

ORDINANCE NO. 19

ORDINANCE FURTHER AMENDING ZONING ORDINANCE NO. 1 OF THE BOROUGH OF MONROEVILLE, AS HERETOFORE AMENDED, SAID ORDINANCE BEING ENTITLED, "AN ORDINANCE OF THE BOROUGH OF MONROEVILLE REGULATING AND RESTRICTING THE ERECTION, CONSTRUCTION, ALTERATION, REPAIR, LOCATION AND THE USE OF BUILDINGS AND OTHER STRUCTURES AND THE PERCENTAGE OF LOT THAT MAY BE OCCUPIED, THE SIZE OF YARDS, COURTS AND OTHER OPEN SPACES, THE DENSITY OF POPULATION AND THE LOCATION AND USE OF BUILDINGS, STRUCTURES AND LAND FOR TRADE, INDUSTRY OR OTHER PURPOSES AND ESTABLISHING BUILDING LINES UPON ALL PUBLIC STREETS, ROADS, HIGHWAYS, LANES AND ALLEYS AND 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 AND THE POWERS AND DUTIES THEREOF, AND PROVIDING PENALTIES FOR THE VIOLATION OF THE TERMS AND CONDITIONS OF THIS ORDINANCE.", BY CREATING A NEW DISTRICT CLASSIFICATION TO BE KNOWN AS AN INSTITUTIONAL DISTRICT AND TO BE DESIGNATED AS "DISTRICT I-1" AND ESTABLISHING THE REGULATIONS THEREFOR AND DESCRIBING THE LAND TO BE ZONED AS SAID "DISTRICT I-1".

BE IT ORDAINED AND ENACTED by the Council of The Borough of Monroeville, County of Allegheny, State of Pennsylvania, in Council assembled, and it is hereby ordained and enacted by authority of the same:

SECTION 1. That Ordinance No. 1 of The Borough of Monroeville, as heretofore amended, be and same is hereby further amended as hereinafter set forth.

SECTION 2. That Article II, Section 1, be and the same is hereby further amended by adding at the end thereof and as part thereof, the following definitions:

RESEARCH LABORATORY: A building or group of jointly used buildings in which research is conducted by the owner thereof to discover new scientific facts and principles for the sole and exclusive purpose of developing new and improved products to be manufactured by such owner at other locations and new and improved processes relating thereto, and in which research laboratory and the land appurtenant thereto no products shall be manufactured and offered for sale, and in which no operations shall be conducted that will constitute a public nuisance. No research operations shall be conducted on any land appurtenant to any such building or group of buildings unless conducted within a solid enclosure of sufficient height to render such operations unobservable from any public street or public road or from any adjoining property.

PUBLIC NUISANCE: Any act, operation, business or conduct, done, performed

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or carried on, which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, vibration or noise, or interference with radio or television reception in the dwellings throughout the Borough, or which shall constitute a public nuisance under the laws of the Commonwealth of Pennsylvania or which shall be incompatible with the primary use of property in this Borough as an essentially residential community.

SECTION 3. That Article III, Section 1, be and the same is hereby further amended so that the same shall hereafter read as follows:

SECTION 1. In order to designate, regulate and restrict the location of residence, commerce, business, trade and industry, and the location of all buildings designed, erected, altered or occupied for specific uses, the Borough is hereby divided into eight (8) Use Districts, hereinafter designated as:

1. One Family Residential District R-1
2. Multiple Family Residential District R-2
3. Neighborhood - Commercial District C-1
4. Commercial District C-2
5. Manufacturing and Light Industrial District MLI-1
6. One Family Residential District, Class A R-~~A~~
7. One Family Residential District, Class B R-B
8. Institutional District I-1

The location and boundaries of the said Districts are hereby established as shown on the Zoning Map, which accompanies this Ordinance and which is hereby declared to be a part hereof. Except as otherwise provided herein, no building, structure or land shall hereafter be erected, altered or used for any purpose other than is permitted in the District in which such building, structure or land use is located. No yard or open space provided about a building for the purpose of complying with the provisions of these regulations shall again be considered as a yard or open space for another building.

All preliminary and final site plans and plans for public and semi-public buildings, group houses, and garden apartments shall be submitted to the Planning Commission prior to making application for a building permit.

In case of Mixed-Occupancy, regulations for each use shall apply to that portion of the building or land so used.

SECTION 4. That immediately following Article III, Section 8 (as contained in Ordinance No. 5 which amends Ordinance No. (1) there shall be added to and made a part of said Article III a new section to be known as Section 9 and which shall read as follows:

SECTION 9. INSTITUTIONAL DISTRICT I-1

(a) Uses: Golf clubs and golf courses and related facilities.

Private clubs, not operated for profit.

Churches, schools, municipal buildings, fire houses.

Public parks.

Research and development laboratories.

All of the above uses shall be conducted so as not to constitute a public nuisance as hereinabove defined.

The use of land in said District for the purposes hereinabove permitted shall include and permit the construction, erection and use of buildings for the purposes accessory to buildings permitted for any of the above uses.

Any premises in Institutional District I-1 may be enclosed by an open mesh wire fence not exceeding ten (10) feet in height.

(Note: All other uses are prohibited in this District.)

(b) Areas: Each plot in this District shall comply with the following minimum requirements, as to lot lines and buildings or structures erected thereon.

(1) Front Yard Set Back - 40 feet from the established right-of-way line of the thoroughfare or street. This space may be used for sidewalks, driveway, landscaping and parking.

(2) Side Yard Set Back - 50 feet on each side; at intersecting streets or roads, a side yard shall be provided and in such cases it shall be equal to the front yard on the intersecting street. This space may be used for sidewalk, driveway, landscaping and parking.

- (3) Off-Street Parking - One car space (300 square feet) for each 300 square feet or fraction thereof of floor area, for employees' and customers' cars. In addition, the necessary space for loading and unloading material shall be provided on the property.
- (4) Buffer Strip - a depth of 15 feet for landscape and planting purposes shall be provided along all Residential District boundary lines.
- (5) Maximum Lot Coverage by Building - 50% of total lot area.
- (c) Height: In District I-1, buildings to be erected, constructed or altered shall not exceed 75 feet in height as measured from the level of the ground at the main entrance to said building. Said height limitation shall not apply to church spires and belfries, pent-houses, flag poles, water towers and stacks, provided all such structures shall be erected in conformity with existing laws, ordinances and regulations relating to the same.
- (d) The following district is hereby designated as Institutional District I-1:

ALL that certain lot or piece of ground situate in the Borough of Monroeville, County of Allegheny and Commonwealth of Pennsylvania, bounded on the North by the northerly line of property now or formerly of Nora M. Jamison and the production thereof Eastwardly to State Route 02187, on the East by State Route 02187, on the Southeast by the Southeasterly line of property now or formerly of Thomas M. Sylves and on the Southwest and West by the Southwesterly and Westerly lines of properties now or formerly of said Thomas M. Sylves and Nora M. Jamison, containing an area of 1.35 acres, more or less.

SECTION 5. That immediately following Article IV, Section 2, there shall be added to and made part of said Article IV a new section to be known as Section 3 and which shall read as follows:

SECTION 3. In Institutional District I-1, an electric, illuminated or other kind of sign or signboard setting forth the ownership and/or the purposes of the institution, not exceeding 25 feet in height nor 150 feet in length, may be placed on the building or buildings and/or on the land surrounding the buildings, provided that application for placing the same shall have been first made and the approval and issuance of a building permit, by Council or the Borough Secretary, shall have been first obtained.

SECTION 6. That the "Legend" of area use districts as contained on the Zoning Map be amended by adding thereto the following marking to designate District I-1 as created and established by this Ordinance:

I-1

INSTITUTIONAL

SECTION 7. That all ordinances or parts of ordinances conflicting with the provisions of this Ordinance be and the same are hereby repealed insofar as the same are inconsistent with the provisions of this Ordinance.

ORDAINED AND ENACTED this 11th day of May, A.D., 1953.

THE BOROUGH OF MONROEVILLE

ATTEST:

(Signed) Edyth J. Amalong  
Borough Secretary

(Signed) Wm. J. Caughey  
President of Council

EXAMINED AND APPROVED this 11th day of May, 1953.

(Signed) Samuel Jenkins  
Burgess

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 and approved by the Burgess of the Borough of Monroeville on May 11, 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  
Borough Secretary