

Ordinance #49

An Ordinance of the Borough Council of the Borough of Deer Lake amending Ordinance #28, the Zoning Ordinance of the Borough of Deer Lake.

Be it enacted and ordained by the Borough Council of the Borough of Deer Lake of Schuylkill County, Pennsylvania, and it is hereby enacted and ordained by the same as follows:

Section 1.

Ordinance #28, Section 3.200 of the Borough of Deer Lake, Schuylkill County, Pennsylvania, be and hereby is amended as follows:

3.200 - Classes of Districts

For the purposes of this Ordinance, the Borough is hereby divided into classes of districts which shall be designated as follows:

R-1	Residential (Low Density)
R-1-A	Residential (Medium Density)
R-2	Recreational
R-3	Residential (High Density)
C-1	Commercial
W	Watershed

Section 2

Ordinance #28 of the Borough of Deer Lake, Schuylkill County, Pennsylvania, be and hereby is amended by adding the following provision:

4.150 – R-1-A – Residential (Medium Density)

Purpose:

- (a) To delineate those areas suitable for medium density residential development.
- (b) To protect the integrity of residential areas by prohibiting the incursion of incompatible non-residential uses.

4.151 – Permitted Uses

- (a) Single family detached dwellings.
- (b) Two family detached dwellings.
- (c) Churches or similar places of worship.
- (d) Public buildings owned and operated by the Borough.
- (e) Public libraries, police, and fire protection.

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4.152 – Permitted Accessory Uses

Located on the same lot with the Permitted Principal Use.

- (a) Private garage or private parking areas.
- (b) Signs pursuant to Section 5.700.
- (c) Home occupations.
- (d) Customary accessory uses and buildings, provided such are clearly incidental to the principal use and do not include any activity commonly conducted as a business.

4.153 – Uses Permitted with Board Approval

- (a) Rooming or boarding houses.
- (b) Professional offices.

4.154 – Minimum Lot Size

(a) Minimum Area

- (1) Public Water and Sewerage = 11,750 square feet
- (2) Public Sewerage Only = 11,750 square feet
- (3) Public Water Only = 24,000 square feet
- (4) On-lot Water and Sewerage = 24,000 square feet

(b) Minimum Width – 80 feet

4.155 – Minimum Yard Dimensions

(a) Front Yard – 25 feet

(b) Side Yard

- (1) Total - 16 feet
- (2) One Side - 8 feet

(c) Rear Yard – 30 feet

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4.156 – Maximum Building Coverage

- (a) Maximum building coverage including accessory structures is 35%.
- (b) Maximum building height is 35 feet of 2-1/2 stories.

Section 3

All ordinances or parts of ordinances which are inconsistent herewith are expressly repealed.

Duly enacted and ordained this 8th day of December, 1987, by the Council of the Borough of Deer Lake, Schuylkill County, Pennsylvania, in lawful session duly assembled.

Approved: January 15th, 1988