

ARTICLE 100. General Provisions

§ 212-101. Titles.

This Chapter shall be known and shall be cited as the "Franklin Park Borough Zoning Ordinance," and the Zoning Map referred to herein and adopted as part of this Chapter shall be known as the "Franklin Park Borough Zoning Map."

§ 212-102. Intent.

The purpose of this Chapter is the promotion of the health, safety, morals, convenience and general welfare of the present and future inhabitants of Franklin Park Borough by:

- A. Encouraging and facilitating the orderly, coordinated and practical development of the Borough.
- B. Lessening the danger and congestion of traffic on the roads and highways and providing for adequate off-street parking and loading for all land uses.
- C. Securing safety from fire, panic, flood and other dangers.
- D. Providing for adequate light and air.
- E. Promoting such distribution of population and classification and utilization of land as will facilitate and conserve adequate provisions for transportation, water, drainage, sanitation, educational and other public facilities, recreation and protection of natural resources and the environment.
- F. Identifying those ecologically fragile and sensitive portions of the Borough and regulating development thereof accordingly.
- G. Establishing building lines and the locations of buildings or structures designed for appropriate uses within such lines to prevent overcrowding.
- H. Dividing the Borough into districts restricting and regulating the location, construction, reconstruction, alteration and use of buildings, structures and land to conserve land, building and structure values, protect the tax base, secure economy in governmental expenditures and encourage variety and quality in land uses.
- I. Providing housing opportunities consistent with the Borough's population growth and housing demand, present and future.
- J. Providing for the regulation of nonconforming uses, buildings and structures.
- K. Providing for the timely, equitable and efficient administration of the provisions, regulations and restrictions hereof.

§ 212-103. Statement of community objectives.

Pursuant to Section 606 of the Pennsylvania Municipalities Planning Code, Act of July 31, 1968, No. 247, P.L. 805, as amended, the statement of community development objectives, which is to serve as the guideline for growth and development within the Borough affected by this Chapter, shall be supplied by reference to the Comprehensive Plan Because the Borough's community development objectives are set forth in the Comprehensive Plan for Franklin Park Borough, Allegheny County, of 2006, this Chapter's statement of community development objectives is supplied by reference to that Comprehensive Plan.

§ 212-104. Conformity and permits required.

After the effective date of this Chapter, except for existing legal nonconforming uses or structures, no structure or building shall be erected, reconstructed, structurally altered, enlarged or moved, and no structure, building or land shall be used, occupied or designed to be used, unless in conformity with the regulations specified herein for the zoning district in which it is located and with all other applicable provisions of this Chapter, and then only after applying for and securing all permits, licenses and approvals required by all laws, ordinances, resolutions, regulations and codes.

§ 212-105. More restrictive standards to prevail.

Where a provision of this Chapter is found to be in conflict with a provision of any land use ordinance or code, applicable health, building, housing or safety regulation or any other ordinance or resolution of the municipality existing on the effective date of this Chapter or thereafter or any regulation issued under the authority of any such code, regulation, ordinance or resolution, the provision which establishes the more restrictive standard for protection of the health, safety and welfare of the people shall prevail.

§ 212-106. Public utility lines.

Public utility lines for the transportation, distribution and control of water, gas, electricity, oil, steam, telegraph, telephone and other Public Utilities Commission authorized communication systems and their supporting members, other than buildings and towers, shall be located in any zoning districts except as otherwise considered in this Chapter.

§ 212-107. All uses to be on zoning lots.

Except as otherwise provided herein, after the effective date of this Chapter, all uses of property must be on a zoning lot, which zoning lot shall not be occupied by more than (1) main building, structure or use, unless specifically authorized by the terms of this Chapter.

§ 212-108. Alteration of conforming uses to nonconforming uses.

No building, structure or use shall hereafter be erected or altered to exceed the height, to accommodate or house a greater number of families or persons, to occupy a greater percentage of lot area or to have a narrower or smaller yard than is herein specified for the zoning district in which the building, structure or use is located.

§ 212-109. Classification of annexations.

Any land annexed to the Borough after the effective date of this Chapter shall be classified immediately and automatically as an R1 District. The Planning Commission shall recommend appropriate zoning for the annexed area to the Borough Council within ninety (90) days after the date of the annexation.

§ 212-110. Repealer.

The Franklin Park Zoning Ordinance of _____, as amended (Ord. No. _____) is hereby repealed.