

MUNICIPALITY OF MONROEVILLE
ALLEGHENY COUNTY, PENNSYLVANIA
ORDINANCE NO. 2522

AN ORDINANCE OF THE MUNICIPALITY OF MONROEVILLE, ALLEGHENY COUNTY, PENNSYLVANIA, A HOME RULE CHARTER COMMUNITY, AMENDING ORDINANCE NO. 1443 TO INCORPORATE THE USE OF A BED AND BREAKFAST AS A SPECIAL EXCEPTION TO THE ZONING ORDINANCE.

WHEREAS, Monroeville's Zoning Ordinance, No. 1433, as amended, does not provide for the use of a Bed and Breakfast and as such Council desires to incorporate such use as a special exception to the Zoning Ordinance with specific criteria that shall be met for this specific use.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by Council for the MUNICIPALITY OF MONROEVILLE at a meeting assembled and it is hereby ordained and enacted by and with the authority of the same as follows:

SECTION 1: The Use Table 201 B of Ordinance No. 1443 is amended, as follows:

A Bed and Breakfast shall be permitted as a special exception in the R-4 and R-5 Multi-Residential zoning districts.

**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
SPECIAL EXCEPTION			BED AND BREAKFAST	BED AND BREAKFAST
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

SECTION 2: In addition to the general criteria set forth in Sections 304, of Ordinance 1443, as amended, the following specific criteria shall be met, for the specific use:

- (1) Bed and Breakfast. Bed and Breakfast operations may be approved under the provisions of this Ordinance, if and only if, it is found to meet the following criteria:
 - a. The dwelling shall be owner occupied;
 - b. It shall be operated by the family or a person residing permanently in the dwelling;
 - c. No more than three (3) sleeping rooms may be used for such purposes;
 - d. No alteration to the exterior of the dwelling, or yard that alters the residential character of the premises is permissible;
 - e. No more than two (2) guests shall be permitted to a room;
 - f. Sufficient off-street parking in accordance with Table 308 shall be provided.
 - g. The Bed and Breakfast shall not generate pedestrian or vehicular traffic beyond that normally generated by multi family dwellings in the applicable zoning district;
 - h. The structure in which the bed and breakfast is located shall not be used by the public or paying guests for the hosting of receptions, private parties or the like; and
 - i. Signage shall be limited to one (1) non-illuminated wall-mounted sign not to exceed four (4) square feet in area.

SECTION 3: The Off Street Parking Requirements, Table 308 of Ordinance No. 1443, is amended as follows:

**TABLE 308
OFF STREET PARKING REQUIREMENTS**

USE	PARKING SPACES PROVIDED
One-family Dwelling <u>Single-Family Residential</u>	Two for each Dwelling Unit
Duplex, Town House <u>Two-Family House, Townhouse,</u>	Two for each Dwelling Unit
<u>Bed and Breakfast</u>	One space for each guest room, plus the applicable number of spaces required for the underlying dwelling.
Apartments, <u>Garden Apartments</u>	One and one-half for each Dwelling Unit
Dormitory, Group Housing	One for every Three Beds
Elderly Housing	One for every Two Units
Church, School	One for every Four Seats in the largest meeting Room
Tennis or Squash Courts	Three for every court
Retail Sales Shops and Offices	One for every 475 200 square feet of gross floor area
<u>Office</u>	<u>One for every 250 square feet of gross floor area</u>
Funeral Home	Eight for each reposing room; 24 minimum
Restaurants	One for every 80 square feet of gross floor area
Business Services	One for every 250 square feet of gross floor area
Bowling Alley	Six for each Alley
Hospitals	One for every 800 square feet of gross floor area
USE	PARKING SPACES PROVIDED
Hotels, Motels	One for every rental unit
Vehicle Sales Area, or Vehicle Repair	One for every 500 square feet of gross floor area
Gas Stations	One for every 200 square feet of gross floor area; 8 Minimum
Helicopter Pads	One for every one thousand square feet of operational area including taxiways, landing pads, and storage areas.
Light Manufacturing, Manufacturing Plants, Warehouses	One for every three employees; one for every 2000 square feet of gross floor area.
Municipal Solid Waste Landfill	One (1) for each employee; plus 30% of the total number of employees. Minimum of thirty (30) [Ordinance 1843/7-21-93]
Nursing Homes	One (1) for Every Three (3) Beds [Ordinance 1886/5-11-94]
Personal Care Home	One (1) for Every Three (3) Beds [Ordinance 1886/5-11-94]
Commercial Communication Tower	Two (2) spaces; and at facilities which require on-site personnel, one additional space for each employee shall be provided at the site. [Ordinance 1952/8-8-95]
Public Use Office and Other Areas Used by the Public	One Parking Space per 300 square feet of gross floor area [Ordinance 2081/5-12-98]
Public Use Secure Areas and Public Safety Areas Not Accessible by the Public	One Parking Space per 500 square feet of gross floor area [Ordinance 2081/5-12-98]
Public Use Mechanical and Storage Areas	One Parking Space per 1000 square feet of gross floor area [Ordinance 2081/5-12-98]
Public Use Vehicle Repair and Servicing Areas	One Parking Space per 500 square feet of gross floor area [Ordinance 2081/5-12-98]
Those Public Uses Areas not identified.	Determined by the Governing Body after a Parking Demand Analysis. [Ordinance 2081/5-12-98]
Theater	One Parking Space for every three (3) seats in a theater(s) plus one (1) per each employee in the peak employment shift [Ordinance 2118/8-10-99]
Theater, located as part of a Group Unit Development	Determined by the Governing Body after a Parking Demand Analysis [Ordinance 2118/8-10-99]
All Other Uses Not Specifically Identified	Determined by the Governing Body after a Parking Demand Analysis

SECTION 4: Section 601 Definitions of Ordinance No. 1443 is amended to include the following definition:

BED AND BREAKFAST: An owner-occupied of a two-family or multi-family dwelling that contains not more than three (3) guest bedrooms in which lodging is provided from compensation and in which meals may also be provided to guests. This use shall not include group homes.

SECTION 5: All other portions of Ordinance No. 1443, as amended, are affirmed to the extent they are not inconsistent with the terms and conditions of this Ordinance.

SECTION 6: All Ordinances or parts of Ordinances, which are inconsistent herewith, are hereby repealed. The following Ordinance or parts thereof are specifically repealed; and

SECTION 7: If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared, as the intent of the Municipality that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

ORDAINED and ENACTED this 9th day of August, 2011.

ATTEST:


Timothy J. Little, Municipal Manager


Greg Brosenko, Mayor

ENTERED INTO LEGAL BOOK: August 19, 2011