

ORDINANCE NO. 788

AN ORDINANCE OF THE BOROUGH OF MONROEVILLE AMENDING ORDINANCE NO. 375 BY PROVIDING FOR ONE-FAMILY UNITS ATTACHED SIDE BY SIDE WITH INDIVIDUAL ENTRANCES AND ESTABLISHING A NEW ZONING DISTRICT PROVIDING FOR THE SAME

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

Section 1. Articles II and VII of Ordinance No. 375, known as the "Zoning Ordinance of the Borough of Monroeville" shall be amended and revised by the following amendments:

- A. Section 202, DEFINITIONS: DWELLINGS: Multiple Family Dwelling, shall be amended to read as follows:

Multiple Family Dwelling: A building or portion or portion thereof designed for and used exclusively for occupancy by three (3) or more families.

- B. Section 202, DEFINITIONS: DWELLINGS shall be amended by adding thereto the following;

Townhouse Dwelling: Building containing 3 or more families composed of single family units attached side by side with individual entrances.

- C. Section 704.5 (b) shall be amended to read as follows:

704.5 (b) Two-family dwellings - forty-three hundred and seventy-five (4375) square feet per unit.

- D. Section 704.5 shall be amended by the addition of subsection (f) which shall read as follows:

704.5(e) All slopeland with existing grade in excess of twenty-five (25) per cent, and vertical height in excess of twenty-five (25) feet, shall be excluded from the lot area used in computing the density requirements of this Article.

Section 2. Ordinance No. 375 shall be amended by adding thereto "Article A-VII, R-3-A Multiple Family Residence District" as follows:

"The "R-3-A Multiple Family Residence District is created to provide for the development of a residential use commonly referred to as "TOWNHOUSES", in addition to uses normally permitted in the R-3 Multiple Family Residence District. In addition to providing a wider range of residential uses within the Municipality, it is intended that the objectives of this district shall be as stated in the Preamble to Article VII.

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Section A-701. USE: In this district land and structures may be used and structures may be erected, enlarged, altered, and maintained for the limited uses hereinafter set forth. In addition, any use other than a single-family residential use shall be in accordance with a site plan approved by the Planning Commission. The site plan shall show, as proposed, the location of main and accessory structures on the site and their relation to one another, traffic circulation within the site, the location of vehicular access onto the site, the exterior dimensions of all structures, the provision of automobile parking space, the provision of other open space on the site, the landscaping, paving, fences and walls on the site, and the 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 and 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 contiguous properties. To this end the Planning Commission may limit vehicular access by plan.

A-701.1 Any use permitted in the "R-3" District, Section 701.

A-701.2 Townhouse dwellings.

Section A-702. HEIGHT: The maximum heights of structures, except as otherwise provided, in this district shall be:

A-702.1 Thirty (30) feet (not exceeding two (2) stories) for a one-family dwelling, two family dwelling, or townhouse dwelling.

A-702.2 Same as in the "R-1" District for other structures, Section 502.

Section A-703. HEIGHT EXCEPTIONS: Same as in the "R-3" Multiple Family District, Section 703, as to all dwellings except townhouse dwellings for which there shall be no exceptions.

Section A-704. AREA: Each lot in this district shall comply with the following minimum requirements, except as otherwise provided:

A-704.1 All front, side and rear yard and court requirements shall be the same as provided in the "R-3" District, Sections 704.1 through 704.5.

A-704.2 Lot area per family:

- a. one-family dwelling - same as "R-3" District.
- b. two family dwelling - same as "R-3" District.
- c. multiple family dwelling - same as "R-3" District.
- d. townhouse dwelling - three thousand (3000) square feet per dwelling unit.

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A-704.3 No "R-3A" area shall have less than 5 acres total area which may include abutting "R-3" land.

A-704.4 All slopeland with existing grade in excess of twenty-five (25) percent, and vertical height in excess of twenty-five (25) feet, shall be excluded from the lot area used in computing the density requirements of this Article.

A-704.5 Lot width: same as "R-3" District, Section 704.6.

A-704.6 Planting: same as "R-3" District, Section 704.7.

Section A-707. GENERAL REQUIREMENTS:

A-707.1 Multiple family structures composed of single family dwelling units attached side by side with individual entrances shall be limited to a maximum of eight (8) units not to exceed 180 feet in length.

A-707.2 All structures in this district shall be so situated on the zoning lot so as to provide access to internal courts for emergency vehicles.

A-707.3 Every dwelling unit within a structure composed of single family units attached side by side with individual entrances shall comply with Section 1303.13 of this Ordinance.

Section 3. Establishment Area Zoned "R-3-A": Property described in Exhibit "A" attached hereto shall be hereby designated as an "R-3-A" Multiple Family Residence District, and the official Zoning Map of the Borough of Monroeville shall be amended accordingly.

Section 4. Effective Date: This Ordinance shall be effective upon its enactment.

Section 5. Repealer: All ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

ORDAINED AND ENACTED this 13th day of June, 1972.

ATTEST:

BOROUGH OF MONROEVILLE

S/ Carrol F. Pickens  
Secretary

By S/ George C. Dale  
President of Council

EXAMINED AND VETOED this 11th day of July, 1972.

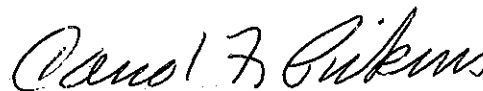
S/ John J. Duncan  
Mayor

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This Ordinance, No. 788, was returned by the Mayor to the Borough Council at the next regular meeting, to wit, July 11, 1972, marked "vetoed". Mr. Schuerger moved, seconded by Mr. Baum that Council uphold the Mayor's veto concerning Ordinance No. 788, the Town-house Amendment. The roll call vote showed Councilmen Schuerger and Baum voting "aye". Councilmen Bradley, Span, Gardner and Dale voted "no". The vote was 4-2 in favor of overriding the Mayor's veto. Mr. Droske was absent. The Solicitor stated that it takes the majority of Council, plus one to override the veto. President Dale declared that the veto must be accepted. A vote of 5-2 would override the veto. Therefore, Ordinance No. 788, is deemed to be null and void and of no effect.



Carrol F. Pickens, Borough Secretary

The following table shows the results of the experiments conducted on the effect of temperature on the rate of reaction between hydrogen peroxide and potassium iodide. The reaction is catalyzed by the presence of a small amount of potassium iodide.

Temperature (°C)	Time taken for the reaction to complete (s)
10	120
20	60
30	30
40	15
50	8

It is evident from the above table that the rate of reaction increases as the temperature increases. This is because the molecules of the reactants have more energy at higher temperatures and are therefore more likely to collide with sufficient energy to overcome the activation energy barrier.

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## DESCRIPTION OF PROPOSED R-3-A BOUNDARIES

Beginning at a point at the northeasterly corner of land n/f of Kennell; thence along the lands n/f of Kennell, N. E. Wilhelm, C. E. Mock, L. T. Mohan, P. H. Zany and Thomas Kravetz by the following courses and distances; N 72° 23' W, 64.27 feet; N 81° 20' W, 61.34 feet; S 74° 26' W, 61.38 feet; S 54° 01' W, 67.34 feet; S 54° 07' W, 71.15 feet; S 58° 37' W, 67.59 feet; S 69° 09' W, 82.70 feet to a point in the line of lands n/f of Vensel; thence along the same N 6 51' W, a distance of 215.45 feet to a point; thence by the same N 86° 36' W, a distance of 182.23 feet to a point; thence through lands now or late of Vensel, N 86° 36' W a distance of 133.60 feet to a point on lands now or late of James F. O'Connor; thence by the same N 15° 37' 39" E, a distance of 500 feet more or less to a point; thence along the line of lands now or formerly of the Mon-Pen Realty Company, S 83° 31' 30" E, a distance of 770<sup>±</sup> feet to a point, thence by a line bearing S 96° 00' W a distance of 510<sup>±</sup> feet to the point of beginning. Containing 10 acres more or less.

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BOROUGH OF MONROEVILLE

2700

JOHN J. DUNCAN  
MAYOR

July 11, 1972

Mr. George Dale, President  
Borough Council  
Monroeville, Pa.

Dear Mr. Dale:

I am returning, with my veto attached, Ordinance 788 that was passed at your June 13, 1972 Regular Council meeting.

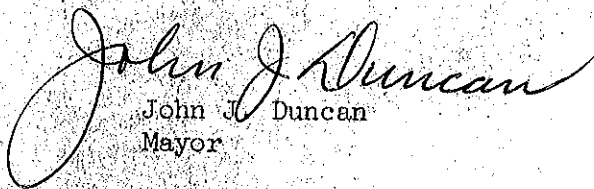
In my opinion the ordinance does not provide sufficient controls to prevent abuses that can be built into row housing.

In addition, I do not believe the ordinance would develop the type of housing that would provide the same benefits that other families in Monroeville now enjoy.

The ordinance also appears to be piecemeal legislation rather than a plan that would fit into the master plan of our Borough.

Therefore, I am returning the ordinance in hope that members of Council and the Planning Commission may provide an ordinance with greater detail.

Respectfully yours,

  
John J. Duncan  
Mayor

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*R. and Ronald C. ...*

