

**MUNICIPALITY OF MURRYSVILLE**  
**WESTMORELAND COUNTY, PENNSYLVANIA**

**ORDINANCE No. 725-06**

WHEREAS, Municipality of Murrysville of Murrysville desires to provide for the public health, safety, and welfare though standards regarding the arrangement, density, and design of dwelling units in a manner which meets the housing needs of current and anticipated residents without regulating the mode or form of ownership of such residents; and

WHEREAS, the Municipality of Murrysville of Murrysville desires to amend its Zoning Ordinance, Chapter 220 of the Murrysville Code, to authorize the placement of multi-family units separated by party walls on separate lots in a manner that maintains the overall density and lot coverage requirements of the R-3 District,

NOW THEREFORE, BE IT HEREBY ORDAINED AND ENACTED, by the Municipality of Murrysville Council, Chapter 220 is amended as follows as an additional section added to 220-14:

220-14 C. Unit Lots, R-3 District

- (1.) Unit Lots are authorized in the R-3 District in accordance with the standards of this section.
- (2.) Definitions.
  - (a.) For purposes of this section, Unit Lots shall be defined as a lot or parcel bearing a dwelling unit that is part of a townhouse, two family dwelling, triplex, or fourplex where the location of a party wall comprises one or more of the lot lines.
  - (b.) For purposes of this section, Site Area shall be defined as the entire tract of land subject to the initial subdivision or land development approvals required by Chapter 201, Subdivision and Land Development, for the purposes of townhouse, two-family dwelling, triplex, or fourplex unit construction.
- (3.) The overall land area required per dwelling unit, lot coverage, and impervious surface coverage of the Site Area on which the units are located shall comply with 220-14A, as applied to the R-3 District.
- (4.) Units lots shall provide for the following minimum standards:
  - (a.) Minimum Unit Lot Size: 2,000 square feet.
  - (b.) Front yard setback: 30 feet.
  - (c.) Sidyard setback for the principal structure shall be zero feet at any line that lies on a party wall. Otherwise, the sidyard setback enforced in 220-14A shall prevail.

- (d.) Required minimum Unit Lot width shall equal the width of the unit at the back of the required 30-foot front yard and the required frontage shall equal 60% of the minimum Unit Lot width at the required front yard line.
- (e.) Accessory structures shall be set back from all lot lines in accordance with 220-15.
- (f.) Maximum Lot Coverage: 60%
- (g.) Maximum Impervious Surface Coverage: 80%

(5.) Units lots shall be controlled by a homeowner's association charged with the management of any common areas proposed.

THIS ORDINANCE ORDAINED AND ENACTED AT A REGULARLY CONSTITUTED, DULY CONVENED MEETING OF THE COUNCIL OF THE MUNICIPALITY OF MURRYSVILLE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

**COUNCIL OF THE MUNICIPALITY OF MURRYSVILLE**

\_\_\_\_\_  
 Theo van de Venne, Council President

\_\_\_\_\_  
 John Barrett, Municipal Secretary

(Seal)

APPROVED/REJECTED:

\_\_\_\_\_  
 Joyce K. Somers, Mayor

Dated: \_\_\_\_\_, 2006

<b>Member</b>	<b>Yes</b>	<b>No</b>	<b>Absent</b>	<b>Abstain</b>
Jack Bankoske				
Robert J. Brooks				
Jeffrey Franke				
Nancy Kacin				
Lawrence Nicolette				
Dennis Pavlik				
Theo van de Venne				

