

**OFFICIAL
BOROUGH OF FRANKLIN PARK
ORDINANCE NO. 689-2024**

**AN ORDINANCE OF THE BOROUGH OF FRANKLIN PARK,
ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING
CHAPTER 212 IN THE CODE OF THE BOROUGH OF
FRANKLIN PARK, "ZONING," TO AMEND THE RESIDENTIAL
USES AREA AND BULK REQUIREMENTS TABLE.**

WHEREAS, the Pennsylvania Municipalities Planning Code, 53 P.S. §10101 *et seq.*, as amended, authorizes the Borough of Franklin Park (the "Borough") to regulate zoning and land use in the Borough; and

WHEREAS, Chapter 212 in the Code of the Borough of Franklin Park, "Zoning," as amended, ("Zoning Ordinance") regulates zoning and land use in the Borough consistent with the Pennsylvania Municipalities Planning Code in order to maintain, preserve and protect the public health, safety and welfare; and

WHEREAS, the Borough Council desires to amend the Zoning Ordinance to revise the Residential Uses Area and Bulk Requirements Table.

NOW, THEREFORE, be it ordained and enacted by the Borough Council of the Borough of Franklin Park, and it is hereby ordained and enacted by and with the authority of the same, incorporating the above recitals by reference:

SECTION 1. Section 212-501 of the Zoning Ordinance, "Table 5-1: Residential Uses Area and Bulk Requirements Table," is hereby amended by deleting the table in its entirety and replacing it with the table attached hereto, made a part hereof, and labeled Attachment 1.

SECTION 2. All ordinances or parts of ordinances pertaining to the subjects covered by this ordinance shall remain in full force and effect, except to the extent which they are inconsistent herewith in which case this ordinance shall control. The provisions of this ordinance shall not affect any suit or prosecution pending or to be instituted to enforce any of the prior ordinances.

SECTION 3. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Borough Council hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

SECTION 4. This ordinance shall become effective in accordance with applicable law.

ORDAINED and **ENACTED** this _____ day of _____ 2024, by the Council of the Borough of Franklin Park in lawful session duly assembled.

ATTEST:

BOROUGH OF FRANKLIN PARK

Secretary

By: _____
Council President

Approved by me this _____ day of _____, 2024

Mayor

Attachment 1

Table 5-1: Residential Uses Area and Bulk Requirements Table

ZONING

212 Attachment 2

Borough of Franklin Park

**Table 5-1: Residential Uses Area and Bulk Requirements Table
[Amended 11-20-2013 by Ord. No. 606-2013]**

District	Dwelling Type	Minimum Site Area (acres)	Minimum Front Yard (feet)	Minimum Side Yard, Each (feet)	Maximum Percent of Paving in Front Yard	Minimum Lot Size (square feet per DU) ⁴	Minimum Lot Width at Building Setback Line (feet)	Minimum Rear Yard (feet)	Maximum Building Height (stories)	DUs per Gross Acre
R-1	Single-family		50/40	20	10%	40,000	150	30	2+A,B ³	1.089
R-2	Single-family		50/40	15	20%	20,000	90 ⁴	30	2+A,B ³	2.178
R-3	Single-family		30	10	25%	10,000	75	30	2+A,B ²	4.358
	Duplex		30	10	30%	10,000 ²	100 ²	30	2+A,B ³	8.712
	Townhouse	1	30	10 ¹	70%	2,500	24	30	2+A,B ³	8
	Apartment	2	30	10 ¹	80%			30	2+B ³	12
R-4	Single-family		25	7.5	30%	65	60	30	2+A,B ³	6.701
	Duplex		25	10	30%	10,000 ²	100 ²	30	2+A,B ³	8.712
	Townhouse	1	25	10 ¹	90%	2,500	20	20	2+A,B ³	10
	Apartment	3	30	10 ¹				30	4+A,B ³	18
M-1	Single-family		25	7.5	30%	6,500	60	30	2+A,B ³	6.701
	Duplex		25	10	30%	10,000 ²	100 ²	30	2+A,B ³	1.742
	Townhouse	1	25	10	90%	2,500	24	30	2+A,B ³	6
	Apartment	1	25	20 ¹				30	2+A,B ³	12
M-2	Townhouse	1	25	21 ¹	90%	2,000	20	20	2+A,B ³	10
	Apartment	3	50	15 ¹				30	4+B ³	24
M-3	Mobile home park	5	25	7.5	40%	4,000	50	20	1+B ³	6

NOTES:

- 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, which is the space between the ceiling of the top story and the roof rafters; B = basement.
- ⁴ In the absence of public water and sewer, the R-1 requirements shall apply.