

**OFFICIAL
BOROUGH OF FRANKLIN PARK
ORDINANCE NO. 687-2024**

**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 AND REVISE
THE GARAGE DOOR STANDARDS FOR MULTIFAMILY
BUILDINGS.**

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 and to change the garage door standards for multifamily buildings.

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. Section 212-1903 of the Zoning Ordinance, "Design standards for multifamily structures and sites," is hereby amended by inserting the underlined words and deleting the stricken words in subsection 1903(C)(4)(g) as follows:

(g) Garage doors. Garage doors of attached garages shall not comprise more than ~~50%~~ 70% of the total length of a multifamily building's front facade. The setback of every two single-bay garage doors or every double garage door shall be offset by at least four feet from the plane of an attached adjacent garage door(s). On lots without alley access, street-facing garages shall not extend forward of the primary building entrance. Side-facing garages are preferable.

SECTION 3. 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 4. 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 5. This ordinance shall become effective in accordance with applicable law.

ORDAINED and **ENACTED** this 18th day of September 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 18th day of September, 2024


Mayor