAL DISTRICT AND THE M-2 INDUSTRIAL DISTRICT.

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

SECTION I. Table 201 of Ordinance 1443 is hereby amended to include new conditional uses, shown in bold print and underlined, as follows:

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

DISTRICT	S-1, SPECIAL CONSERVANCY	S, CONSERVANCY	R-1, ONE-FAMILY RESIDENTIAL	R-2, ONE-FAMILY RESIDENTIAL
PERMITTED USES	Agriculture Cemetery Nature Preserve Parks & Recreation Accessory Uses	Agriculture Cemetery Nature Preserve One-Family Residential Parks & Recreation Accessory Uses	Agriculture One-Family Residential Parks & Recreation Accessory Uses	Agriculture One-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

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

DISTRICT	R-2T, ONE-FAMILY RESIDENTIAL	R-3, ONE-FAMILY RESIDENTIAL	R-4, MULTI-FAMILY RESIDENTIAL	R-5, MULTI-FAMILY RESIDENTIAL
PERMITTED USES	Agriculture One-Family Residential Parks & Recreation Townhouses Accessory Uses	Agriculture Garden Apartments One-Family Residential Parks & Recreation Townhouses Two-Family House Accessory Uses	Agriculture Garden Apartments One-Family Residential Parks & Recreation Townhouses Two-Family House Accessory Uses	Apartments Garden Apartments One-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

**TABLE 201 C:
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	<u>Billboards</u> 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

**TABLE 201D:
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	<u>Billboards</u> 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	<u>Billboards</u> 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

SECTION II.

It is hereby declared to be the intent of Council of the Municipality of Monroeville that if a court of competent jurisdiction declares any provision, clause or sentence of this Ordinance to be invalid or ineffective in whole or part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Ordinance shall continue to be separately and fully effective.

SECTION III.

All Ordinances or Resolutions, or parts of any Ordinance or Resolution in conflict herewith are hereby repealed to the extend of such conflict.

ORDAINRD AND ENACTED into law this 13th day of January, 2004.

ATTEST:

THE MUNICIPALITY OF MONROEVILLE



Marshall W. Bond
Municipality Manager



James J. Lomeo
Mayor

ENTERED INTO LEGAL BOOK ON: January 23, 2004