

## ORDINANCE NO: 975

AN ORDINANCE OF THE BOROUGH OF MONACA, BEAVER COUNTY,  
COMMONWEALTH OF PENNSYLVANIA, AMENDING THE BOROUGH  
ZONING MAP AND ORDINANCE, NO. 918, CODIFIED IN THE CODE OF  
THE BOROUGH OF MONACA AT CHAPTER 245, TO DELETE THE  
PLANNED RIVER-ORIENTED DEVELOPMENT DISTRICT (PROD)  
ENTIRELY AND REPLACE IT WITH HIGH DENSITY RESIDENTIAL (R 3)  
AND ALLOWING BED AND BREAKFAST USES BY SPECIAL  
EXCEPTION IN THE R-3 DISTRICT

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*Whereas*, in 2010, the Borough of Monaca amended its Zoning Map and Ordinance to create the Planned River-Oriented Development District (hereinafter referred to as "PROD") for the purpose of encouraging riverfront development;

*Whereas*, in the decade following that amendment, development in the PROD has not occurred as anticipated and the Borough desires to replace the PROD District with the High Density Residential District (R-3) which will eliminate many of the restrictions of PROD and allow for increased and varied development in this area of the Borough;

*Whereas*, all of the principal uses in PROD are currently also permitted in R-3. All of the accessory uses in PROD are currently also permitted in R-3. All uses by Special Exception in PROD (with the sole exception of Bed and Breakfast uses) are currently permitted in R-3. Other uses that are permitted in PROD, but not in R-3, include Hotels and Motels (which are permitted in Core Commercial (CC) and Riverfront Business Park (RBP), High Rise Apartments (which are permitted in RBP) and Street Floor Commercial Uses (which are permitted in CC). Riverfront Sit-down Restaurants will be deleted, but are nevertheless provided for under Sit Down Restaurants which are presently permitted in CC;

*Whereas*, no uses, with the exception of Bed and Breakfast, will be excluded by elimination of the PROD District. Bed and Breakfast use is consistent with other uses allowed in R-3 and can be permitted in that District by special exception; and

*Whereas*, this Map and Text Amendment is initiated by the Council of the Borough of Monaca pursuant to the authority set forth Article XIV of the Zoning Ordinance, Amendments (A) Initiation by Borough Council.

NOW THEREFORE BE IT ORDAINED AND ENACTED BY COUNCIL OF THE BOROUGH OF MONACA, BEAVER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND IT IS ORDAINED AND ENACTED BY AND WITH THE AUTHORITY OF THE SAME, THAT THE ZONING ORDINANCE IS HEREBY AMENDED AS FOLLOWS:

1. The Zoning Map is amended to delete the Planned River-Oriented Development District (PROD) in its entirety and replace the same with R-3.
2. 245-2 DEFINITIONS - The definition of Planned River-Oriented Development District is deleted in its entirety.
3. 245-3 ESTABLISHMENT OF ZONING DISTRICTS - The Planned River-Oriented Development District is deleted in its entirety.
4. 245-12 PROD - PLANNED RIVER-ORIENTED DEVELOPMENT DISTRICT is deleted in its entirety.
5. 245-10 HIGH DENSITY RESIDENTIAL (R-3)-Add under C. Uses by Special Exception, I. Principal Uses new "g. Bed and Breakfast, subject to 245-59-C."
6. 245-59 STANDARDS FOR SPECIFIC USES - The following provisions are deleted in their entirety: V. Planned River-Oriented Development District; Y. Riverfront Sit-down Restaurant; CC. Single Family Dwelling or Duplex in the PROD District

Reconstructed after January 1, 2010; and DD. Street Floor Commercial Uses in a  
Planned River-Oriented Development.

7. Table of Contents - All references to the Planned River-Oriented Development  
District are deleted in their entirety.
8. Appendix A-All references to the Planned River-Oriented Development District are  
deleted in their entirety.
9. Any other references to Planned River-Oriented Development in the Zoning  
Ordinance not otherwise referenced in this Amendment are deleted in their entirety.

ORDAINED AND ENACTED this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

Attest:

Borough of Monaca

\_\_\_\_\_  
Borough Secretary/Manager

\_\_\_\_\_  
President of Council

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

\_\_\_\_\_  
Mayor