

Franklin Township Approves Zoning Changes for Homes

By Bob Niedbala, Staff writer niedbala@observer-reporter.com

WAYNESBURG — Franklin Township supervisors voted Monday to adopt changes to the township's zoning ordinance to increase minimum lot sizes for building construction.

Changes stem from the need to increase building lot sizes, particularly in regard to single-family residences, township zoning officer Steve Coss said. The township and its engineer had reviewed existing subdivisions in the township and found the average lot size was 15,000 square feet, he said. The township's ordinance, however, allowed construction of a single-family home on a lot of only 7,500 square feet.

The ordinance was changed to require a 15,000-square-foot lot size for single-family homes in areas where there are both public water and sewerage.

Other changes include:

- For construction of a building where there is neither public water nor public sewage, the minimum lot size must be 25,000 square feet; a 100-foot minimum lot frontage to a street also is required except for an authorized flag lot.
- For construction of a building with public water but no sewerage, the minimum lot size will be 20,000 square feet; a 75-foot minimum lot frontage also is required, except for an authorized flag lot.
- For construction of a building or buildings where both public water and sewerage is available, the following applies:
 - The minimum lot size for a single-family detached dwelling will be 15,000 square feet with a 60-foot minimum lot frontage, except where there is an authorized flag lot.
 - The minimum lot size for a single-family attached dwelling will be 20,000 square feet for the first two units plus 3,000 square feet per unit for each additional unit. A 60-foot minimum lot frontage is required except for a flag lot. No more than 10 dwelling units are permitted for a building, and there must be a minimum of 30 feet between buildings.
 - The minimum lot size for a multifamily dwelling will be 20,000 square feet for the first two units plus 2,000 square feet a unit for each additional unit. A 60-foot minimum lot frontage is required except for a flag lot.
 - The minimum lot size for a two-family detached or a two-family semidetached dwelling will be 20,000 square feet; a 60-foot minimum lot frontage is required except for a flag lot.

In other business, the supervisors held a public hearing on use of the township's 2011 Community Development Block Grant money.

Rob Kuchar, CDBG administrator, said the township normally receives about \$140,000 to \$150,000 a year. This year, however, the program is being cut and no estimates have been given regarding what the township can expect to receive.

The supervisors agreed to dedicate the money for the North Liberty Street water line project. The line will stretch a little less than 2 miles and serve about 20 homes.

The township also will use about \$17,200 left from its 2009 CDBG allocation and about \$142,260 of its 2010 allocation for the project. Alpha Natural Resources also will contribute money to the project to use flexible joint pipe above areas to be mined.

The township will hold its second hearing on use of the money once it knows how much will be available, Kuchar said.