

CHAPTER 4

BUILDINGS

PART 1

DANGEROUS STRUCTURES

- §4-101. Report of Dangerous Structures**
- §4-102. Notice; Requirements of Owner**
- §4-103. Serving of Notice**
- §4-104. Penalty for Violation or Noncompliance**
- §4-105. Borough May Do Work at Owner's Expense Plus 10%.**
- §4-106. Enforcement**

PART 2

OFF-STREET PARKING

- §4-201. Short Title**
- §4-202. Heading**
- §4-203. Interpretation**
- §4-204. Definitions and Interpretations**
- §4-205. Off-Street Parking Provisions Required**
- §4-206. Evidence of Compliance Required**
- §4-207. Penalties**

PART 1

DANGEROUS STRUCTURES

§4-101. Report of Dangerous Structures.

Whenever it shall be reported to the Building Permit Officer of the Borough, upon information received or otherwise, that any structure, completed or in process of construction, or any portion thereof, is in a dangerous condition, the Officer shall immediately cause an investigation and examination to be made of such structure. If such investigation or examination indicates such structure to be dangerous or hazardous to health or safety in any respect, the Officer shall report in writing to the Council, specifying the exact condition of such structure, setting forth in such report whether and in what respect he considers such structure to be dangerous or hazardous and, if so, whether such structure is capable of being properly repaired or whether it should be razed or removed as a dangerous structure.

(Ord. 17-1977, 2/10/1977, §1)

§4-102. Notice; Requirements of Owner.

If any structure is reported by the Officer to the Council, as provided in §4-101 of this Part, to be in a dangerous condition, the Borough Secretary or the Borough Solicitor, upon request of the Borough Council, shall forthwith cause written notice to be served upon the owner of such structure. Such notice shall require the owner of such structure to commence the repair, razing or removal of such building within 30 days of such notice and to complete such repair or removal within 90 days thereof; provided, however, in any case where the notice prescribes the repair of any structure, the owner thereof shall have the option to raze or remove such structure instead of making repairs thereto, within the said time limit.

(Ord. 17-1977, 2/10/1977, §2)

§4-103. Serving of Notice.

The notice required by §4-102 shall be served personally upon the owner of the structure, if such owner resides in the Borough, or upon the agent of such owner, if such agent has a residence or place of business within the Borough. If neither the owner nor the agent thereof can be served within the Borough as hereby provided, such notice shall be sent to the owner of such structure by registered mail, at the last known address thereof, and a copy thereof will be posted in a conspicuous place on such premises.

(Ord. 17-1977, 2/10/1977, §3)

BUILDINGS

§4-104. Penalty for Violation or Noncompliance.

If the owner of any dangerous structure, to whom or which a notice to repair, raze or remove such structure shall have been sent under the provisions of this Part, fails to commence or to complete such repair or removal within the time limit prescribed by such notice, he shall, upon conviction thereof, be sentenced to pay a fine of not more than \$1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 30 days. Each day that a violation continues shall constitute a separate offense.

(Ord. 17-1977, 2/10/1977, §4; as amended by A.O.)

§4-105. Borough May Do Work at Owner's Expense Plus 10%.

If the owner of any dangerous structure, to whom or which a notice to repair or to remove shall have been sent under the provisions of this Part, fails to commence or to complete such repair or removal within the time limit prescribed by such notice, Council may cause such work of repair, razing or removal to be commenced and/or completed by the Borough or its designee and the costs and expense thereof, with a penalty of 10% additional, shall be collected from the owner of such structure in the manner provided by law; provided, however, the recovery of such costs and expense, together with a penalty, may be in addition to the penalty imposed, as provided in §4-104.

(Ord. 17-1977, 2/10/1977, §5; as amended by A.O.)

§4-106. Enforcement.

The Building Permit Officer, or Officer, herein referred to, shall be that person appointed by Council to administer and enforce the provisions of Ord. 3-1980 [Chapter 8].

(Ord. 17-1977, 2/10/1977, §6; as amended by A.O.)

PART 2
OFF-STREET PARKING

§4-201. Short Title.

This Part shall be known and cited as the “Off-Street Parking Ordinance.”

(Ord. 4-1992, 8/13/1992, §1)

§4-202. Heading.

The purpose of this Part is an attempt to assist and assure the orderly and efficient growth and development of businesses and residences within Borough.

(Ord. 4-1992, 8/13/1992, §2)

§4-203. Interpretation.

In interpreting and applying the provisions of this Part, to the extent that this Part conflicts with any other ordinance, rule or regulation of the Borough or the Commonwealth of Pennsylvania, the provisions which establish a higher standard to promote the health, safety and growth for the citizens of the Borough shall prevail.

(Ord. 4-1992, 8/13/1992, §3)

§4-204. Definitions and Interpretations.

NEW CONSTRUCTION — all new residential or commercial use buildings.

PARKING SPACE — a space of at least 10 feet wide by 20 feet long.

REVISED CONSTRUCTION — all residential or commercial use buildings which are altered from their use at the time of passage of this Part.

(Ord. 4-1992, 8/13/1992, §4)

§4-205. Off-Street Parking Provisions Required.

The owner of any property on which a building will be revised or newly constructed shall provide off-street parking spaces as follows:

BUILDINGS

- A. A residential use building shall require a minimum of 1 1/2 parking spaces per each single-family unit.
- B. A commercial use building shall require a minimum of one parking space for each 200 square feet.
- C. Exceptions to the above minimum requirements may be granted by Borough Council upon showing of need or undue hardship.

(Ord. 4-1992, 8/13/1992, §5)

§4-206. Evidence of Compliance Required.

The owner of any property which will be altered or constructed is required to conform to the Borough's Ord. 3-1980 [Chapter 8] relative to the building permit process. Evidence of compliance, including an architectural site plan drawing, must be provided to the Borough Administrator as part of the building permit application process.

(Ord. 4-1992, 8/13/1992, §6)

§4-207. Penalties.

Any person, firm or corporation who shall violate any provision of this Part shall, upon conviction thereof, be sentenced to pay a fine of not more than \$1,000 plus costs and, in default of payment of such fine and costs, undergo imprisonment for not more than 30 days. Each day that a violation of this Part continues shall constitute a separate offense. The building permit issued for the construction shall be revoked and the construction deemed in violation. As such, the intended use of said construction shall be invalid.

(Ord. 4-1992, 8/13/1992, §7; as amended by A.O.)