

**MUNICIPALITY OF MONROEVILLE
ALLEGHENY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2455

AN ORDINANCE OF THE COUNCIL OF THE MUNICIPALITY OF MONROEVILLE, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING ORDINANCE NO. 1443, THE MUNICIPALITY OF MONROEVILLE ZONING ORDINANCE, AS AMENDED, TO REVISE THE PARKING REQUIREMENT OF CERTAIN LAND USE CATEGORIES, TO INSERT SPECIFIC REQUIREMENTS FOR PARKING DEMAND ANALYSIS AND TO REVISE AND INSERT CERTAIN DEFINITIONS.

WHEREAS, the Municipalities Planning Code, 53 P.S. §10101 *et seq.*, authorizes the Municipality of Monroeville to regulate zoning and land use in the Municipality; and

WHEREAS, Ordinance No. 1443, the Municipality of Monroeville Zoning Ordinance (the "Zoning Ordinance"), regulates zoning and land use within the Municipality; and

WHEREAS, the Council of the Municipality of Monroeville desires to amend the Zoning Ordinance to revise the parking requirement of certain land use categories, to establish specific requirements for a parking demand analysis and to revise and insert certain definitions.

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, Allegheny County, Commonwealth of Pennsylvania as follows:

SECTION 1. Table 308 of Section 308 is amended by inserting the underlined text and deleting the stricken text as follows:

**TABLE 308
OFF STREET PARKING REQUIREMENTS**

USE	PARKING SPACES PROVIDED
One-family Dwelling Single-Family Residential	Two for each Dwelling Unit
Duplex, Town House Two-Family House, Townhouse	Two for each Dwelling Unit
Apartments, Garden Apartments	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 175 200 square feet of gross floor area
Office	<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 2. A new subsection, 308.10 is added to Section 308 as follows:

308.10 Parking Demand Analysis. When no specific parking requirement is listed in Table 308 or pursuant to the request of the Municipality, an applicant shall submit an analysis to establish the anticipated parking demand for the proposed development. The applicant shall submit the following:

- A. Specific information related to the proposed development, including but not limited to: building area; employees; acreage; seating capacity; visitors; customers; shifts; deliveries; and dwelling units.
- B. Estimates of parking demand, which may include a recommendation from the Institute of Transportation Engineers, data collected from uses that are the same or comparable to the proposed use or other relevant information.
- C. The proposed traffic circulation for the development, as directed by the Municipal Traffic Engineer.
- D. Any other information necessary to understand current and projected parking demand, as directed by the Municipal Traffic Engineer.
- E. For multi-use developments, a Parking Demand Analysis shall be submitted to the Municipality based on the combined uses of all facilities on the site simultaneously.

SECTION 3. Article 6: Definitions is amended by inserting the underlined text and deleting the stricken text as follows:

OFFICE: A room or group of rooms used for conducting the affairs of a business, profession, service, industry or government and generally furnished with desks, tables, files and communication equipment.

RETAIL SALES: Establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

SINGLE-FAMILY RESIDENTIAL ONE-FAMILY HOUSE: A detached building having accommodations for and occupied by not more than one family.

TOWNHOUSE TOWN HOUSE: A row of three or more attached, one-family dwellings, separated by vertical party or lot-line walls, and each having private entrances.

SECTION 4. All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed. The following Ordinance or parts thereof are specifically repealed; and

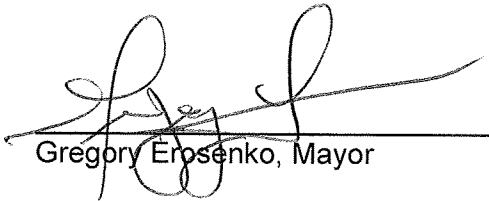
SECTION 5. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. 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 June, 2009.

ATTEST:



Marshall Bond, Municipal Manager



Gregory Erosenko, Mayor

ENTERED INTO LEGAL BOOK: **June 19, 2009**