

Chapter 166

PROPERTY MAINTENANCE

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[HISTORY: Adopted by the Board of Supervisors of the Township of West Deer 1-5-1987 by Ord. No. 173; amended in its entirety 5-22-1996 by Ord. No. 259. Subsequent amendments noted where applicable.]

GENERAL REFERENCES

Dangerous buildings — See Ch. 90.
Junk- and salvage yards — See Ch. 140.
Solid waste — See Ch. 181.

§ 166-1. Definitions.

As used in this chapter, the following words or phrases shall have the meanings ascribed to them in this section:

ABANDONED — Any item located for two weeks or more outside an enclosed structure with no known or apparent owner, or which is inoperable, without current registration plates, certificate or inspection, or is in such a condition as to be inoperable.

APPLIANCE — Any stove, refrigerator, television, furnace, water heater, water softener, washer, dryer or mangle or household articles used to perform any of the necessary work in or around a household, and article used in business to increase production or to speed, ease or eliminate work.

BOAT — Any vessel capable of transporting a person on any river, stream, creek, lake or ocean.

BULK RUBBISH — All rubbish which is too large to bag, can or bundle, including furniture, scrap wood, large appliances, bricks, stone, furnaces, automobile tires and automobile parts.

DEAD ANIMALS — All dead animals or parts of dead animals.

GARBAGE — Any accumulation of animal, fish, fowl, food, fruit or vegetable matter arising from the preparation, use, cooking, dealing and/or storage of meat, fish, fowl, food, fruit or vegetable or any other organic substance or substances subject to fermentation or decay, including condemned foods, tin cans and bottles, broken glass or crockery and cooking utensils.

HOUSEHOLD FURNISHINGS — All furniture and other items normally found or used in a home.

JUNKED — Items sold or to be sold for scrap, being stripped or being used or sold for parts.

NUISANCE — Any abandoned boat, trailer, vehicle or appliance, bulk rubbish, garbage, household furnishings, rubbish or waste that is located in an open area or improperly stored or the carrying on of any offensive manufacture or business.

PERSON — Any natural person, partnership, association, firm or corporation.

RUBBISH — All rags, paper, grass cuttings, household refuse, straw, excelsior and such other refuse as may result from ordinary household pursuits. Parts of trees,

bundled, not more than four feet in length and two inches in diameter are to be included as "rubbish."

TRAILER — A wheeled device used as a means of carrying, hauling or conveying any vehicle, person, animal, object or boat.

VEHICLE — An automobile, motorcycle, motorbike, minibike, bicycle, go-cart, truck or other wheeled means of conveyance, motorized or self-propelled.

WASTE — All garbage, rubbish, bulk rubbish, dead animals, junk or abandoned vehicles.

§ 166-2. Accumulation or storage of certain vehicles and articles prohibited.

It shall be unlawful for any person to accumulate or store any junked or abandoned vehicle, trailer, boat, appliance or household furnishing or to otherwise maintain a nuisance on private or public property within the Township of West Deer, Allegheny County, Pennsylvania.

§ 166-3. Clearing property of accumulated waste.

Any person, owner or tenant who allows to accumulate or causes to be dumped any rubbish, bulk rubbish, garbage, dead animals, junk, abandoned vehicles or other waste material in or on any dwelling, cellar, lane, alley, yard or vacant ground or otherwise maintains a nuisance in the Township of West Deer shall, after notification in writing by the Code Enforcement Officer or any police officer of the township, cause such dwelling, cellar, building, lane, alley, yard or vacant ground to be cleared of any such material within 48 hours of receipt of such notice, and thereafter keep the aforesaid dwelling and ground clear and free from the same.

§ 166-4. Abatement of nuisance by township; violations and penalties.¹

If any person, upon receipt of notice pursuant to § 166-3 hereof, fails to clear any property in compliance with such notice, then the Code Enforcement Officer or any police officer of the township shall notify such person in writing of such failure, and if the nuisance is not cleared within 48 hours after receipt of this second written notice, the Code Enforcement Officer or police officer of the township shall impose a civil penalty in the amount of \$300 upon the violator and may take such other action as may be required to clear such nuisance, the reasonable costs of which shall be assessed against such violator by means of a municipal claim.

§ 166-5. Permit to work on vehicle, trailer or boat.

- A. Any person may, by applying for a special permit at the Township of West Deer Municipal Building and paying the fee therefor as set out in a schedule of fees adopted and amended from time to time by motion of the Township of West Deer, be permitted to work on any single inoperable vehicle, trailer or boat otherwise constituting a violation of § 166-2 hereof. The term of this permit shall not exceed 30 days.
- B. Any person may extend the above special permit an additional 30 days by applying for such permit at the Township of West Deer Municipal Building and paying the fee set out in a schedule of fees adopted and amended from time to time by resolution of the Township of West Deer. No permits will be extended after the above sixty-day period.

¹ Editor's Note: See also Ch. 1, General Provisions, Art. III, Violations and Penalties.

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§ 166-6. Procedure for prosecution.

All civil prosecutions under this chapter shall be brought in the name of the Township of West Deer before the District Justice and shall be commenced by complaint and summons and shall be directed to and be served by a constable or other proper person.

