

**ARTICLE 500. Area and Bulk Requirements**

**§ 212-501. Residential Uses Area and Bulk Requirements Table.**

District	Dwelling Type	Minimum Site Area (acres)	Minimum Front Yard (feet)	Minimum Side Yard (feet) each	Maximum Percent of Paving in Front Yard	Minimum Lot Size (sq ft. per DU) <sup>4</sup>	Minimum Lot Width at Building Setback Line (feet)	Minimum Rear Yard (feet)	Maximum Building Height (feet)	DU's per Gross Acre
R-1	Single-Family		50 / 40 <sup>1</sup>	20	10%	40,000	160	30	2+A,B <sup>3</sup>	1.089
R-2	Single-Family		50/ 40 <sup>1</sup>	15	20%	20,000	90	30	2+A,B <sup>3</sup>	2.178
R-3	Single-Family		30	10	25%	10,000	75	30	2+A,B <sup>3</sup>	4.358
	Duplex		30	10	30%	10,000 <sup>2</sup>	100 <sup>2</sup>	30	2+A,B <sup>3</sup>	8.712
	Townhouse	1	30	10 <sup>1</sup>	70%	2,500	24	30	2+A,B <sup>3</sup>	8
	Apartment	2	30	10 <sup>1</sup>	80%			30	2+B <sup>3</sup>	12
R-4	Single-Family		25	7.50	30%	65	60	30	2+A,B <sup>3</sup>	6.701
	Duplex		25	10	30%	10,000 <sup>2</sup>	100 <sup>2</sup>	30	2+A,B <sup>3</sup>	8.712
	Townhouse	1	25	10 <sup>1</sup>	90%	2,500	20	20	3+A,B <sup>3</sup>	1.742
	Apartment	3	30	10 <sup>1</sup>		2,000		30	4+A,B	6
M-1	Single-Family		25	7.5	30%	6,500	60	30	2+A,B <sup>3</sup>	12
	Duplex		25	10	30%	10,000 <sup>2</sup>	100 <sup>2</sup>	30	2+A,B <sup>3</sup>	10
	Townhouse	1	25	10	90%	2,500	24	30	2+A,B <sup>3</sup>	24
	Apartment	1	25	20	90%			30	2+A,B <sup>3</sup>	6
M-2	Townhouse	1	25	20	90%	2,000		20	2+B <sup>3</sup>	10
	Apartment	3	50	15		2,000		30	8+B <sup>3</sup>	24
M-3	Mobile Home	5	25	7.5	40%	4,000	50	20	1+B <sup>3</sup>	6

- 1 Minimum building spacing between buildings on the same lot and between a building and a lot line
- 2 Requirements per two dwelling units
- 3 A= Attic, B= Basement
- 4 In the absence of public water and sewer the R-1 requirements shall apply

**§ 212-502. Non-Residential Uses Area and Bulk Requirements Table.**

District	Outdoor Storage Display	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Maximum Lot Coverage	Minimum Lot Size (acres)	Minimum Lot Width (feet)	Minimum Rear Yard (feet)	Maximum Building Height (feet)
M1	n/a	25	10 <sup>1</sup>	20%	0.5	100	30	25
			20 <sup>2</sup>					
M2	n/a	25	10 <sup>1</sup>	35%	0.5	100	30	70 feet or 6 stories
			20 <sup>2</sup>					
M3		25	15 <sup>1</sup>	45%	1	150	10 <sup>1</sup>	35
			20 <sup>2</sup>				30 <sup>2</sup>	

- 1: if adjacent to other nonresidential uses
- 2: if adjacent to residential uses

**§ 212-503. Required yards to apply to one (1) building.**

No part of a yard or other open space about any building, structure or use, required for the purpose of complying with the provisions of this Article, shall be included as a part of a yard or open space similarly required for another building, except when specifically authorized.

**§ 212-504. Existing lots of inadequate size.**

Nothing in the zoning district regulations shall be held to prohibit the erection of a single-family dwelling, in a zoning district where permitted, upon a lot or lots whose size is inadequate to meet the lot area regulations set for the district, provided that such lot or lots, on the effective date of

this Chapter, are held under separate ownership from the lots adjoining thereto, have the right of direct access to a public or a private street and their uses comply with all other applicable zoning district regulations. In the event that on two (2) or more adjacent lots under the same ownership whose combined width is inadequate to meet the lot area regulations, only one (1) single-family dwelling shall be erected.

**§ 212-505. 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 one (1) main building, structure or use, unless specifically authorized by the terms of this Chapter.

**§ 212-506. Property applied to one (1) set of dimensional requirements.**

- A. The lot or yard requirements for any new building or use shall not include any part of a lot that is required by any other building or use to comply with the requirements of this Chapter.
- B. No required lot or area shall include any property, the ownership of which has been transferred subsequent to the effective date of this Chapter, if such property was a part of the area required for compliance with the dimensional requirements applicable to the lot from which such transfer was made.

**§ 212-507. Minimum lot size; computing lot size.**

- A. Where a minimum lot size is specified, no primary building or use shall be erected or established on any lot of lesser size than as specified in Article 1900, except as specified in § 212-508.
- B. For any lot in which the width between the side lines of the lot are less than the width at the building line, only that portion of the lot in which the width exceeds fifty percent (50%) of the width of the building line shall be used to compute the minimum lot area.

**§ 212-508. Exceptions.**

- A. The provisions of this Article shall not prevent the construction of a single-family dwelling in a residential district on any lot that was lawful when created and which, prior to the effective date of this Chapter, was in separate ownership duly recorded by plan or deed, provided that:
  - (1) Such a lot was lawful when recorded.
  - (2) Those lots not served by a public water supply shall meet all requirements of the Department of Environmental Protection (DEP). Those lots not served by a public sewer shall meet the requirements of the DEP as specified by the Allegheny County Health Department.
- B. This exception shall not apply to any two (2) or more contiguous lots in a single ownership as of or subsequent to the effective date of this Chapter, in any case where a reparceling or replatting could create one (1) or more lots which would conform to the Article.

**§ 212-509. Minimum lot width.**

- A. Where a minimum lot width is specified, no primary building shall be erected on any part of a lot which has a width less than that specified in § 212-501 and § 212-502, except as specified in § 212-508.
- B. On lots fronting on culs-de-sac, it is required that the minimum lot width be measured at the building setback line.

**§ 212-510. Minimum front yard depths.**

Where a minimum depth of front yards is specified in Article 1900, an open space of at least the specified depth shall be provided between the street line or lines and the nearest point of any building or structure, except as shall be permitted hereafter. As provided in § 212-200, street lines are considered to be established by future rights-of-way when so designated. The purpose of this provision is to avoid interference with future street widenings and improvements.

**§ 212-511. Average existing front yard depth exceptions.**

If the alignment of existing buildings on either side of a lot, within a distance of fifty (50) feet of the proposed building and fronting on the same side of the same street in the same block, is nearer to the street than the required front yard depth, the average of such existing alignment within that distance shall be the required front yard.

**§ 212-512. Projections into front yards.**

Projections, as defined in § 212-200, shall not occur in front yards.

**§ 212-513. Fences, walls, terraces and porches in front yards.**

The provisions of § 212-510 shall not apply to front fences, hedges or walls less than six (6) feet high above the natural grade in the required front yard nor to terraces, steps, uncovered porches or unenclosed porches nor to other similar features less than three (3) feet above the level of the floor of the ground story.

**§ 212-514. Accessory buildings and structures in front yards.**

Accessory buildings and structures shall not be permitted within required front yards.

**§ 212-515. Use of required side yards.**

- A. No portion of a building or structure shall be built within the minimum depth from the side lot line specified in § 212-501, except as permitted in § 212-516.
- B. Driveways shall be permitted in side yards.

**§ 212-516. Projections into side yards.**

Bays, balconies, chimney flues and fire escapes shall project into a required side yard not more than one-third (1/3) of the width of the projection, but no more than four (4) feet in any case. Ground-story bays and porches not over half the length of the side wall shall project into any required side yard three-and-one-half (3 1/2) feet. In neither instance shall the projection be within three-and-one-half (3 1/2) feet of the lot line of side yards.

**§ 212-517. Fences, terraces and porches in side yards.**

The provisions of § 212-515 shall not apply to fences nor hedges less than six (6) feet above the natural grade nor to terraces, steps, uncovered porches or other similar features less than three (3) feet above the floor of the ground story.

**§ 212-518. Accessory buildings and structures in side and rear yards.**

A. The following dimension regulations shall apply to completely detached accessory buildings and structures no greater than one hundred forty-four (144) square feet

- (1) They may be located within a required side or rear yard as specified in § 212-501 and § 212-502.
- (2) They shall be located a minimum of fifteen (15) feet to any side or rear lot line.
- (3) They shall be located a minimum of five (5) feet from the rear of the principal structure on that lot

B. Accessory structures greater than one hundred forty-four (144) square feet shall only be permitted to be located in the rear yard. The dimensional provisions of § 212-501 and § 212-502 shall apply to these sized structures located in rear yards.

**§ 212-519. Building in rear yards.**

No portion of a building or structure shall be built within the minimum depth from the rear lot line specified in § 212-501 and § 212-502, except as permitted in § 212-520.

**§ 212-520. Projections into rear yards.**

Such projections into side yards as permitted by § 212-516 shall also be permitted into rear yards, up to the same number of feet, but in no case within five (5) feet of an accessory building.

**§ 212-521. Accessory buildings and structures in rear yards.**

Subject to the provisions of § 212-519, completely detached accessory buildings and structures not greater than six hundred (600) square feet shall occupy a required rear yard but shall not be located closer than fifteen (15) feet to any rear lot line.

**§ 212-522. Exceptions to building heights.**

Structures such as television and radio towers, monuments, tanks, water and fire towers, ornamental towers and spires, chimneys, silos, elevator bulkheads, conveyors and flagpoles may exceed the height regulation herein prescribed, provided that each required front, side and rear yard shall be increased by one (1) foot for each of additional height above thirty-five (35) feet and that the height of such structures will not constitute a hazard. The Allegheny County Airport Zoning Committee shall be consulted and a permit secured, if applicable.

**§ 212-523. Portable Storage Units**

A. Portable storage units are within the definition of “structure.” No portion of a tractor trailer or portion of a similar vehicle shall be considered a portable storage unit.

- (1) The following regulations shall be applicable to portable storage units for on-site storage:
  - a. There shall be no more than one (1) portable storage unit per lot.
  - b. A portable storage unit shall be no larger than twelve (12) feet wide, sixteen (16) feet long and eight (8) feet high.

- c. No portable storage unit shall remain in a residential zoning district in excess of thirty (30) consecutive days unless an extension of the applicable permit has been approved by the Borough. A maximum of three (3) extensions may be granted, and no portable storage unit shall be placed on a lot in a residential zoning district in excess of one hundred twenty (120) days in any calendar year. The portable storage unit shall be removed from the lot by the final expiration date on the permit.
- d. A portable storage unit shall be permitted during construction, reconstruction, alteration or renovation of the principal building and for an additional period of three (3) days before and after such activity, provided a building permit has been issued by Franklin Park Borough. The portable unit shall be removed from the lot before the Borough Zoning Officer issues an occupancy permit, or if the construction activity ceases for a period of more than seven (7) consecutive days.
- e. A portable storage unit may be located on a lot during an emergency situation as declared by the appropriate Federal, State, County or Franklin Park Borough agency pursuant to a temporary permit issued by the Franklin Park Borough Zoning Officer. The portable storage unit shall be removed from the lot within seven (7) days after the end of the emergency declaration.
- f. It shall be unlawful for any person to place, or permit the placement of, a portable storage unit on property which he or she owns, rents, occupies or controls without first having obtained a permit therefore from the Franklin Park Borough Zoning Officer.
- g. Applications for a permit shall be made to the Franklin Park Borough Zoning Officer on a form provided by Franklin Park Borough. The Zoning Officer shall determine the most appropriate location for the portable storage unit to be placed on the lot. A permit fee in an amount to be established from time to time by resolution of the Borough Council shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the subject lot in the location specified in the permit in conformance with the requirements of this Chapter. The permit shall be posted in plain view on the subject lot.
- h. This subsection shall not apply to businesses established and operating as an enterprise for the sale and/or rental of portable storage units.