

ORDINANCE NO. 64

AN ORDINANCE AMENDING ORDINANCE NO. 50  
ENTITLED ZONING ORDINANCE OF THE BOROUGH  
OF INDIAN LAKE, PENNSYLVANIA.

WHEREAS, the Planning Commission of the Borough of Indian Lake has recommended to the Borough Council of the Borough of Indian Lake that Article 12, Section 1202 of the Indian Lake Borough Zoning Ordinance be amended; and,

WHEREAS, the Borough Council of the Borough of Indian Lake has considered the recommendation and believes that such Amendment is consistent with and furthers the Community development objectives set forth in the Zoning Ordinance; and,

WHEREAS, the Somerset County Planning Commission has approved the Amendment.

BE IT ORDAINED AND ENACTED by the Council of the Borough of Indian Lake, and it is hereby ordained by the authority of the same as follows:

SECTION I: That Article 12, Section 1202, of Ordinance No. 50 shall be amended to add the following:

"E. Real Estate Signs. In all districts where a Real Estate sign is permitted, the following regulations shall apply:

1. Definitions: For purposes of this Section, the following definitions shall apply:

(a) Real Estate Sign: Any sign to sell, lease or rent land or buildings (but not a sign located at a real estate broker's office or other office devoted to the sale of real estate, designating or advertising such office as such).

(b) Closing: As regards the sale of real estate, the final step of the transaction whereat the consideration is paid, the mortgage, if any, is secured, the deed is delivered or placed in escrow, etc. As regards to the lease or rental of real estate on buildings, the time when the lease is executed or the tenant takes possession. In the event both occur, the first in time to take place.

2. (a) All real estate signs shall be removed either by the owner of the sign or the owner of the property upon which it is erected not later than 48 hours after closing.

(b) In the event the sign is not removed within the time allowed in Section 2. (a) above, the Borough Zoning Officer shall prepare a Notice which shall describe the sign and specify the violation involved and which shall state that if the sign is not removed within five (5) days of the date of the receipt of the Notice, the sign should be removed in accordance with the provisions of this Section. The sign shall be removed by the Borough of Indian Lake and such sign shall become the property of the Borough of Indian Lake, and may be disposed of in any manner deemed appropriate by the Borough. Any costs incurred by the Borough incident to the removal and/or disposal of a sign 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. The cost of removal and/or disposal shall include any and all incidental expenses incurred by the Borough in connection with the sign's removal and/or disposal, including costs of Notice to the owners of the sign, property and occupant."

All notices mailed by the Zoning Officer shall be by certified mail. The Notice shall be mailed to the owner of the property on which the sign is located, the owner of the sign and the occupant of the property if different from the owner of the property or sign. If any of such persons is

unknown or cannot be found, Notice shall be mailed to such person's last known address, if any, and posted on the sign on the premises.

SECTION II: All ordinances or parts of Ordinances inconsistent herewith are hereby repealed:

ORDAINED AND ENACTED this 10th day of February, 1986.

Attest:

BOROUGH OF INDIAN LAKE

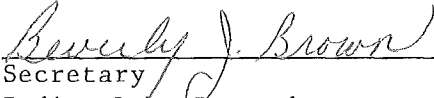
Beverly D. Brown  
Secretary

By Jeffrey R. Burke  
President of Council

Examined and approved by me this 10th day of February, 1986, 1986.

Edward P. Logante  
Mayor

I hereby certify that the foregoing ordinance is No. 64, approved February 10, 1986, duly advertised and entered into the Ordinance Book on March 13, 1986.

  
Secretary  
Indian Lake Borough