

SECTION 506 S-1 SHORELINE DISTRICT:

The purposes of the Shoreline District regulations shall be to protect the lakefronts and the shorelines of the Borough of Harveys Lake and to maintain safe, healthful conditions and to prevent and control water pollution and to control building sites and the placement of structures and to preserve shore cover and natural beauty. The use of land and water, the size, type and location of structures on lots, the installation of waste disposal facilities, the filling, grading, and dredging of any land and the cutting of shoreline vegetation shall be in full compliance with this section, other provisions of this Ordinance and other applicable ordinances and regulations.

- A. Site plan: The use, development and/or improvements to any property located in the S-1 District shall require the submission of a Site Plan, as defined in this Ordinance. Said Site Plan shall be submitted with and shall be deemed to be part of the required Zoning Permit Application for the proposed use, development and/or improvements of the subject property. The required topography for property in the S-1 District shall be based on two (2) foot contour intervals.
- B. General standards: In addition to the standards set forth throughout this Ordinance, the following standards shall apply to the use, development and/or improvements of properties located within the S-1 District:
- (1) The use, development and/or improvements of any property which extends into the water shall require the submission and approval of the appropriate Water Encroachment Permit under the jurisdiction of the Pennsylvania Department of Environmental Protection. Documentation of said approval shall be submitted with the Zoning Permit Application for the subject property.
 - (2) The use, development and/or improvements of any property shall require the submission and approval of Soils Erosion and Sedimentation Control Plan by the Luzerne County Conservation District. Documentation of said approval shall be submitted with the Zoning Permit Application for the subject property.
 - (3) Water supply and sewage disposal facilities may be provided for any use, development and/or improvements in the S-1 District that does not include a dwelling unit
 - (4) Water supply and sewage disposal facilities shall be required for any use, development and/or improvements that include a dwelling unit.
 - (5) Not more than one (1) dwelling unit shall be permit upon a lot, property and/or parcel of land located within the S-1 District.
 - (4) All parking, loading or similar areas shall be paved and/or constructed with permeable materials.

- (5) Lighting devices shall be oriented so as to minimize disturbances on surrounding properties.

506.1 PERMITTED USES:

Boathouse
Boat Storage, Noncommercial
Dwelling Unit, as defined in Article 2 of this Ordinance
Private and Public Beaches
Private and Public Docks
Off-street accessory parking - Zoning approval shall subject to securing a Highway Occupancy Permit from PennDOT.

506.2 USES PERMITTED BY SPECIAL EXCEPTION:

NONE

506.3 CONDITIONAL USES

NONE

506.4 DIMENSIONAL REGULATIONS:

A. Minimum Lot Area: NONE

B. Minimum Shoreline Frontage: Fifty (50') feet

C. Front Yard: Ten (10') feet from the public right-of-way

D. Rear Yard: Zero (0') feet to the Shoreline

E. Side Yard: (Extending into the Lake) No part of any dock, boathouse, structure and/or other improvement extending beyond the shoreline shall be less than ten (10') feet to the extended side yard property line of the lot or parcel based upon the shoreline frontage of the subject property.

F. Side Yard: (Not extending into the Lake) the side yard shall be not less than ten (10') feet on each side.

B. Maximum Lot Coverage and/or Development/Improvements

The maximum amount of lot coverage and/or development/improvements to a property within the S-1 District shall be based upon the Site Plan based upon the following calculations:

1. Determine area of land in square feet, not extending beyond the shoreline of a property, or beyond its existing front yard and side yard property boundaries.

2. Determine the square feet of surface water extending fifty (50') feet beyond the shoreline frontage of the property with the subject calculations based upon the length of the shoreline frontage multiplied by a distance fifty (50') feet beyond the shoreline.

The sum of the above areas of square feet determined under Item 1 and Item 2 multiplied by .60 shall represent the maximum square feet of lot coverage and/or development/improvements to a property that may be constructed on land and/or extending into and over the water. An illustrated example of the above regulations can be found on Page 5-14.

C. Height Regulations:

- (1) The deck of a dock, boathouse or any other structure shall have an elevation that shall not exceed an elevation which is four (4) feet higher than the elevation of spillway at the outlet dam which is 1253.40 feet. A determination of compliance for the above item shall require the applicant to submit a certified shoreline elevation sealed by a Licensed Professional Land Surveyor.
- (2) The maximum height of a boat house, dwelling unit or any other structure as measured from the highest point of the deck of the dock shall not exceed twelve (12) feet. (Refer to Building Height definition under Section 203 for more information).
- (3) A boathouse shall extend a minimum of ten (10) feet into the water to accommodate watercraft.

506.5 SUPPLEMENTARY REGULATIONS:

- A. Maximum Dock Width: The width of the property, less the required side yard setback of ten (10') feet on each side from the extended side yard property line of the lot or parcel based upon the shoreline frontage of the subject property.
- B. Maximum Dock Length: Fifty (50') feet, but not to exceed twenty (20%) percent of the distance to the nearest point on the opposite shore. A determination of compliance may, at the discretion of the Zoning Officer, require the submission certification of the distance of a proposed dock to the nearest point on the opposite shore by a Licensed Professional Land Surveyor.
- C. Required Off-Street Parking: The use, development and/or improvements of any property, based upon the definitions of the above terms as set forth in Article 2 of this Ordinance, shall require a minimum of two (2) off-street parking spaces. An approved Highway Occupancy Permit from PennDOT

must be submitted with the required Site Plan and Zoning Permit Application.

