

TOWNSHIP CODE SECTIONS 14-8.1 AND 14-8.2

14-8.1 Maintenance of Exterior of Premises.

- a. **Hazards and Unsanitary Conditions.** The exterior of the premises and all structures thereon shall be kept free of all nuisances, and any hazards to the safety of occupants, pedestrians and other persons utilizing the premises, and free of unsanitary conditions; and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include but are not limited to the following:
 1. Refuse, garbage and rubbish as defined in Section 14-2.1 contained herein.
 2. Natural Growth. Dead and dying trees and limbs or other natural growth which, by reason of rotting or deteriorating conditions or storm damage, constitute a hazard or nuisance to persons in the vicinity thereof. Trees shall be kept pruned and trimmed to prevent such conditions. All weeds shall be removed from the vicinity of any public sidewalk or roadway.
 3. **Overhangings.** Loose and overhanging objects, and accumulations of ice and snow which by reason of location above ground level constitute a danger of falling on persons in the vicinity thereof.
- b. **Ground Surface Hazards of Unsanitary Conditions.** All holes, excavations, breaks, projections, obstructions, and excretion of pets and other animals on paths, walks, driveways, parking lots, and parking areas and other parts of the premises which are easily accessible to and used by persons on the premises shall be filled and repaired, walks and steps replaced, and other conditions removed where necessary to eliminate hazards or unsanitary conditions. Regarding the removal of accumulated snow or ice on private property from paths, walks, driveways, parking lots and parking areas used by pedestrians and automobiles a summons may be issued where the snow or ice **remains uncleared within** twenty-four (24) hours after the snow has ceased to fall or the ice has formed.
- c. **Recurring Accumulations of Storm Water.** Adequate run-off drains shall be provided and maintained to eliminate any such recurrent or excessive accumulation of storm water.
- d. Sources of Infestation.
- e. **Foundation Walls.** Foundation walls shall be kept structurally sound, free from defects and damage, and capable of bearing imposed loads safely.
- f. **Chimneys and All Flue and Vent Attachments Thereto.** Chimneys and all flue and vent attachments thereto shall be maintained structurally sound, free from defects, and so maintained as to capably perform at all times the functions for which they were designed. Chimneys, flues, gas vents or other draft-producing equipment shall provide sufficient draft to develop the rated output of the connected equipment, shall be structurally safe, durable, smoke-tight, and capable of withstanding the action of flue gases.
- g. **Exterior Porches, Landings, Balconies, Stairs and Fire Escapes.** Exterior porches, landings, balconies, stairs and fire escapes shall be provided with banisters or railings properly designed and maintained to minimize the hazard of falling, and the same shall be kept structurally sound, in good repair, and free from defects.

(1972 Code § 16-8.1; Ord. No. 1690-00 § 3; Ord. No. 2301-11)

14-8.2 Appearance of Exterior of Premises and Structures.

- a. **Residential and Nonresidential.** The exterior of the premises, the exterior of dwelling structures and the condition of accessory structures shall be maintained so that the appearance of the premises and all buildings thereon shall reflect a level of maintenance in keeping with the residential standards of the neighborhood or such higher standards as may be adopted as part of a plan of urban renewal by the Township, and it shall be the duty of the owner or operator to maintain the premises in the manner set forth herein, including, but not limited to the following:
 1. **Storage of Commercial and Industrial Material.** There shall not be stored or used at a location visible from the sidewalk, street or other public areas, equipment and materials relating to commercial or industrial uses unless permitted under the Zoning Ordinance for the premises.
 2. **Landscaping.** Premises shall be kept landscaped and lawns, hedges and bushes shall be kept trimmed where exposed to public view, and shall be maintained so as not to obstruct public access to sidewalks and roadways. All trees shall be kept trimmed so that they do not encroach onto the sidewalk or roadway from the ground to a height of seven (7) feet. Hedges and bushes shall be maintained so that they do not encroach onto the sidewalk. Lawns shall be trimmed and maintained and shall not exceed a height of eight (8) inches from the ground. All lawns, trees, hedges and bushes in violation of any and all provisions of this Ordinance shall be removed, trimmed, or cut to conform to the requirements set forth herein.
 3. **Signs.** All signs shall be maintained in good repair and printed matter, pictures or illustrations contained thereon shall be completely maintained or when no longer in use completely removed.
 4. **Reconstruction of Walls and Sidings.** All reconstruction of walls and sidings shall be of standard quality and appearance commensurate with the **residential character** of the properties in the same block and on both sides of the street on which the premises front, such that the materials used will not be of a kind that by their appearance, under prevailing appraisal practices and standards will depreciate the values of neighboring and adjoining premises.
 5. **General Maintenance.** The exterior of every structure or accessory structure (including fences) shall be maintained in good repair and all surfaces thereof shall be kept painted or whitewashed where necessary for purposes of preservation and appearance. They shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end that the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties and the neighborhood protected from blighting influences. No structure, or part thereof, shall be boarded up or otherwise kept in a state of disrepair.
 6. **Front Yard Parking.** No person shall park, stop or stand any motor vehicle, or permit or suffer the same to be done, in any front yard of premises occupied by a dwelling or hotel except on driveways and parking areas constructed and installed in compliance with applicable Township ordinances and not less than three (3) feet from the interior front sidewalk line adjacent to those premises.
- b. **Nonresidential.** The exterior of the premises and the condition of accessory structures shall be maintained so that the appearance of the premises and all buildings thereon shall reflect a level of maintenance in keeping with the standards of the neighborhood or such higher standards as may be adopted as part of a plan of urban renewal by the Township, and it shall be the duty of the owner or operator to maintain the premises as set forth herein, including, but not limited to the following:
 1. **Landscaping.** All lawns, trees, hedges and bushes shall be maintained so as not to obstruct public access to sidewalks and roadways. Trees, hedges and bushes shall be kept trimmed so that they do not cross the line of the sidewalk from the ground to a height of seven (7) feet.

Lawns shall be trimmed and maintained and shall not exceed a height of eight (8) inches from the ground. All lawns, trees, hedges and bushes in violation of any and all provisions of this Ordinance shall be removed, trimmed, or cut to conform to the requirements set forth herein.

2. **Signs and Billboards.** All permanent signs and billboards exposed to public view permitted by reason of other regulations as a lawful non-conforming use shall be maintained in good repair. Any signs which have excessively weathered or faded or those upon which the paint has excessively peeled or cracked shall, with their supporting members, be removed or put into a good state of repair, **all nonoperative or** broken electrical signs shall be repaired or shall, with their supporting members, be removed.
3. **Windows.** All windows shall be left uncovered and shall not be opaque to the public view. All windows exposed to public view shall be kept clean and free of marks or foreign substances. No stock or inventory shall be permitted in the window display area. All screening of interiors shall be maintained clean and in a good state of repair. Under extraordinary circumstances and with the advance written permission of the Director of the Planning Department certain areas of the window may be screened from the public view.
4. **All tenants or property owners** occupying the street level of a commercial property shall be responsible to sweep and clean all sidewalks and brick pavers in front of their establishment so that they remain free of litter, debris, graffiti, oil, cigarette butts, gum, newspapers, refuse, and all garbage. In order to maintain or restore the level of cleanliness needed, power washing may be needed. Those tenants/owners on a corner shall be responsible for sidewalks and brick pavers on all sides as described above. If there is not a ground level tenant, or if the entire building is vacant, the property owner shall be responsible for maintenance of the sidewalks, brick pavers and landscaping as described in this subsection.

Any trees or landscaping in front of the establishment shall be watered, pruned and maintained. Landscaping shall not be removed or replaced with gravel, asphalt or wood chips.
5. **Signs or Advertisements; Removal.** Except for "For Rent" signs, any temporary sign or other paper advertising material glued or otherwise attached to a window or windows or otherwise exposed in public view shall be removed at the expiration of the event or sale for which it is erected or within sixty (60) days after erection, whichever shall occur sooner.

Except during the course of repairs or alterations, no more than thirty-three and one-third (33 1/3%) percent of the square footage of any single window or single window display area shall be devoted to signs or other temporary advertising material attached to the window or windows or otherwise exposed to public view.

6. **Awnings and Marquees.** Any awning or marquee and its accompanying structural members which extend over any street, sidewalk or other portion of the premises shall be maintained in good repair and shall not constitute a nuisance or a safety hazard. In the event such awnings or marquees are not properly maintained in accordance with the foregoing, they shall, together with their supporting members, be removed forthwith. In the event the awnings or marquees are made of cloth, plastic, or of similar materials, the cloth or plastic where exposed to public view shall be maintained in good condition and shall not show evidence of excessive weathering, discoloration, ripping, tearing, or other holes. Nothing herein shall be construed to authorize any encroachment on streets, sidewalks, or other parts of the public domain.

(1972 Code § 16-8.2; Ord. No. 1573-98 § 1; Ord. No. 1715-00 §§ 1, 2; Ord. No. 1727-00 § 1)