

ORDINANCE NO. 189

AN AMENDMENT TO ZONING ORDINANCE NO. 144,

SECTION 308 (CONSTRUCTION ON UNDEVELOPED PLATTED LOTS)

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:

Section 1: Ordinance No. 144, Section 308, shall be replaced in its entirety with the following:

308. CONSTRUCTION ON UNDEVELOPED PLATTED LOTS

From and after the date of ordination and enactment of this Ordinance, no Accessory Building or Structure, Boat House, Gazebo and/or storage shed or storage locker shall be built on any lot within the Borough unless and until, or at the same time, a Dwelling Unit has been built or is being built upon said lot or an additional Platted Lot within the Borough owned by the same person. This provision shall not prohibit the owner of a Platted Lot in an R-1 Zoning District, without a Dwelling Unit built thereon, from constructing an Accessory Building or Structure, Boat House, Gazebo and/or one storage shed or storage locker if he or she owns a Platted Lot with a Dwelling Unit thereon within the Borough. In such cases, construction of the Accessory Building or Structure, Boat House, Gazebo, Storage Shed, and/or Storage Locker must conform with the provisions associated with these structures contained within this ordinance.

Section 2: In all other respects, Ordinance No. 144, as amended, is hereby confirmed and ratified.

Section 3: If any section, clause, phrase, portion or provision of this Ordinance is for any reason determined by a Court of Competent jurisdiction to be invalid, such holding shall not affect the validity of the remaining portions of the Ordinance.

Section 4: All prior ordinances, parts of ordinances, resolutions, or other official actions in conflict with the provisions of this Ordinance are hereby repealed.

Section 5: The provisions of this Ordinance shall become effective immediately as permitted by law.

ORDAINED AND ENACTED this 13th day of January, 2021

Attest:

BOROUGH OF INDIAN LAKE

Kristen Siehl

Secretary

By: R. J. Deary
President of Council

EXAMINED AND APPROVED by me this 14th day of January, 2021

[Signature]

Mayor