

ORDINANCE NO. 175

**AN ORDINANCE AMENDING ORDINANCE NUMBER 144
OF THE BOROUGH OF INDIAN LAKE, SOMERSET COUNTY
PENNSYLVANIA, THE "ZONING ORDINANCE"**

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

SUMMARY OF CHANGES

1. Use of Private Parks (P-1)

601.A.2 Change From:

2. No tents, trailers, sheds, boats, vehicles or mobile homes may be placed or stored on park property and no roads may be built thereon. No motor vehicles are permitted on park property other than those actually required during construction of boat facilities.

To:

2. No tents, trailers, sheds, boats, vehicles or mobile homes may be placed or stored on park property and no roads may be built thereon. Motor vehicles are not permitted on park property other than those actually required during construction of boat facilities or for transportation to a park owner's docking area. Motor vehicles including golf carts or other all-terrain style utility vehicles may be parked in the area of the park owner's dock during periods of boat usage provided that access of other park owners is not impeded; however, overnight parking shall not be permitted.

2. Additional Changes: The following changes are enacted for the reasons stated.

Minimum living area for dwelling units:

304. Change From: In R-1 Districts the minimum living area of private dwellings shall be Twelve Hundred (1200) square feet on the first floor exclusive of porches, basements and garages ...

To:

In R-1 Districts the minimum living area of private dwellings shall be Twelve Hundred Fifty (1250) square feet on the first floor exclusive of porches, basements and garages ...

Purpose of Change: Make consistent with other provisions.

501.A.3.(c) Delete this provision:

(c) where boats are stored on a trailer, the trailer must have a valid Pennsylvania registration.

Purpose of change: Enforcement.

502.A.8.(c) Delete this provision:

(c) where boats are stored on a trailer, the trailer must have a valid Pennsylvania registration.

Purpose of change: Enforcement.

801.E.4 Delete this provision:

(4) where boats are stored on a trailer, the trailer must have a valid Pennsylvania registration.

Purpose of change: Enforcement.

802.A.1.(d) Delete this provision:

(d) where boats are stored on a trailer, the trailer must have a valid Pennsylvania registration.

Purpose of change: Enforcement.

1307.2.B.1).(a) Change From:

(a) Maximum Size for a walled boathouse is thirty-three (33) feet wide by thirty six (36) feet deep.

To:

(a) Maximum Size for a walled boathouse is – thirty-three (33) feet wide by forty (40) feet deep.

1307.2.B.2).(a) Change From:

(a) Maximum Size for an un-walled boathouse is – thirty-three (33) feet wide by thirty (30) feet deep but may not encroach into the lake by more than thirty (30) feet as specified in Section 2.A.1.b.

To:

(b) Maximum Size for an un-walled boathouse is a thirty-three (33) feet wide by forty (40) feet deep but may not encroach into the lake by more than thirty (30) feet as specified in Section 2.A.1.b.

Purpose of change: Recommendation of Planning.

1307.2.C.1).(a) Change From:

(a) Maximum Size – Forty seven (47) feet wide by thirty-six (36) feet deep.

To:

(a) Maximum Size – Forty seven (47) feet wide by forty (40) feet deep.

1307.2.C.1).(b)(1) Change From:

(1) Flat or Deck Type Roofs – Thirteen (13) feet as measured from the normal pool level of the lake. Where a deck is constructed, deck railing can be no higher than forty-two (42) from the deck surface and must be of the see through type. Spindles may be no wider than two (2) and the spacing of the spindles must conform to the standard published in the International Residential Code (IRC).

To:

(1) Flat or Deck Type Roofs – Thirteen (13) feet as measured from the normal pool level of the lake to the highest point of the roof or deck surface. Where a deck is constructed, deck railing can be no higher than forty-two (42) inches from the deck surface and must be of the see through type. Spindles may be no wider than two (2) inches and the spacing of the spindles must conform to the standard published in the International Residential Code (IRC).

Purpose of change: Make consistent with other provisions.

1307.2.C.2).(a) Change From:

(a). Maximum Size – Forty-seven (47) feet wide by thirty (30) feet deep

To:

(a). Maximum Size – Forty-seven (47) feet wide by forty (40) feet deep

Purpose of change: Recommendation of Planning.

1307.2.C.2).(b)(1) Change From:

(1). Flat or Deck Type Roofs – Thirteen (13) feet as measured from the normal pool of the lake. Where a deck is constructed, deck railing can be no higher than forty-two (42) from the deck surface and must be of the see through type. Spindles may be no more than two (2) inches and the spacing of the spindles must conform to the standard published in the International Residential Code (IRC).

To:

Flat or Deck Type Roofs – Thirteen (13) feet as measured from the normal pool level of the lake to the highest point of the roof or deck surface. Where a deck is constructed, deck railing can be no higher that forty-two (42) inches from the deck surface and must be of the see through type. Spindles may be no wider than two (2) inches and the spacing of the spindles must conform to the standard published in the International Residential Code (IRC).

Purpose of change: Make consistent with other provisions.

1307.2.D.2) Change From:

2). Maximum Size – The maximum size shall not exceed fourteen (14) feet wide and thirty (30) feet in length. An un-walled boathouse may be constructed to extend out into the lake but may not extend out into the lake further than thirty (30) feet from the natural shoreline or may encroach the natural shoreline into the park lot provided that all other park lot owners provide a signed agreement for the encroachment as part of the permit application.

To:

2). Maximum Size – The maximum size shall not exceed fourteen (14) feet wide and forty (40) feet in length. An un-walled boathouse may be constructed to extend out into the lake but may not extend out into the lake further than thirty (30) feet from the natural shoreline or may encroach the natural shoreline into the park lot provided that all other park lot owners provide a signed agreement for the encroachment as part of the permit application.

Purpose of change: Recommendation of Planning.

1307.2.E.2) Change From:

2). Maximum Size – The maximum size is restricted to thirty (30) feet wide and thirty (30) feet in length. An un-walled boathouse may be constructed to extend out into the lake but may not extend into the lake further than thirty (30) feet from the natural shoreline or may encroach the natural shoreline into the park lot provided that all other park lot owners provide a signed agreement for the encroachment as part of the permit application.

To:

2). Maximum Size – The maximum size is restricted to thirty (30) feet wide and forty (40) feet in length. An un-walled boathouse may be constructed to extend out into the lake but may not extend into the lake further than thirty (30) feet from the natural shoreline or may encroach the natural shoreline into the park lot provided that all other park lot owners provide a signed agreement for the encroachment as part of the permit application.

Purpose of change: Recommendation of Planning.

In all other respects, said Ordinance No. 144 shall remain in full force and effect.

ORDAINED AND ENACTED the 9th day of March, 2016.

BOROUGH OF INDIAN LAKE

ATTEST


Secretary

by


President of Council

APPROVED this 9th day of March, 2016

Mayor

