

**MUNICIPALITY OF MONROEVILLE**  
**ALLEGHENY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2805**

**AN ORDINANCE OF THE MUNICIPALITY OF  
MONROEVILLE, ALLEGHENY COUNTY, PENNSYLVANIA,  
AMENDING ORDINANCE NO. 2779, THE MONROEVILLE  
ZONING ORDINANCE, TO PROVIDE FOR TEXT  
AMENDMENTS TO VARIOUS SECTIONS OF SAID  
ORDINANCE.**

**WHEREAS**, Municipal Council adopted Ordinance No. 2779 on November 14, 2023;

**WHEREAS**, Subsequent to the adoption of Ordinance No. 2779, the Municipality recognized certain inconsistencies and other incorrect or omitted information;

**WHEREAS**, Municipal Council desires to amend Ordinance No. 2779 to address these issues;

**WHEREAS**, the proposed text amendments have been submitted to and approved by the Allegheny County Department of Economic Development;

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED AS FOLLOWS:**

Section 1.     Text Amendments to Zoning Ordinance.

The text amendments to Ordinance No. 2779 are attached hereto as Exhibit A.

Section 2.     Severability.

If any section, sub-section, paragraph, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

Section 3.     Repealer.

Any ordinance, chapter, section, sub-section, paragraph, sentence, clause, or phrase conflicting with the provisions set forth in this Ordinance are hereby repealed to the extent of such conflict for the time period identified herein.

Section 5.     Effective Date.

This Ordinance shall be effective on June 10, 2025.

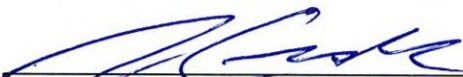
[signature page follows]

**ORDAINED AND ENACTED** this 10<sup>th</sup> day of June, 2025.

**ATTEST:**

**MUNICIPALITY OF MONROEVILLE**

  
\_\_\_\_\_  
**Alexander J. Graziani**  
**Municipal Manager**

  
\_\_\_\_\_  
**Dr. Nicholas J. Gresock**  
**Mayor**

**ENTERED INTO LEGAL BOOK: June 20, 2025**

## EXHIBIT A

### ATTACHED TEXT AMENDMENTS

#### Table of Contents

- Table of Contents: delete the redundant 410 section number and renumber the subsequent sections as follows (pg. 2):
  - 411 Purpose of Landslide Prone Overlay (LSO) District
  - 412 Effect of Landslide Prone Overlay (LSO) District Regulations
  - 413 Purpose of Steep Slope Overlay (SSO) District
  - 414 Development of Slopes in the Steep Slope Overlay (SSO) District
  - 415 Purpose of Medical Overlay (MO) District
  - 416 Medical Overlay (MO) District Development Regulations
  - Repeat the above listed renumbering for the same sections within the body of the ordinance.

#### Article II

- Article II, Section 202 Terms Defined “Clear Sight Triangle”, delete reference to: SALDO Section ~~2-8E~~. and insert: 005-1.B.8 (pg. 17)
- Article II, Section 202 Terms Defined, delete: STORY: That portion of a *building* included between the upper surface of a floor and the lower surface of the floor or roof next above. Relocate (to the correct alphabetical order): STORY: That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling next above it (pg. 65).
- Article II, Section 202 Terms Defined to insert:
  - REPOSSESSION BUSINESS – A business that repossess vehicles when owners default on payments or rental vehicles are not returned on time. Repossession businesses may include retail/office space and vehicle service areas within a completely enclosed building. Any exterior storage of vehicles and/or related items on the site may be permitted as an accessory use to the principal structure. See also “Storage Yard,” “Contractor’s Yard,” “Supply Yard.” (pg. 55)
  - STORAGE YARD, ACCESSORY – As an accessory use, a storage yard includes a portion of a lot or parcel which is not occupied by a building and is used to store materials associated with the permitted principal use. Materials and/or equipment within a storage yard are not offered for commercial sale or are accessible to the public. See also “Contractor’s Yard” “Supply Yard.” (pg. 65)

- STORAGE YARD, PRINCIPAL – As a principal use, a storage yard is an otherwise vacant lot or parcel that is used to store construction equipment, vehicles and/or construction materials. Materials and/or equipment within a storage yard are not offered for commercial sale or are accessible to the public. See also “Contractor’s Yard” and “Supply Yard.” (pg. 65)
- SUPPLY YARD, ACCESSORY – As an accessory use, a supply yard shall include the portion of a lot or parcel that is not occupied by a building and is used for the display and/or sale of building materials, construction equipment and/or goods associated with the permitted principal use. Supply yards do not include the storage and sale of vehicles. See also “Storage Yard” “Contractor’s Yard” and “Vehicle Sales.” (pg. 67)
- SUPPLY YARD, PRINCIPAL – As a principal use, a supply yard is an otherwise vacant lot or parcel that may or may not be occupied by a building and is used for the display and sales of building materials, construction equipment and/or goods typically stored outdoors for sale to the public. Supply yards do not include the storage and sale of vehicles. See also “Storage Yard” “Contractor’s Yard” and “Vehicle Sales.” (pg. 67)
- TOWING AND OTHER ROAD SERVICES – A personal service engaged in the business of offering the services of a vehicle wrecker or towing service, whereby disabled motor vehicles (including repossession) are towed or otherwise removed from the place they are disabled by use of a wrecker so designed for that purpose or by a truck, automobile or other vehicle so adapted for that purpose (pg. 69).
- To delete the redundant definition: “VEHICLE REPAIR SERVICE GARAGE: Any building, premises, and land in which or upon which a business, service, or industry performs or renders a service involving the maintenance, servicing, repair, or painting of vehicles, not including commercial motor vehicle repair.” (pg. 71)

## Article III

- Article III-District Regulations, Section 305 Residential Zoning District, subsection B. to delete multi-family and two-family homes from this section:
  - B. The **R-2, Single/Multi-Family** Residential Zoning District is intended to accommodate single-family homes and two-family homes that are situated along principal arterial and minor arterial roads and adjacent to commercial uses designed to service the surrounding residential neighborhoods. The purpose of the R-2 District is to promote orderly development of the Municipality and encourage well-designed living environments which protect and stabilize the residential characteristics of Monroeville. The District requirements are intended to preserve, promote and protect a quality of urban residential living characterized by unobstructed front yards, pedestrian-scale streetscapes and

Buildings scaled and designed to be compatible with the neighborhood (pg. 77);

- Article III-District Regulations, Section 305 Residential Zoning District, subsection C. to insert two-family homes:
  - C. The **R-3, Multi-Family** Residential Zoning District is intended to accommodate a variety of low-rise multi-family homes to include but not limited to **two-family**, townhouses, garden apartments and condominiums that are situated along principal arterial and minor arterial roads and adjacent to commercial uses designed to service the surrounding residential neighborhoods. The district requirements are intended to preserve, promote and protect a quality of urban residential living characterized by unobstructed Front Yards, pedestrian-scale streetscapes and Buildings scaled and designed to be compatible with the neighborhood (pg. 78);
  
- Article III, Section 312 Special Zoning Districts Lot and Yard Requirements to delete “See Article V” reference under BLVD / Non-Residential requirements and insert (pg. 83):
  - Minimum Lot Area 15,000 sq ft
  - Minimum Lot Width 50 feet
  - Minimum Lot Frontage 50 feet
  - Minimum Front Yard 10 feet
  - Minimum Side Yard 15 feet
  - Minimum Rear Yard 0 feet
  - Maximum Height 45 feet
  - Minimum Building Setback 40 feet
  
- Article III, Section 312 Special Zoning Districts Lot and Yard Requirements to insert (pg. 83):
  - Minimum Building Setback 30 feet for S
  - Minimum Building Setback 30 feet for LF
  - Minimum Building Setback 30 feet BLVD Residential
  
- Article III-District Regulations, subsection 315 Supplemental Lot and Yard Requirements to insert, “(Also reference Section 1406)” so the section heading reads: “315 Supplemental Lot and Yard Requirements (Also reference Section 1406)” (pg. 84)
  
- Article III-District Regulations, Section 318 Site Plan Review Checklist, Subsection 318.E.3) to delete, “Any off-street parking area with five or more spaces, shall provide a landscape perimeter for the parking area of not less than five percent of the parking area which shall be in addition to open area requirements of the district. At least one tree per five parking spaces, or thereof, shall be provided.” (pg. 88)

## **Article III, Section 320, ZONING USE CHART**

- Alcohol Treatment Facility: To delete “N” from the S district and replace with “CU” (pg. 91)
- To insert “Auditorium” as a conditional use in the C-1, C-2, C-3, L, M-1 and BLVD zoning districts (pg. 91).
- To insert “Beauty Parlor/Barber Shop” as a permitted use in the C-1, C-2, C-3 and BLVD zoning districts (pg. 91).
- To insert “Bowling Alley” as a conditional use in the C-2, C-3, M-1 and BLVD zoning districts (pg. 91).
- To insert “Escape Room” as a permitted use in the C-2, C-3, M-1 and BLVD zoning districts (pg. 92).
- To delete the “N” Not Permitted Use of Hobby Farm in the S Conservancy district and insert Hobby Farm as a “CU” Conditional Use in the S Conservancy district (pg. 93).
- To correct the typographical error: “Message” to “Massage” (pg. 94).
- To insert “Repossession Business” as a conditional use in the M-1 and M-2 zoning districts (pg. 96).
- To insert “Skating Rink” as a conditional use in the C-2, C-3, M-1 and BLVD zoning districts (pg. 96).
- To insert “Solar Energy Facility, Accessory to the Principal Use” as a permitted use in all zoning districts (pg. 96).
- To insert “Storage Yard (Accessory Use)” as a conditional use in the C-2, L, M-1, M-2, LF and BLVD zoning districts (pg. 97).
- To insert “Storage Yard (Principal Use)” as a conditional use in the L, M-1, M-2 and LF zoning districts (pg. 97).
- To insert “Substance Abuse Treatment Facility” as a conditional use in the C-2, C-3, L, M-1 M-2, S, and BLVD zoning districts (pg. 97)
- To insert “Supply Yard (Accessory Use)” as a conditional use in the C-2, L, M-1, M-2, LF and BLVD zoning districts (pg. 97).
- To insert “Supply Yard (Principal Use)” as a conditional use in the L, M-1, M-2 and LF zoning districts (pg. 97).
- To insert “Towing and Other Road Services” as a conditional use in the C-2, M-1, M-2, LF and BLVD zoning districts (pg. 97).
- To delete the letter “P” Two-Family Home in the R-2 district and insert “N” Not Permitted in the R-2 Single-Family district (pg. 97).

## **Article V**

- Article V-Conditional Use, Section 504 Specific Standards and Criteria for Conditional Use, to insert:

### **G. Auditorium (pg. 138)**

- 1) A traffic impact study shall be required;

- 2) Parking spaces shall be located no more than three hundred (300) feet from the primary entrance of the building;
- 3) The primary vehicular entrance to the building shall have direct access to a public street;
- 4) All waste collection/storage areas shall be located at least fifty (50) feet from the nearest building and shall be enclosed by a solid masonry screen wall;
- 5) All mechanical equipment shall be screened from the view of adjoining properties;
- 6) On-site lighting shall be provided in all parking areas, aisles, turnarounds and pedestrian walkways, and shall be designed and arranged with 0.5 minimum foot-candle lumens and not to exceed a maximum of 1.0 foot-candle lumens at the property lines bordering residentially zoned properties;
- 7) Outdoor speakers shall be permitted for emergency announcements and crowd control only. Events may not be broadcast to the exterior of the building;
- 8) Ingress, egress, and internal traffic circulation shall be designed to ensure access by emergency vehicles; and
- 9) Shall have no structures within fifty (50) feet of any property line.

- Article V-Conditional Use, Section 504 Specific Standards and Criteria for Conditional Use, subsection I. Billboard and/or Outdoor Advertising Sign, line item 5) to insert "C-3 and BLVD" after C-2 so that the revised line item 5) will appear as: *5) Billboard and/or outdoor advertising signs shall be permitted as a conditional use in the C-2, C-3 and BLVD zoning districts subject to the requirements in this section (pg. 139);*
- Article V-Conditional Use, Section 504 Specific Standards and Criteria for Conditional Use, to insert:

J. Bowling Alley (pg. 143)

- 1) Reference the required criteria set forth for: "Recreational Facility."

- Article V-Conditional Use, Section 504 Specific Standards and Criteria for Conditional Use, subsection N. Child Care (Principal Use), delete line item: 13) Child Care Centers shall be located a minimum of two thousand (2000) feet apart from each other (pg. 145).
- Article V-Conditional Use, Section 504 Specific Standards and Criteria for Conditional Use, subsection O. Cigar Bar to delete "(also include some of the items from Marijuana Dispensary)" (pg. 147).

- Article V-Conditional Use, Section 504 Specific Standards and Criteria for Conditional Use, subsection X. Data Center to insert line item: 8) A traffic impact and parking analysis study shall be required (pg. 175).
- Article V-Conditional Use, Section 504 Specific Standards and Criteria for Conditional Use, subsection ZZ. Medical Marijuana Dispensary, delete line items:
  - 10) A medical marijuana dispensary shall be a minimum distance of 1,000 feet from the next nearest clinic. This does not include complementing or supporting businesses covered by different definitions. This distance shall be measured in a straight line from the closest exterior walls of the buildings or portions thereof in which the businesses are conducted or proposed to be conducted, regardless of the municipality in which it is located (pg. 203);
  - 20) Medical Marijuana Dispensary shall not be established or operated within 1,000 (one thousand) feet or distance established by federal or state regulations (whichever distance is greater) of an existing School, Public playground, Public Park, Day care or Nursery School, Place of Worship (pg. 204);

- Article V-Conditional Use, Section 504 Specific Standards and Criteria for Conditional Use, to insert:

UUU. Repossession Business (pg. 233)

- 1) A traffic impact study shall be required;
- 2) Exterior storage of vehicles and/or equipment associated with the permitted principal use shall require approval of a "Storage Yard" as an accessory use.
- 3) All permanent storage of material, merchandise and equipment shall be within the principal building;
- 4) No outdoor storage of parts, equipment, lubricants, fuel or other material used or discarded as part of the service or repair operations, shall be permitted unless enclosed in a fenced in area;
- 5) Any used tires kept on the premises shall be stored inside or screened and removed from the property at regular intervals and shall not exceed fifty (50) in number at any time;
- 6) Sufficient screening shall be provided along all lot lines abutting or adjacent to residentially zoned or developed property to block any view of repair operations and stored material and equipment from all points on such residential property when viewed from ground level;
- 7) The burning of fuel or crank oils, tires or similar materials, gas and combustible liquids as defined in the most recent adopted edition of the IFC and the IMC shall not be permitted;
- 8) All mechanical equipment shall be screened from the view of adjoining properties;
- 9) All waste collection/storage areas shall be located at least fifty (50) feet from the nearest building and shall be enclosed by a solid masonry screen wall;
- 10) Outdoor speakers shall be permitted for emergency announcements only;

- 11) The demolition or junking of vehicles and machinery is prohibited.  
Demolished vehicles or parts thereof shall be removed from the site within two (2) weeks of arrival;
- 12) The applicant shall furnish evidence that the storage and disposal of materials will be accomplished in a manner that complies with all applicable governmental agency regulations and laws.

#### CCCC. Skating Rink

- 1) Reference the required criteria set forth for: "Recreational Facility." (pg. 244)

#### GGGG. Storage Yard (pg. 250)

- 1) General requirements for all storage yards:
  - a) The applicant shall provide to the Municipality at the time of application the following information:
    - i) A narrative describing the material that will be stored in the proposed storage yard.
    - ii) A site plan of the lot and/or parcel including the location of the proposed storage yard and materials to be stored.
  - b) Storage yards shall not be used to:
    - i) Service, repair, or conduct similar repair activities of any of the items stored at the outdoor storage yard.
    - ii) Be occupied or used for living, or sleeping purposes.
    - iii) Conduct vehicle sales or retail sales of any kind.
    - iv) Conduct any other commercial or industrial activity.
  - c) No outdoor storage shall be permitted in the required setback areas.
  - d) All organic rubbish or waste materials shall be stored in airtight vermin-proof containers.
  - e) Outdoor storage of vehicles, including but not limited to automobiles, buses, motorcycles, watercraft, and similar machines shall conform to the following standards:
    - i) All operable vehicles stored in identified storage areas shall have current vehicle registration and/or inspection, as required.
  - f) Any repossessed, disabled, wrecked, unlicensed or partially dismantled vehicle is not permitted for a period exceeding ten (10) days during any thirty (30) day period.
  - g) The storage yard shall be paved with a minimum of three (3) inches of gravel and maintained in a dust-free manner.
  - h) The storage yard shall be set back a minimum of fifty (50) feet from any property bearing a single-family detached dwelling.
- 2) Specific standards for storage yards permitted as an accessory use:
  - a) All storage yards related to the principal use are permitted only in the rear yard and at least fifty (50) feet from a residential zoning district.
  - b) The designated storage area shall not include the required parking for the permitted principal use.
  - c) Storage areas shall not create traffic hazards or block pedestrian and vehicular circulation.
  - d) The storage yard shall be screened from the adjoining parcels as required by the Buffer Yard Standards defined in this Ordinance.

- i) A storage yard shall follow the required bufferyard regulations in section 811 *Landscaping, Buffer Yards and Screening*.
- 3) Specific Standards for storage yards permitted as a principal use:
  - a) The storage yard shall be screened from the adjoining parcels as required by section 811 *Landscaping, Buffer Yards and Screening*.
  - b) The storage yard shall be screened from the public roadway by a solid vegetated hedge or opaque fence that is a minimum six (6) feet high.

### III. Supply Yard (pg. 252)

- 1) General requirements for all supply yards (principal and accessory uses):
  - a) The applicant shall provide to the Municipality at the time of application the following information:
    - i) A narrative describing the material that will be stored, displayed, and/or sold in the proposed supply yard.
    - ii) A site plan of the lot and/or parcel including the location of the proposed supply yard and materials to be stored.
  - b) Supply yards shall not be used to:
    - i) Be occupied or used for living, or sleeping purposes.
    - ii) Conduct vehicle sales or retail sales of any kind.
  - c) No outdoor storage and/or sale of materials shall be permitted in the required setback areas.
  - d) Outdoor display and/or sale of materials and/or equipment shall be incidental to a principal use in the district in which it is permitted.
  - e) Only the business or entity occupying the principal structure may sell merchandise in the outdoor supply yard.
  - f) Areas to be used for outdoor display, and/or sales shall not occur on pedestrian and/or vehicular circulation areas or in required parking lots.
  - g) The supply yard shall be screened from the adjoining parcels by a bufferyard as required by section 811 *Landscaping, Buffer Yards and Screening*.
  - h) The supply yard shall be paved with a minimum of three (3) inches of gravel and maintained in a dust-free manner.
  - i) The supply yard shall be set back a minimum of fifty (50) feet from any property bearing a single-family detached dwelling.

### LLLL. Therapeutic Massage Facility (pg. 253)

- a) No person shall be granted a license to practice as a massage technician without satisfactory proof of the following:
  - i. That the applicant is at least 18 years of age.
  - ii. That the applicant has never been convicted of prostitution, obscenity, indecency or related crimes.
  - iii. That the applicant has a diploma from a recognized school of massage having a curriculum approved by the Pennsylvania Department of Education certifying that he or she has completed 400 hours of study in the basic subjects of anatomy, physiology, hygiene, hydrotherapy, technique of massage, clinical internship, contraindications of massage and physical and mechanical exercise. In lieu of this requirement the applicant can furnish

equivalent credentials by way of experience and training of at least one year's duration.

- b) The license shall contain a photograph of the massage technician and shall be carried on the person of the massage technician or conspicuously displayed in the business wherein the massage technician is employed.
  - c) The application for a license shall contain the name, address, social security number, photograph and fingerprints of the applicant and shall be kept on file in the Municipal Office. Photographing and fingerprinting shall be done by the Monroeville Police Department.
- 6) Replace "Substance abuse treatment" with "Therapeutic massage facility."

NNNN. Towing or Other Road Services (pg. 255)

- 1) Exterior storage of vehicles and/or equipment associated with the permitted principal use shall require approval of a "Storage Yard" as an accessory use.

## Article VIII

- Article VIII-Supplemental Regulations, Section 823 *Swimming Pools, Accessory to the Principal Use* to delete "Vector Control" from the section index page (pg. 294).

## Article IX

- Article IX-Off Street Parking and Loading, Section 901, subsection 901.K.2) to delete the underline under the word "Shared." (pg. 336)
- Article IX-Off-Street Parking and Loading, Section 902 Parking Lot Design Requirements to delete "806.G" and insert "811" in the section heading: "\*\*\*Also Refer to Section ~~806.G~~ 811 for Parking Island Requirements\*\*\*" (pg. 337)
- Article IX-Off Street Parking and Loading, Section 904, subsection Table 902 Off-Street Parking Requirements to insert:
  - *Alcohol Treatment Facility* - One space for every 250 square feet of gross floor area (pg. 339).
  - *Casino* - Determined by the Municipality after a parking demand analysis (pg. 340).
  - *Condominium* - 1.5 spaces for each dwelling unit plus one space for every 250 sq. ft. of gross floor area of rental office (pg. 340).
  - *Convenience Store* – one space for every 80 square feet of gross floor area (pg. 340).
  - *Data Center* - Determined by the Municipality after a parking demand analysis (pg. 340).
  - *Drive in Theater* – Determined by the Municipality after a parking demand analysis (pg. 340).
  - *Escape Room* - Determined by the Municipality after a parking demand analysis (pg. 341).
  - Reword the *Finance* line item to read: "Financial Institution (Bank), Insurance and Real Estate Office" (pg. 341).

- *Fitness Center* - One space for every 250 square feet of gross floor area (pg. 341).
- *Group Home* – One space for every home (pg. 341).
- *Gun Range* - 1.5 spaces for each shooting position plus one space for every 250 sq. ft. of gross floor area of office (pg. 341).
- *Repossession Business* - Determined by the Municipality after a parking demand analysis (pg. 342).
- *Storage Yard* - Determined by the Municipality after a parking demand analysis (pg. 343).
- *Supply Yard* - Determined by the Municipality after a parking demand analysis (pg. 343).
- *Therapeutic Massage* - One space for every 250 sq. ft. of gross floor area (pg. 343).
- *Towing and other Road Services Business* - Determined by the Municipality after a parking demand analysis (pg. 343).

## **Article X**

- Article X-Signs, Section 1003, subsection 1003.B1) to read: “The vehicle is used for temporary overnight storage on a site of a business (pg. 356);

## **Article XII**

- Article XII-Special Exceptions, Section 1211, subsection 1211.C.3)d) Carport to delete the period after requirements and insert a semi colon (pg. 386).
- Article XII-Special Exceptions, Section 1211, subsection 1211.C.9)b) to insert *Automobile Detailing* to the list of uses that are NOT considered home occupations (pg. 390).

## **ZONING MAP**

- Zoning Map—parcels 859-K-280 (2246 Mosside Blvd) and 859-K-310 (2252 Mosside Blvd) delete S Conservancy; revise to BLVD district. These properties were incorrectly labelled as S Conservancy during the recent zoning map update.
- Zoning Map—parcels 857-M-195 (2555 Haymaker Road) House of Law Funeral Home, 857-M-205 (0 Haymaker Road) House of Law Funeral Home. Property was rezoned from R-1 Residential to C-2 Commercial by ordinance 2764 (file number 22-1-Z).