

ORDINANCE NO. 514

AN ORDINANCE OF THE BOROUGH OF MONROEVILLE AMENDING ORDINANCE NO. 375 (THE REVISED ZONING ORDINANCE) BY ADDING THERETO A NEW CLASS OF DISTRICT TO BE KNOWN AS "M1-A" PLANNED SPECIAL INDUSTRIAL DISTRICT.

BE IT ORDAINED AND ENACTED by the Borough of Monroeville, in Council assembled, as follows:

Section 1. Section 301 of Article III of Ordinance No. 375 (the Revised Zoning Ordinance of the Borough of Monroeville), enacted December 13, 1962, as amended, is hereby further amended by inserting in the list of classes of districts after the "M1" District, the following new classification:

<u>Type</u>	<u>Full Name</u>	<u>Short Name</u>
"M1"	"M1-A" - Planned Special Industrial District	"M1-A" District

Section 2. The said Ordinance No. 375 is hereby further amended by adding a new Article A-XI, which will be inserted immediately following the end of Article XI and preceding Article XII of said Ordinance, as follows:

ARTICLE A-XI

"M1-A" - PLANNED SPECIAL INDUSTRIAL DISTRICT

The "M1-A" Planned Special Industrial District is intended to be created in situations where, because of special circumstances, the area is particularly suited and useful for industrial purposes, and yet is in such close proximity to existing residential developments that additional controls are deemed necessary in order to make these industrial uses compatible with the residential use.

SECTION A-1101. USE: In this district the land and structures may be used, and structures may be erected, altered, enlarged and maintained for the uses hereinafter listed, provided:

- a. No explosive materials or processes are involved.
- b. No smoke, fumes, odor, dust, noise, vibration or glaring light is observable from outside any lot in this district.
- c. The use is not offensive by reason of emission of refuse matter or water-carried waste.

- d. Every use in this district shall be conducted entirely within an enclosed building.

In an "M1-A" District the use, in addition to conforming to any and all regulations pertaining thereto that are specifically set forth in this ordinance, shall be in accordance with a site plan or plans approved by the Monroeville Planning Commission, The site plan shall show, as proposed, the location of main and accessory structures on the site and in relation to one another; traffic circulation features within the site; the location of vehicular access onto the site; the height and bulk of structures; the provision for automobile and truck parking space; the provision of other open space on the site; the landscaping, paving, fences and walls on the site, and the size and location of signs.

In approving site plans the Planning Commission may act on site plans submitted to it or may act on its own initiative in proposing or approving a site plan.

In considering any site plan hereunder the Planning Commission shall endeavor to assure safety and convenience of traffic movement, both within the site covered and in relation to access streets, harmonious and beneficial relationship of structures and uses on the site as well as surrounding properties, To this end, the Planning Commission may limit vehicular access by plan.

No permits shall be issued for the erection of structures, for excavation or grading or for any area or site development unless and until such site, building or development plans have been finally approved by the Monroeville Planning Commission.

No permit for the use or occupancy of such structures or areas so built or developed within any "M1-A" District shall be issued nor shall such occupancy or use be permitted unless and until the building and development shall be completed strictly according to such plans as approved by the Monroeville Planning Commission.

The following are permitted uses in the "M1-A" Districts. Any use not specifically listed in this section is prohibited.

- A-1101-1. Assembly of small electrical and electronic appliances.
- A-1101-2. Boat building of boats having an overall length of not more than twenty-four (24) feet.
- A-1101-3. Building materials sales establishment.
- A-1101-4. Distribution plant, including parcel delivery ice and cold storage plant, bottling plant, and food commissary or catering establishment (See Section 1301-4).

- A-1101-5. Laboratory - experimental, photo or motion picture, film or testing.
- A-1101-6. Machinery, sales and display - indoor only.
- A-1101-7. Manufacturing, fabricating, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: bone, canvas, cellophane, clay, cloth, cork, feathers, felt; fiber, fur, glass, hair, horn, leather; paint not employing a boiling process; paper, rubber; plastics; precious or semi-precious metals or stones; shell, straw, textiles, tobacco; wood, but not including heavy woodworking shop; and yarns.
- A-1101-8. Manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay.
- A-1101-9. Manufacture, fabrication and maintenance of electric and neon signs, billboards, commercial advertising structures, metal products of a light nature including heating and ventilating ducts and equipment - cornices, eaves, and the like, and also including plumbing, heating or electrical contracting business.
- A-1101-10. Manufacture of musical and small precision instruments, watches and clocks, toys, novelties, rubber and metal hand stamps.
- A-1101-11. Packaging of such products as beverages, cosmetics, drugs, perfumed toilet soap, perfumes, pharmaceuticals and food products.
- A-1101-12. Offices - business, professional or administrative.
- A-1101-13. Printing, lithographing, type composition, ruling and binding establishment.
- A-1101-14. Restaurant or cafeteria, provided:
- a. That the same is merely an ancillary use designed to service persons employed within the zoning district.
  - b. That it occupies less than twenty (20%) per cent of the floor space in the building wherein it is located.
  - c. That no dancing, floor shows or entertainment are provided.

d. That no alcoholic beverages are served.

A-1101-15 Storage, except for the following materials:

- a. Celluloid.
- b. Coal and coke.
- c. Garbage, offal, dead animals or refuse.
- d. Gas.
- e. Gasoline.
- f. Gunpowder, fireworks or other explosives.
- g. Junk, scrap metal, paper or rags.
- h. Petroleum and petroleum by-products in excess of any amount necessary for use on the premises.
- i. Raw hides or skins.

Permitted storage uses shall not include the establishment of terminal warehousing or transfer depot facilities.

A-1101-16 Laboratory devoted to research design or experimentation and processing and fabrication incidental thereto.

A-1101-17 Farming, general gardening and growing of trees and nursery stock. This use may but need not be within an enclosed building. However, such use must comply with all yard and set-back requirements.

A-1101-18 Conditional uses, as limited in Article XV, as follows:

- a. Governmental use.
- b. Major excavating, grading or filling, provided that this shall not include the following:
  - 1. Excavating for sand or rock.
  - 2. Crushing of rock.

3. Sanitary and other fills.
4. Recovery of metal or natural resources.

c. Public utility buildings, structures, facilities and installations, provided that these uses may be outside an enclosed building where specifically allowed in the conditions prescribed by the Borough Council.

A-1101-19 Signs as limited in Article XIV and in the Monroeville Sign Ordinance No. 251 and as further limited in this Article.

A-1101-20 Automobile parking space and loading facilities as prescribed in Sections 1304 and 1305 and as further limited in this Article.

SECTION A-1102. HEIGHT OF STRUCTURES. The maximum height of structures in this district shall be forty-five (45) feet.

SECTION A-1103. AREA REQUIREMENTS. Each lot in this district shall comply with the following minimum area requirements, except where otherwise provided:

A-1103-1 Each lot in this district shall have a width of not less than one hundred (100) feet along the street which it faces and fronts.

A-1103-2 Each lot in this district shall have an area of not less than twenty thousand (20,000) square feet.

A-1103-3 Buildings in this district shall cover not more than thirty (30%) percent of the total lot area.

SECTION A-1104. YARD REQUIREMENTS. Each lot in this district shall comply with the following minimum yard requirements:

A-1104-1 Front yard depth - forty (40) feet.

A-1104-2 Side yard width - twenty (20) feet on each side.

A-1104-3 Rear yard depth - twenty (20) feet.

A-1104-4. All required yards shall be landscaped and well maintained, and shall not be available for parking storage, signs, fences, or accessory structures and uses, provided, however, that lighting structures and driveways may be established thereon as hereinafter set forth.

- A-1104-5 Where a side or rear abuts any "R" district its size shall be increased from twenty (20) feet to forty (40) feet and there shall be planted and maintained within such yard a line of hedges, bushes, shrubs or trees of sufficient height and density as will, in the opinion of the Planning Commission, adequately screen the use in this district from such "R" district. Such line of planting shall extend parallel to and along the entire length of the abutting "R" district line unless the Planning Commission shall determine that a lesser distance shall be adequate to fully accomplish the same purpose.

**SECTION A-1105. BUILDING SET BACK REQUIREMENTS.** No main structure shall be erected closer than sixty (60) feet to a street or property in an R Zoning District.

**SECTION A-1106. DEVELOPMENT REQUIREMENTS.** Each lot in this district shall comply with the following minimum development requirements:

- A-1106-1 Any required landscaped front yard adjacent to a parking or turn-around area shall be protected from vehicle encroachment thereon by curbs or wheel bumpers.
- A-1106-2 No part of the required yards, parking areas, driveways, loading or turn-around areas or any other part of the zoning lot, except within the enclosed main building, shall be used for the display of merchandise, the storage of merchandise, supplies, parts and materials, the accumulation of rubbish, garbage or debris, or for any other purpose except those specifically authorized in this ordinance.
- A-1106-3 All parking turn-around and driveway area shall be paved and maintained in concrete of not less than five (5) inches in depth or two and one-half (2½) inches of asphalt laid over a base of crushed stone, such stone compacted to a depth of not less than six (6) inches. No damaged or incomplete vehicles may be parked in these areas.
- A-1106-4 No signs of any nature shall be erected on any lot within this district, except one sign attached to each main building. Such building sign shall be used solely for the purpose of identifying the establishment or establishments located therein. Directional signs may be permitted only pursuant to the procedures established under the Monroeville Sign Ordinance.

SECTION A-1107. ACCESSORY STRUCTURES. Permissible accessory structures shall be the following:

- a. Driveway and parking area paving.
- b. Separate motor vehicle maintenance building provided it meets all of the requirements of a main structure as to location, construction and appearance.
- c. Exterior lighting facilities.
- d. Curbs, guard rails, walls and fences where the materials and use thereof are approved by the Planning Commission.
- e. Radio or television antennae. Height and structural limitation shall be governed by Section 1302-6 of this ordinance.

SECTION A-1108. EXTERIOR WALL SURFACES. No building shall be erected in this district, whether main or accessory, which has any part of its exterior wall surface composed of concrete block or cinder block, except as hereinafter set forth. Exterior surfaces on such buildings shall be composed of the following materials only, unless an additional material is approved by the Monroeville Planning Commission, to be of equal or superior quality and aesthetic character when used under the circumstances proposed:

- a. Brick
- b. Stone
- c. Glass
- d. Metal, only as approved by Monroeville Planning Commission.
- e. Marble
- f. Wood for trim purposes only.

Concrete block may be used for exterior wall surfaces on the rear wall only where upon approval of the Monroeville Planning Commission such building is so located that such rear wall would not be viewable by passersby or any part of the general public.

SECTION A-1109. USE CONVERSION. No building in this district originally constructed for use as a residential building shall be converted to any other use in this district.

Section 3. Within a reasonable time after the passage of this ordinance and after lawfully required public hearing, the Council shall, with the approval of the Mayor, by separate ordinance amend the official Zoning Map so as to designate thereon the areas or zones to be classified "M1-A" Planned Special Industrial District.

Section 4. Any ordinance or part of ordinance in conflict with any of the provisions of this ordinance is hereby repealed to the extent of such conflict.

ORDAINED AND ENACTED this 8th day of March, 1966.

ATTEST:

BOROUGH OF MONROEVILLE

S/ Garrol F. Pickens  
Secretary

By S/Frank A. Witt  
President of Council

EXAMINED AND APPROVED this 8th day of March, 1966.

S/John J. Duncan  
Mayor