

2025 Crafton Borough Zoning Update

Frequently Asked Questions

Zoning

- Zoning codes were established to protect public health and safety.
- Zoning codes allow the borough to regulate uses and buildings allowed on private property: as such, careful consideration is given to balance public health while respecting private property rights.
- Zoning codes create zoning districts. Within zoning codes, there are rules for each district. Crafton's new zoning code simplifies and renames our current nine districts down to seven. The boundaries of our residential and commercial districts have not substantially changed; rather the regulations applied within in district have been refined and simplified.
- Within the proposed code, it is **more prohibitive** to construct buildings **that do not conform** to development in traditional residential neighborhoods. This approach was established to maintain Crafton's superior neighborhood character.
- Within the proposed zoning code, it is more difficult to construct gas stations and strip malls in commercial areas but encourages quality development within our historic commercial center and new development in the Crafton Shopping Center area.

Conversion Apartments

1. The Borough is not proposing an increase in conversion apartments. Conversion apartments are houses that have been broken up into individual rental units. **Under the 2004 (Current) Zoning Code – Conversion Apartments are permitted** in the C-2 District (New CTOD District) and the R-2 District (New CR District) via conditional use. This means an out of state developer could buy a house in the R-2 district and break it up into apartments and rent them. Under the proposed Zoning Code, conversion apartments by the definition above have been removed from the R-2 (CR) District. The proposed Zoning Code matches the 2004 Zoning Code for the CTOD district and does permit conversion apartments in the old C-2 commercial district.
2. The conversion apartments that are permitted in the proposed NR and CR districts are limited to institutional or large commercial buildings. This means **no houses will be permitted to be converted into apartments in any residential neighborhood of Crafton** by flippers or developers. But if a school or church closes their doors in the future, those structures could be converted into apartments.

3. The proposed code is more restrictive than the current code regarding Conversion Apartments.

Accessory Dwelling Units

1. Accessory Dwelling Units are defined as a single unit, on the same lot as an existing residential structure which provides complete living facilities for no more than one family, including permanent provisions for living, sleeping, eating, cooking, and sanitation.
2. By this definition there are several ADUs currently in the Borough.
3. In the proposed code, they are conditional use which requires Council approval before they are built, and the owner is required to live on the property. If the owner moves without selling the property, they are no longer permitted to have an Accessory Dwelling Unit.
4. Only one ADU is permitted on a lot, and they are not permitted within the primary residence.
5. The maximum size of the unit is 800 square feet and max height is the same as all accessories in a district.

AirBnBs – Short Term Rentals

1. Short Term Rentals were not around when the last zoning ordinance was adopted so they are not mentioned.
2. Currently the Borough does not permit full house rentals in residential districts. In the proposed code, full house rentals are only permitted in the two commercial districts.
3. In residential districts short term rentals are conditional use (requiring Council approval) limited to owner occupied residences, no more than 6 guests, and owners are limited to renting the property for 25% of the year. This prevents developers from buying houses in Crafton and using them as rentals. But it allows a snowbird or a teacher on summer break to rent their home for a few months while they are away to a limited number of guests.
4. The proposed code permits short-term rentals in both commercial districts.