

MUNICIPALITY OF MONROEVILLE
ALLEGHENY COUNTY, PENNSYLVANIA

ORDINANCE NO. 2650

AN ORDINANCE AMENDING ORDINANCE 1443, ARTICLE TWO, DISTRICT REGULATIONS, TABLE 201 TO DELETE MAJOR TIMBERING AND LOGGING OPERATION AS A CONDITIONAL USE IN THE S-1, S, R-1, R-2, R-3, R-5, C-1, C-2, C-3, L, M-1 AND M-2 ZONING DISTRICTS AND INSERT FORESTRY ACTIVITIES AND TIMBER HARVESTING AS A PERMITTED USE BY RIGHT IN ALL ZONING DISTRICTS.

WHEREAS, the Pennsylvania Municipalities Planning Code at Section 603(f) mandates that zoning ordinances classify forestry activities and timber harvesting as a use to be permitted by right in all zoning districts;

WHEREAS, Monroeville Zoning Ordinance 1443 (the "Zoning Ordinance") presently identifies forestry activities and timber harvesting as "Major Timbering and Logging Operation" and restricts such activity to certain identified zoning districts; and further classifies Major Timbering and Logging Operation as a conditional use subject to approval by municipal council;

WHEREAS, in order to comply with the requirements of the Pennsylvania Municipalities Planning Code, it is necessary to classify forestry activities and timber harvesting in the Zoning Ordinance as a permitted use by right in all zoning districts; and

NOW, THEREFORE, BE IT ORDAINED AS FOLLOWS:

Section 1. Table 201 A, Table 201 B, Table 201 C and Table 201 D of Article Two of the Zoning Ordinance are amended to delete the term "Major Timbering and Logging Operation" from each Conditional Use category where such term appears.

Section 2. Table 201 A, Table 201 B, Table 201 C and Table 201 D of Article Two of the Zoning Ordinance are further amended to insert the term "Forestry Activities and Timber Harvesting" as a use permitted by right in all zoning districts.

Section 3. Except as specifically and expressly amended herein, the Zoning Ordinance, as amended, shall remain in full force and effect and shall not be deemed to be in conflict with any of the provisions set forth in this Ordinance.

Section 4. Any ordinance, chapter, section, sub-section, paragraph, sentence, clause, phrase or portion of the Zoning Ordinance conflicting with the provisions set forth in this Ordinance are hereby repealed to the extent of such conflict.


Section 5. If any section, sub-section, paragraph, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

ORDAINED AND ENACTED this 10th day of May, 2016.

ATTEST:

MUNICIPALITY OF MONROEVILLE


Timothy J. Little
Municipal Manager


Gregory Eresenko
Mayor

ENTERED INTO LEGAL BOOK: May 20, 2016

**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 <u>Forestry Activities and Timber Harvesting</u>	Agriculture Cemetery Nature Preserve One-Family Residential Parks & Recreation Accessory Uses <u>Forestry Activities and Timber Harvesting</u>	Agriculture One-Family Residential Parks & Recreation Accessory Uses <u>Forestry Activities and Timber Harvesting</u>	Agriculture One-Family Residential Parks & Recreation Accessory Uses <u>Forestry Activities and Timber Harvesting</u>
CONDITIONAL USES	Golf Course Municipal Waste - Landfills Major Excavation <u>Major Timbering and Logging Operation</u> Public Building Stable Utility Substation	Church & School Golf Course Group Dwelling A Heliport Major Excavation <u>Major Timbering and Logging Operation</u> Public Building Public School Stable Utility Substation	Church & School Dependent Dwelling Golf Course Group Dwelling A Major Excavation <u>Major Timbering and Logging Operation</u> Public Building Public School Recreation Club Utility Substation	Church & School Dependent Dwelling Golf Course Group Dwelling A Major Excavation <u>Major Timbering and Logging Operation</u> 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 <u>Forestry Activities and Timber Harvesting</u>	Agriculture Garden Apartments One-Family Residential Parks & Recreation Townhouses Two-Family House Accessory Uses <u>Forestry Activities and Timber Harvesting</u>	Agriculture Garden Apartments One-Family Residential Parks & Recreation Townhouses Two-Family House Accessory Uses <u>Forestry Activities and Timber Harvesting</u>	Apartments Garden Apartments One-Family Residential Parks & Recreation Accessory Uses <u>Forestry Activities and Timber Harvesting</u>
CONDITIONAL USES	Child Care Center Church & School Dependent Dwelling Group Dwelling A Major Excavation <u>Major Timbering and Logging Operation</u> Public Building Public School Recreation Club Utility Substation	Child re Center Church & School Dependent Dwelling Golf Course Group Dwelling B Group Dwelling C Major Excavation <u>Major Timbering and Logging Operation</u> 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 <u>Major Timbering and Logging Operation</u> 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 <u>Forestry Activities and Timber Harvesting</u>	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 <u>Forestry Activities and Timber Harvesting</u>	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 <u>Forestry Activities and Timber Harvesting</u>
CONDITIONAL USES	Child Care Center Commercial Commuter Lot Major Excavation <u>Major Timbering and Logging-Operation</u> Public Use Retail Store Utility Substation	Billboards Church Commercial- Communication Tower Commercial- Communication Antenna Commercial Commuter Lot Drive-in Restaurant Drive-in Theater Gas Station Heliport Hotel Major Excavation <u>Major Timbering and Logging-Operation</u> 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 <u>Major Timbering and Logging-Operation</u> 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 <u>Forestry Activities and Timber Harvesting</u>	Agriculture Ancillary Cafeteria Distribution Center Light Manufacturing Offices Research Laboratory Warehousing Accessory Uses <u>Forestry Activities and Timber Harvesting</u>	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 <u>Forestry Activities and Timber Harvesting</u>
CONDITIONAL USES	Church Community Use Heliport Hospital Major Excavation <u>Major Timbering and Logging Operation</u> Nursing Home Personal Care Home Public Use Utility Substation	Billboards Commercial- Communication Tower Commercial Communication Antenna Community Use Freight Terminal Gas Station Heliport Hospital Major Excavation <u>Major Timbering and Logging Operation</u> Manufacturing Public Use Utility Substation Vehicle Services	Billboards Commercial- Communication Tower Commercial- Communication Antenna Heliport Major Excavation <u>Major Timbering and Logging Operation</u> 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