

ORDINANCE NO. 17

AN ORDINANCE OF THE BOROUGH OF MONROEVILLE AMENDING THE ZONING ORDINANCE #18 ADOPTED DECEMBER 22, 1951, BY THE TOWNSHIP SUPERVISORS OF FORMER PATTON TOWNSHIP, ACTING FOR THE BOROUGH OF MONROEVILLE, AND AS RE-ADOPTED BY THE COUNCIL OF THE BOROUGH OF MONROEVILLE, AS ORDINANCE 31, ON JANUARY 21, 1952; SAID ORDINANCE BEING ENTITLED, "AN ORDINANCE OF THE BOROUGH OF MONROEVILLE REGULATING AND RESTRICTING THE ERECTION, CONSTRUCTION, ALTERATION, REPAIR, LOCATION & THE USE OF BUILDING AND OTHER STRUCTURES & THE PERCENTAGE OF LOT THAT MAY BE OCCUPIED, THE SIZE OF YARDS, COURTS & OTHER OPEN SPACES, THE DENSITY OF POPULATION & THE LOCATION & USE OF BUILDINGS, STRUCTURES & LAND FOR TRADE, INDUSTRY OR OTHER PURPOSES & ESTABLISHING BUILDING LINES UPON ALL PUBLIC STREETS, ROADS, HIGHWAYS, LANES & ALLEYS & THE AREA OF LOTS; CONFERRING UPON THE BOROUGH SECRETARY OR SUCH OTHER OFFICIAL AS THE BOROUGH COUNCIL MAY DESIGNATE CERTAIN POWERS FOR THE ENFORCEMENT THEREOF; PROVIDING FOR A BOARD OF ADJUSTMENT & THE POWERS & DUTIES THEREOF, & PROVIDING PENALTIES FOR THE VIOLATION OF THE TERMS & CONDITIONS OF THIS ORDINANCE."

WHEREAS, COUNCIL OF THE BOROUGH OF MONROEVILLE, UPON ITS OWN INITIATIVE, at its meeting held March 9th, 1953, duly adopted a Motion recommending the adoption of an Ordinance amending the Zoning Ordinance of the Borough, by supplementing and changing certain zoning district boundaries, reclassifying certain areas, creating certain new zoning districts and establishing regulations for buildings, structures, and use of land therein. That the proposed amending ordinance was submitted to the Borough Council who directed the same to be filed and that at least 15 days public notice thereof be advertised according to law and that at least 10 similar written notices be posted in conspicuous places in the areas affected and that a public hearing be held thereon by Council on March 30th, 1953, at 8:00 P.M. at Monroeville Junior High School, in said Borough.

WHEREAS, it was the considered judgment of Council that the zoning, re-zoning, classifying and re-classifying and regulating of the zoned districts hereinafter described, is necessary for the public health, convenience, progress and general welfare of the Borough and its residents.

NOW, THEREFORE, THE COUNCIL OF THE BOROUGH OF MONROEVILLE DOES HEREBY ORDAIN AND ENACT AS FOLLOWS:

SECTION 1. That the Zoning Ordinance adopted by the Township Supervisors of former Patton Township, acting for the Borough of Monroeville, on December 22nd, 1951, as their Ordinance #18 and as was re-enacted and adopted by the Council of

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the Borough of Monroeville on January 21, 1952, as their Ordinance #1, and as was amended by Council on April 28, 1952, is hereby further amended as hereinafter set forth.

SECTION 2. That ARTICLE III, Section 5, of said Zoning Ordinance is hereby amended and corrected by adding thereto the following, but that its provisions in all other respects shall be and remain the same as heretofore.

That the following described areas are hereby changed, altered and designated to be the Neighborhood Commercial Districts, C-1, in said Borough:

(1) Haymaker Road, from Beatty Road southwardly to the southerly boundary line of the Meyers Construction Company property, 300 feet in depth on each side thereof.

(2) Tilbrook Road, the entire length thereof, from North Pitcairn Road to Pitcairn Borough line, 200 feet in depth on each side.

(3) North Pitcairn Road, from Pitcairn Borough line to Pierce's Corner at the intersection with Northern Pike, 200 feet in depth on each side.

(4) Young's Corner, at intersection of Upper and Lower Monroeville Road, 300 feet northwardly along the upper Monroeville Road, 300 feet in depth on the north side thereof and 200 feet in depth on the south side thereof; and on the Lower Monroeville Road, from Brinton Street, 300 feet southwardly, 200 feet in depth on the East side only.

(5) From the intersection of Upper and Lower Turtle Creek-Monroeville Roads, 300 feet northwardly along the Turtle Creek-Monroeville Road, 300 feet in depth on the west side only.

(6) Center Road, from Northern Pike, northwardly, 200 feet in depth on each side, to George Street on the westerly side of Center Road, and to a point 250 feet North of Beatty Road, on the east side of Center Road.

SECTION 3. That ARTICLE III, Section 6, of said zoning Ordinance is hereby amended and corrected by adding thereto the following, but that its provisions in all other respects shall be and remain the same as heretofore.

That the following described areas are hereby changed, altered and designated to be Commercial districts, C-2, in said Borough.

(1) New William Penn Highway, from the westerly Borough line to the Easterly Borough line, 300 feet in depth on each side thereof, EXCEPT that area south of the New William Penn Highway, extending to the southerly boundary of the McMasters Farm, formerly known as the Margaret J. Beatty property, from Center Road to the Right-of-way line of the Pennsylvania Turnpike, which area shall be included, C-2 Zone.

(2) On the easterly side of Turtle Creek-Monroeville Road, the ground between Maple Drive and Monroeville Road, 300 feet north from Locust Street, and 600 feet south from Locust Street; on the westerly side of Turtle Creek-Monroeville Road, 300 feet north from Locust Street and 600 feet south from Locust Street, extending back westwardly a distance of 300 feet.

(3) Lower Turtle Creek-Monroeville Road, along the east side only, from Main Street to the Turtle Creek Borough line, 300 feet in depth.

(4) Wilmerding-Pitcairn Road, along the North side only, 300 feet in depth from the Wilmerding Borough line to the Pitcairn Borough line.

(5) Old William Penn Highway- 300 feet in depth on each side thereof, from the west Boundary Line to the intersection of the Old William Penn Highway and Haymaker Road, EXCEPTING, that said depth of 300 feet shall not extend beyond the southerly line of the Lick Run Road.

SECTION 4. Any Ordinance or part of any Ordinance conflicting with the provisions of this Ordinance are hereby repealed insofar as they are in conflict with the provisions of this Ordinance.

ORDAINED AND ENACTED this 30th day of March, 1953.

ATTEST: (Signed) Edyth J. Amalong
Borough Secretary

(Signed) Wm. J. Caughey
President of Council

EXAMINED AND APPROVED by me this

day of March, 1953. (Not Signed)
Burgess

This Ordinance, No. 17, having been returned to Council by Burgess Samuel Jenkins at its regular meeting April 13th, 1953, and he having indicated his disapproval of the same, members of Council, as per action prescribed in Section 1007 of the Borough Code, vetoed said Ordinance No. 17 to be in full force and effect as it would be had Burgess Samuel Jenkins affixed his signature in approval.

(Signed) Wm. J. Caughey
President of Council

ATTEST:

(Signed) Edyth J. Amalong
Borough Secretary

CERTIFICATION

I hereby certify that the foregoing Ordinance, amending the Zoning Ordinance of the Borough of Monroeville, was duly and lawfully considered and enacted by Council on Mar. 30, 1953, and lawfully passed over the Burgess' veto on April 13, 1953, and as the same is filed in the Ordinance Book and upon the records on file with the Borough Secretary.

(Signed) Edyth J. Amalong