

ORDINANCE NO. 48

AN ORDINANCE OF THE BOROUGH OF INDIAN LAKE, SOMERSET COUNTY, PENNSYLVANIA, AMENDING ORDINANCE NUMBER 22, CLASSIFYING, REGULATING AND RESTRICTING THE USE OF LAND IN THE AFORESAID BOROUGH AND KNOWN AS A BOROUGH ORDINANCE.

BE IT ENACTED AND ORDAINED AND IT IS ENACTED AND ORDAINED, THAT ARTICLE XIII SECTION 1311 AND 1312 SHALL BE AMENDED AS FOLLOWS:

Section 1311: BUILDING PERMIT

No building, structure, or sign shall be erected, constructed, moved, added to, or structurally altered, nor shall land be put to any use without a permit therefor, issued by the Zoning Officer. 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 as provided by this Ordinance or by the Court.

A. Form of Application. All applications shall be made in writing and shall be accompanied by two (2) sets of plans drawn by a registered surveyor or registered engineer, showing at least the following information:

1. Actual dimensions and shape of the lot to be built on.
2. The exact size and location on the lot of buildings, structures, or signs existing and/or proposed extentions thereto, as staked on the ground by the registered surveyor or registered engineer.
3. The number of dwellings units, if any, to be provided.
4. Methods of sewage and solid waste disposal, plus information of quantity and quality of sewage involved and proposed method of treatment if required.
5. Parking spaces provided and/or loading facilities.
6. Statement indicating the existing or proposed use.
7. Height of structure, building, or sign.
8. All other information necessary for such Zoning Officer to determine conformance with and provide for enforcement of this Ordinance.
9. Copies of the building plans approved by the Pennsylvania Department of Labor and Industry.

One (1) copy of the plans shall be returned to the applicant by the Zoning Officer after he shall have marked such copies either as approved or disapproved and attested to same by his signature on such copy.

One (1) copy of all such plans shall be retained by the Zoning Officer for his permanent records.

Such approval and Building Permit shall be issued or refused within thirty (30) days from date of application. In case of refusal, the applicant shall be informed of his rights of appeal. The application for a permit shall be submitted in such form as the Zoning Officer may prescribe.

B. Expiration of Building Permit. Building permit shall expire within Ninety (90) days from date of issuance, if work described in any permit has not begun. If work described in any building permit has begun, said permit shall expire after two (2) years from date of issuance thereof.

Section 1312: CERTIFICATE OF USE AND OCCUPANCY

A Certificate of Use and Occupancy shall be required upon the completion of the work contemplated. It shall be unlawful to use and/or occupy any structure, building, and/or land or portions thereof in any manner until a Certificate of Use and Occupancy has been issued. No Certificate of Occupancy shall be issued if the intended use conflicts with or violates any covenants, express or implied, which affects the real estate within the Borough of Indian Lake.

A. Form of Application. The application for Certificate of Use and Occupancy shall be submitted in such form as the Zoning Officer may prescribe.

B. Issuance of Certificate of Use and Occupancy. The Zoning Officer shall inspect any structures, building, sign and/or land or portions thereof and shall determine the conformity therewith. If he is satisfied that the completed work is in conformity with this Ordinance and with the work listed in the Building Permit, he shall issue a Certificate of Use and Occupancy.

Certificate of Use and Occupancy shall be granted or refused in writing, within ten (10) days from the date of application.

ORDAINED AND ENACTED INTO LAW, THIS 18TH DAY OF AUGUST 1981.

Attest

Borough of Indian Lake

Beverly J. Brown
Secretary

/s/ Frank A. Bedois
President of Council

Examined and approved this 18th day of August 1981.

Borough of Indian Lake

/s/ John A. Meehan, Sr.
Mayor

I hereby certify that the foregoing Ordinance is Ordinance No. 48 approved 18 August 1981 duly advertised and transcribed.

Beverly J. Brown
Secretary