

MUNICIPALITY OF MONROEVILLE  
ALLEGHENY COUNTY, PENNSYLVANIA

ORDINANCE # 2297

AN ORDINANCE OF THE MUNICIPALITY OF MONROEVILLE, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING ORDINANCE 1443, THE ZONING ORDINANCE, ALSO KNOWN AS, CHAPTER 359 OF THE CODE OF THE MUNICIPALITY OF MONROEVILLE; BY REMOVING IN ITS ENTIRETY SECTION 312, 312.1(a), 312.1(a)(1), 312.1(b), 312.1(c), 312.1(d), 312.1(e), 312.1(f), 312.1(g), 312.2, 312.3 AND 312.4 FROM ORDINANCE 1443 ALSO KNOWN AS AND CHAPTER 359-32, PROPERTY MAINTENANCE, AND ALL OF ITS SUB-SECTION OF THE CODE OF THE MUNICIPALITY OF MONROEVILLE.

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.** Chapter 359 of the Monroeville Code, specifically §359-32 Property Maintenance, also known as section 312 of Ordinance 1443, is hereby amended to delete and remove in its entirety Section 359-32, and its subsections, 359-32A, B (1), (2), (3), (4), (5), (6), and (7) and C., D. and E also known as 312, 312.1(a), 312.1(a)(1), 312.1(b), 312.1(c), 312.1(d), 312.1(e), 312.1(f), 312.1(g), 312.2, 312.3 and 312.4 from Ordinance 1443.

**SECTION II.**


It is hereby declared to be the intent of the 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.**

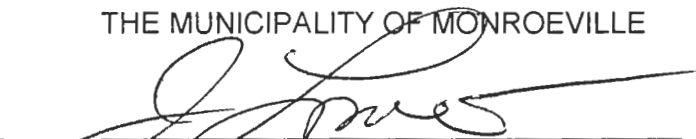
All Ordinances or Resolutions, or parts of any Ordinance or Resolution in conflict herewith are hereby repealed to the extent of such conflict.

ORDAINED AND ENACTED into law this 11th day of May, 2004.

ATTEST:

  
Marshall W. Bond  
Municipality Manager

THE MUNICIPALITY OF MONROEVILLE

  
James J. Lomeo  
Mayor

ENTERED INTO LEGAL BOOK ON: May 21, 2004

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planting, or in other acceptable landscape planting.

311.5 The floor area for every dwelling unit shall not be less than one thousand (1,000) square feet for a one-family dwelling, a two-family dwelling or a one-family attached dwelling. In multiple family structures other than one-family attached units, the floor area per dwelling unit shall not be less than seven hundred and fifty (750) square feet for a unit having three or more bedrooms; six hundred (600) square feet for a unit having two bedrooms; or four hundred and fifty (450) square feet for a unit having one bedroom or for an efficiency apartment. The floor area shall not be less than eight hundred (800) square feet for a mobile home.

311.6 Every private swimming pool shall be enclosed by an open type ornamental fence constituting a barrier to small children, four feet in height and with a gate in said fence which shall be locked when the pool is not in use by or under supervision of the owner or other designated responsible person of the premises upon which it is installed. Private swimming pools of the above ground type which have vertical walls of at least four feet from ground level and removable steps shall not be required to be fenced.

~~Section 312 Property Maintenance: Every property in every district of the Municipality shall be maintained in reasonable order and condition.~~

~~Section 312.1 Reasonable order and condition, as required herein, shall mean:~~

~~Section 312.1(a) Lawns shall be cut and maintained at a height of no more than eight (8) inches; weeds, poisonous vines, dead vegetation, shrubbery, vines and trees whether on the property or on the structure shall be removed if in the judgment of the Zoning Officer they constitute an eyesore or a nuisance. [Ordinance 1771/8-24-90]~~

~~Section 312.1(a)(1) No person shall be permitted to deposit, by manual or mechanical means, grass, weeds, poisonous vines, dead vegetation, shrubbery, vines or trees or parts of trees onto any sidewalk or public roadway within the Municipality of Monroeville. [Ordinance 1771/8-24-90]~~

~~Section 312.1(b) Trees, shrubbery and other foliage shall be trimmed if in the opinion of the Zoning Officer, the tree, shrubbery or other foliage would be an impediment to pedestrian or vehicular traffic movement or visibility, or that said trimming would assure easy convenient access to fire hydrants and would prevent the harboring of snakes, rodents or other vermin. [Ordinance 1771/8-24-90]~~

~~Section 312.1(c) Parking areas shall be free of weeds, mud deposits, open cracks and pot holes; [Ordinance 1571/6-7-87]~~

~~Section 312.1(d) Sidewalks accessible to the public shall have a smooth surface unmarred by cracks or differential settling or upheaving which may pose a hazard to the public, and shall be kept free of mud, ice, snow or other hazards;~~

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~~Section 312.1(e) Structures, including one family houses and accessory structures and signs, wherein the judgment of the Zoning Officer the exterior surface has deteriorated or is an eyesore, shall be painted, refinished or resurfaced to conform to the prevailing standards of the neighborhood. [Ordinance 1571/6-7-87]~~

~~Section 312.1(e) Structures, including one family houses, accessory structures and signs, where in the judgement of the zoning officer the exterior surface has deteriorated or is an eyesore, shall be painted, refinished or resurfaced to conform to prevailing standards of the neighborhood. [Ordinance 1771/8-24-90]~~

~~Section 312.1(f) There shall be no exterior storage of junked appliances or vehicles, vehicles awaiting repair, other trash, combustible rubbish, garbage, or other waste which might provide a habitat for rodents, insects, or other vermin. Garbage disposal shall be in conformance with Section 306.5(j). Exterior storage of any material in commercial or industrial districts shall be allowed only as a special exception as provided by Section 304.3. [Ordinance 1571/6-7-87]~~

~~Section 312.1(g) No erosion, siltation, or uncontrolled storm water runoff onto adjacent properties shall be permitted from commercial or industrial properties when, in the opinion of the Municipal Engineer, such erosion, siltation or uncontrolled storm water runoff may be controlled or eliminated. [Ordinance 1571/6-7-87]~~

~~Section 312.2 If the owner of any property fails to maintain such property in reasonable order and condition, the Municipality shall serve written notice upon such owner or upon the resident of such property setting forth the maintenance deficiencies and requiring correction of deficiencies within a time set by the Zoning Officer which shall in no case be more than thirty (30) days. [Ordinance 1571/6-7-87]~~

~~Section 312.3 If the deficiencies so set forth are not corrected within the specified time limit, the Municipality, in order to preserve the taxable values of adjacent and nearby properties and to prevent the property from becoming a public hazard or nuisance, may enter upon and maintain the property. This maintenance shall not constitute a taking nor vest in the public any rights to use the property. [Ordinance 1571/6-7-87]~~

~~Section 312.4 The cost of such maintenance by the Municipality shall be assessed to the property, and shall become a lien on said property. The Municipality at the time of entering upon said property for the purpose of maintenance shall file with the County a notice of lien or a municipal claim upon the property affected with interest at a rate of ten (10) percent per annum. [Ordinance 1571/6-7-87]~~

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