

**BOROUGH OF ALBURTIS
LEHIGH COUNTY, PENNSYLVANIA**

Ordinance No. 300

(Duly Adopted July 14, 1993)

AN ORDINANCE AMENDING THE BOROUGH OF ALBURTIS ZONING ORDINANCE BY REDUCING THE MINIMUM TRACT SIZE FOR SINGLE-FAMILY ATTACHED DWELLINGS IN THE R-2 MEDIUM-DENSITY RESIDENTIAL ZONING DISTRICT FROM FIVE (5) ACRES TO FOUR (4) ACRES.

WHEREAS, the Borough of Alburdis is empowered to enact, amend, and repeal zoning ordinances under Article VI of the Pennsylvania Municipalities Planning Code, 53 PA. STAT. ANN. § 10601 *et seq.*; and

WHEREAS, Borough Council has enacted a zoning ordinance, which has been codified as Chapter 137 of the Code of the Borough of Alburdis (1981), as amended; and

WHEREAS, Borough Council desires to amend the provisions of the Zoning Ordinance relating to minimum lot area for single-family attached dwellings in the R-2 Medium-Density Residential District in the manner set forth in this Ordinance; and

WHEREAS, on June 3, 1993, which is more than thirty (30) days prior to the date of the enactment of this Ordinance, the Borough submitted a copy of this Ordinance to the Alburdis Planning Commission and the Joint Planning Commission of Lehigh and Northampton Counties, to provide them with an opportunity to submit recommendations, in accordance with the provisions of 53 PA. STAT. ANN. § 10609(c) and (e); and

WHEREAS, the Alburdis Planning Commission did not meet during the period prescribed by the Municipalities Planning Code to provide comments to the Borough Council; and

WHEREAS, by letter dated June 25, 1993, the Joint Planning Commission of Lehigh and Northampton Counties supported the amendment contained in this Ordinance

and suggested that the minimum tract size for single-family attached dwellings in the R-2 district could be reduced even more or eliminated; and

WHEREAS, on June 23, 1993 and June 30, 1993, the Borough published a public notice in the *East Penn Press*, a newspaper of general circulation in the Borough of Alburdis, of its intention to conduct a hearing on this Ordinance on July 14, 1993 at 7:00 p.m. in the Borough Hall, 260 Franklin Street, Alburdis, Pennsylvania, and to consider the adoption of this Ordinance immediately after the conclusion of said public hearing. The notice stated the particular nature of the matter to be considered at the hearing, as provided in the title of this Ordinance; and

WHEREAS, immediately prior to the vote of Borough Council enacting this Ordinance, Borough Council conducted a hearing on this Ordinance, pursuant to 53 PA. STAT. ANN. § 10609(b), and did not substantially change or revise this Ordinance as a result of the hearing;

NOW, THEREFORE, be it **ORDAINED** and **ENACTED** by the Borough Council of the Borough of Alburdis, Lehigh County, Pennsylvania, as follows:

SECTION 1. The table contained in Section 137-24 of the Code of the Borough of Alburdis (relating to Zoning Ordinance—Area and height regulations in the R-2 Medium-Density Residential District), shall be amended by replacing the words “Tract: 5 acres” contained in the Minimum Lot Area requirement for Single-family attached dwellings, with the words “Tract: 4 acres”.

SECTION 2. The Secretary of the Borough shall send a certified copy of this Ordinance to the Joint Planning Commission of Lehigh and Northampton Counties within thirty (30) days after the date of enactment, as required by 53 PA. STAT. ANN. § 10609(g).

DULY ORDAINED and **ENACTED** by the Borough Council of the Borough of Alburdis, this 14th day of July, 1993, in lawful session duly assembled.

**BOROUGH COUNCIL
BOROUGH OF ALBURDIS**

Carlton R. Raines, President

Attest:

Louise Staub, Secretary

AND NOW, this 14th day of July, 1993, the above Ordinance is hereby **APPROVED**.

Ronald J. DeIaco, Mayor