

MEMORANDUM

To: Crafton Planning Commission

CC: Crafton Borough Council

From: Jim Price, Borough Manager

Date: February 24, 2025

Re: Addendum to “Zoning: Recommended Dimensional Changes” Memo

The Zoning: Recommended Dimensional Changes to Residential Zoning Districts based on Impact Analysis document memo failed to address a comment made during the last Planning Commission meeting. In the meeting, a resident asked what happens with side yard setbacks if 25-foot wide lots were permitted. In both the NR (Old R-1) and CR (Old R-2) the current draft has regulations that require 5-foot side yard setbacks for all use types. This means a 25-foot-wide property would only be permitted to construct a 15-foot-wide house.

To address this issue, we are making the following recommendation: If Planning Commission approves the recommendation to allow for 25-foot-wide and 2,500 square foot lots, thus making most of the residential lots in the Borough conforming, we also recommend changing the side yard requirements. For properties with lot widths’ 35-feet and below, the side yard setback should be 2.5-feet. This means a 40-foot-wide lot would be able to accommodate a 30-foot-wide house and a 30-foot lot would be able to accommodate a 25-foot-wide house.