

BOROUGH OF DEER LAKE, SCHUYLKILL COUNTY
COMMONWEALTH OF PENNSYLVANIA

ORDINANCE NO. _____

AN ORDINANCE OF THE BOROUGH OF DEER LAKE, SCHUYLKILL COUNTY, COMMONWEALTH OF PENNSYLVANIA, ELIMINATING THE R-3 RESIDENTIAL (HIGH DENSITY) ZONING DISTRICT FROM THE BOROUGH'S ZONING REGULATIONS; ADOPTING A NEW OFFICIAL ZONING MAP; AND CONTAINING REPEALER, SEVERABILITY AND EFFECTIVE DATE PROVISIONS.

WHEREAS, on June 8, 1971 the Borough of Deer Lake (hereinafter throughout this Ordinance "Deer Lake") adopted Ordinance #28, which is the ordinance which regulates zoning in Deer Lake; and

WHEREAS, after June 8, 1971 Deer Lake adopted several Ordinances which constitute amendments to various provisions of Ordinance #28, said amendments being summarized in the succeeding paragraphs; and

WHEREAS, on June 9, 1987 Deer Lake adopted an Ordinance titled "Ordinance #28 Amendment" which changed the zoning district of a particularly described piece of land from the R-1 District to the C-1 District, and updated the Deer Lake Zoning Map accordingly; and

WHEREAS, on July 11, 1989 Deer Lake adopted an Ordinance titled "Ordinance #28 Amendment" which changed the zoning district of a particularly described piece of land from the R-1 District to the C-1 District, and updated the Deer Lake Zoning Map accordingly; and

WHEREAS, on September 12, 1978 Deer Lake adopted Ordinance #40 which added Section 2.156.1 to Article II – Definitions of Ordinance #28, creating a definition of "Storage Shed", and which added Section 5.301.1 to Article V – Supplementary Regulations of Ordinance #28, creating set-back regulations for Storage Sheds; and

WHEREAS, on January 15, 1988 Deer Lake adopted Ordinance #49 which creates a new zoning district, the R-1-A District, to add to the 5 zoning districts originally established by Ordinance #28 (R-1, R-2, R-3, C-1 and W-1), and establishes permitted uses, accessory uses, uses requiring board approval, and minimum lot sizes, yard dimensions and building coverage for the R-1-A District; and

WHEREAS, on October 11, 1988 Deer Lake adopted Ordinance #53, which amends 5 separate sections of Ordinance #28 (4.103, 6.301, 6.304, 6.401 and 6.501) creating a new use permitted with Board approval in the R-1 District for the expansion of non-conforming uses; and

WHEREAS, on April 8, 2003 Deer Lake adopted Ordinance #71, which amends Ordinance #28 by adding Section 5.111 to Article V – Supplementary Regulations, which establishes regulations for roof pitch on single and two-family dwellings; and

WHEREAS, on November 12, 2013 Deer Lake adopted Ordinance #80, which amends Sections 4.102 and 4.106 of Ordinance #28, and presumably Sections 4.152 and 4.156 of Ordinance #49, to further limit the size of Private Garages or Private Parking Areas; and

WHEREAS, on August 11, 2020 Deer Lake adopted Ordinance #87, which made numerous changes/amendments to Ordinance #28 and other Deer Lake zoning regulations;

WHEREAS, zoning in Deer Lake is therefore regulated by the following Ordinances: #28; #40; #49; #53; #71; #80; #87; and two Ordinances titled "Ordinance #28 Amendment enacted on June 9, 1987 and July 11, 1989, respectively; and

WHEREAS, Deer Lake desires to make further amendments to its zoning regulations to eliminate a Zoning District and adopt a new Zoning Map; and

WHEREAS, Deer Lake has complied with all the various notice, review and advertising requirements set by 53 P.S. Section 10609 of the Pennsylvania Municipalities Planning Code;

NOW, THEREFORE, be it ORDAINED as follows:

1. The R-3 Residential (High Density) Zoning District, originally established in Section 3.200 of Ordinance #28, and thereafter periodically referenced in subsequent Zoning Ordinances such as in Section 3.200 of Ordinance #49, is eliminated.
2. The attached Zoning Map, prepared by Lehigh Engineering, and containing 5 Zoning Districts (R1 Low Density Residential, R1A Medium Density Residential, R2 Recreation, C1 Commercial, W Watershed), shall hereafter be the official Zoning Map of Deer Lake, and shall supersede any prior Zoning Map.
3. Any provisions of any prior Ordinances of Deer Lake which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent necessary to give effect to the terms of this Ordinance.
4. If any provisions of this Ordinance are ruled illegal or unenforceable by a court of competent jurisdiction, the rest and remainder of this Ordinance shall remain in full force and effect.

Deer Lake Borough Ordinance No. _____

Page 3

5. This Ordinance shall be effective immediately upon enactment, or on the first day allowed by law thereafter.

ORDAINED and ENACTED this ____ day of _____, 2022.

BOROUGH OF DEER LAKE:

COUNCIL

ATTEST:

SECRETARY

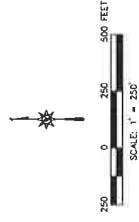
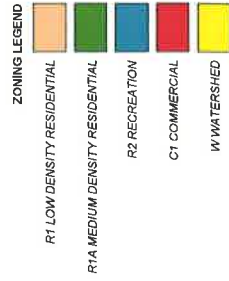
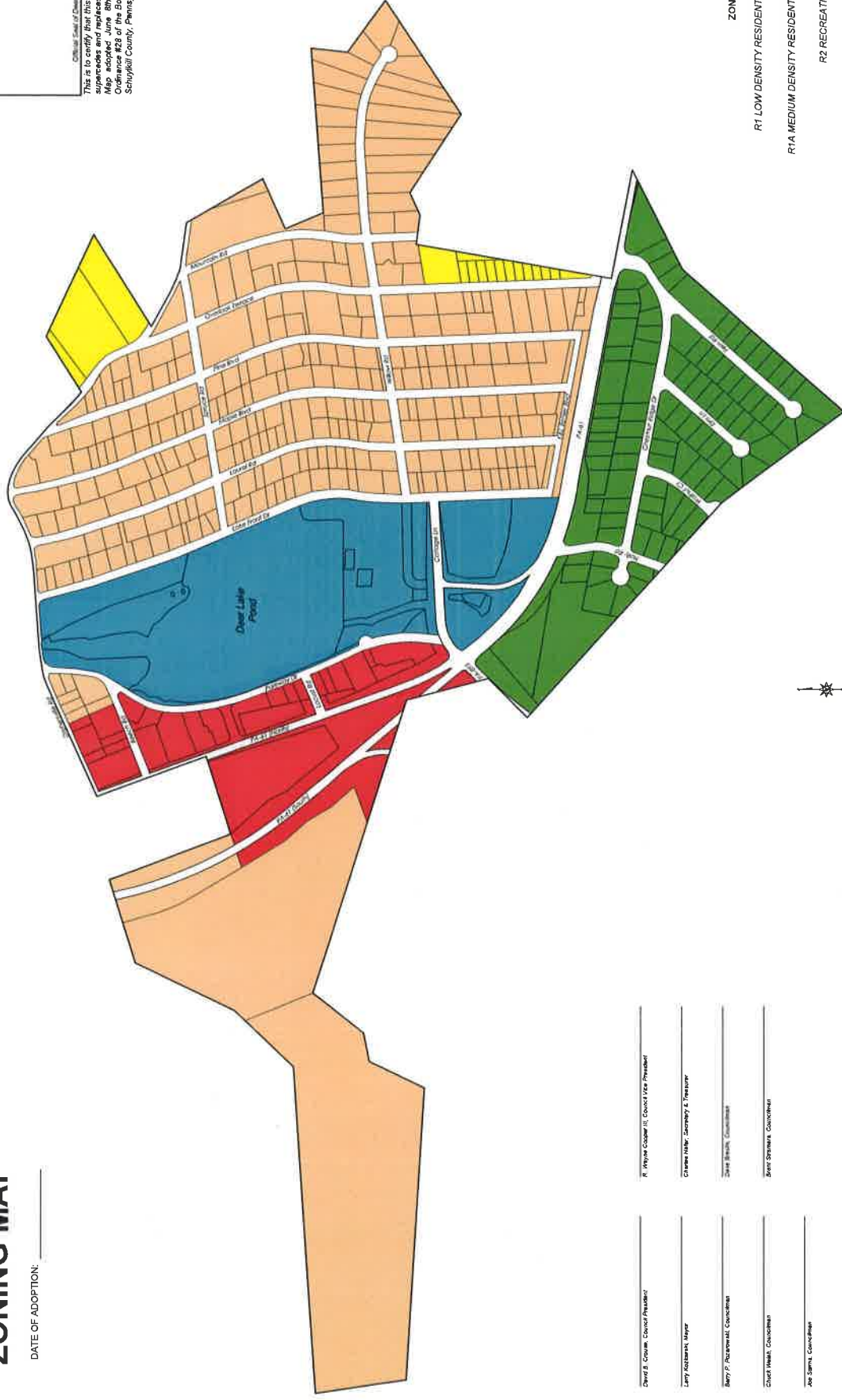
APPROVED:

Mayor

DEER LAKE BOROUGH ZONING MAP

DATE OF ADOPTION: _____

This is to certify that this Official Zoning Map was adopted by the Board of Supervisors of Deer Lake Borough on June 8th, 1971, in accordance with Ordinance #28 of the Borough of Deer Lake, Schuylkill County, Pennsylvania.



David B. Green, Council President	R. Wayne Cooper II, Council Vice President
Larry Kitzmann, Mayor	Charles Miller, Secretary & Treasurer
Barry P. Buchanan, Councilman	David Shantz, Councilman
Chuck Weiss, Councilman	Steve Strama, Councilman
Ann Smith, Councilman	

LEHIGH ENGINEERING
 200 MAHANTOGB ST. • POTTSVILLE, PA • 570-529-2300 • WWW.LEHIGHENGINEER.COM

