

Ordinance 182

An Amendment to Zoning Ordinance No. 144, Section 1302 (Signs)

BE IT ENACTED AND ORDAINED, by the Borough Council of the Borough of Indian Lake, Somerset County Pennsylvania, and by authority of the same, as follows:

Ordinance 144, Section 202 shall be amended as follows:

Existing Section 202, PPP will be replaced with the following:

PPP. Sign. Any surface, fabric or device being lettered, pictorial or sculpted matter designed to convey information visually and exposed to public view, or any structure designed to carry the above visual information.

Existing Section 202, QQQ will be replaced with the following:

QQQ. Sign, Area of. The entire surface on each plane or planes on which the letters, numbers, words or symbols or any pictorial matter appear and shall include any border.

Existing Section 202, RRR will be replaced with the following:

RRR. Sign Illuminated. A sign lighted by means of lamp or other lighting devices constructed within or outside away from the sign but which are an integral part of the advertising effect.

Existing Section 202, SSS will be replaced with the following:

SSS. Sign, Nonconforming. A sign lawfully existing on the effective date of this Ordinance or subsequent amendments hereto which does not completely conform to the sign regulations applicable in the district in which it is located. All Temporary non-conforming Signs will be required to meet the revised ordinance regulations, within 30 (thirty) days following the enactment of this revision to the Zoning Ordinance.

Existing Section 202, TTT will be replaced with the following:

TTT. Other Signs

1. Sign, Overhanging. Any sign suspended from a building, pole or other object irrespective of any restraining bracing.
2. Sign, Temporary Real Estate. Any sign advertising a home or property for sale or rent in the Borough.
3. Sign, Temporary Business. Any sign promoting a business or company performing work on a home or property in the Borough.

4. Sign, Permanent. Any sign permanently affixed or attached to the ground or a structure or which cannot be removed without special handling.

Ordinance 144, Section 902 shall be amended by replacing only the preface provision of this Section with the following. The content of Section 902.A, 902.B and 902.C shall remain unchanged.

902. BUILDING PERMIT

No building, structure or Permanent Sign shall be erected, constructed, moved, added to or structurally altered, nor shall any land be put to use without a permit thereto issued by the Zoning Officer or Building Code Official as applicable. No such permit shall be issued except in conformity with the provisions of this Ordinance or upon written order from the Zoning Hearing Board in the form of an Administrative Review, Special Exception or Variance, or by Council as a Conditional Use, as provided by this Ordinance or by an Order of the Court.

Ordinance 144 Section 1302 shall be replaced in its entirety with the following:

1302. SIGNS

A. General Provisions.

1. A Temporary Sign permit shall be required for all Temporary Business Signs and Temporary Real Estate Signs. Fees for such permits shall be paid at the Borough Office prior to installing the sign. Included with the permit fee, all requests will require the address of the property where the sign is being placed and the location (front or rear of the property).
2. A building permit shall be required for all Permanent Signs. Such permits may be obtained from the Borough Office or Building Code Official. A drawing of such sign together with a location map and address showing the proposed location of the sign shall be required for permanent signs. All Permanent Signs shall be reviewed as a Conditional Use by Council prior to any permit being issued.
3. All signs must be erected and maintained in a safe and orderly condition. Signs in disrepair, faded, broken, falling over and/or in poor condition will be evaluated by the Borough Zoning Officer. Any sign found to be in violation of this Ordinance may be removed by the Borough at the owner's expense.
4. Temporary Signs erected for directional reasons must not exceed six (6) inches by twenty-four (24) inches in size and must be removed within twenty- four (24) hours after use. All such directional signs may not be placed directly in Borough beautification areas or as to block the view of such areas.

B. Size. All signs must conform to the following limitations in size.

1. House and Residential Name signs no more than forty-eight (48) inches by forty-eight (48) inches must be erected in such a manner and in such location, that they do not interfere in any way with snow plowing or road maintenance vehicles. Only

one (1) sign shall be permitted at the roadway and for properties that abut Indian Lake, one (1) additional sign shall be permitted at the shoreline. Signs erected near the public roadway shall not encroach upon the Borough road easement.

2. Commercial Location signs shall be no more than thirty-six (36) inches by sixty (60) inches and must not be erected on the Borough road right of way.
3. Temporary Real Estate Sales Signs shall be no more than twenty- four (24) inches by thirty-six (36) inches and must be located on the property being sold. A directional sign may also be placed at a nearby intersection so as to permit directional guidance to the property being sold. A maximum of two signs and one directional sign shall be permitted per property. Additionally, placement of one receptacle for enclosure of sale brochures is permitted at the property.
4. Temporary Real Estate Sign permits shall be assessed per property. The permit fee will be a one-time fee for the property and will expire when the property is either sold or rented.
5. Directional signs shall be no more than six (6) inches by thirty (30) inches, shall be used to indicate the direction or distance to a public or business facility and shall be erected at a point approved by the Zoning Officer which shall be a common point for other signs of that type where possible.
6. All Temporary Real Estate Sales Signs shall be removed within forty-eight (48) hours after the closing is held on the property on which the sign is located takes place. The sign must be removed by the owner of the sign or the owner of the property. In the event the sign is not removed as set forth above, the Zoning Officer shall prepare a notice which shall describe the sign and state that if the sign is not removed within five (5) days of the receipt of the notice, it will be removed by the Borough of Indian Lake and all costs incidental to said removal shall be considered a debt owed to the Borough by the owner of the sign and the owner of the property and may be recovered in an appropriate court action by the Borough. Notice by certified mail to the owner of the property on which the sign is located shall constitute adequate legal notice.
7. Temporary Business Signs shall be no more than twenty- four (24) inches by thirty-six (36) inches and must be located on the property where the work is being performed. A maximum of one sign shall be permitted per property.
8. Temporary Business Sign permits shall be assessed per property where the work is being performed. The permit shall be for 6 months. The sign shall be removed no later than 6 months from the time the permit fee is paid. If the work being performed continues past the 6-month expiration the business may pay an additional permit fee to add an additional 6 months of time. No Temporary Business Sign shall be permitted on any property for more than 12 months from the initial payment of the permit. Any sign that is not removed by the expiration time of the

permit will be removed by the Zoning Officer and held at the Borough office for 30 days. After that time the sign will be disposed of.

ORDAINED AND ENACTED the 11th day of October, 2017.

BOROUGH OF INDIAN LAKE

Attest:

Kristen Reinger
Secretary

By: [Signature]
President of Council

APPROVED this 11th day of October, 2017

[Signature]
Mayor