

Chapter 92

BUILDINGS, NUMBERING OF

§ 92-1. Street number regulations; effective date.

§ 92-2. Prohibited activity.

§ 92-3. Enforcement.

§ 92-4. Violations and penalties.

§ 92-5. Mediation of conflicts.

[HISTORY: Adopted by the Board of Supervisors of the Township of West Deer 4-15-1998 by Ord. No. 277. Amendments noted where applicable.]

GENERAL REFERENCES

Fire protection — See Ch. 23.

Building construction — See Ch. 88.

Subdivision and land development — See Ch. 185.

§ 92-1. Street number regulations; effective date.

The owners of all buildings or property within the Township to which street numbers have been assigned in accordance with Allegheny County 911 System shall have the street number prominently displayed at all times in accordance with the following standards. For the purpose of this chapter, a “street number” is an address number established in accordance with the county-wide 911 system with reference to the adjacent road or street assigned and given to a particular building or property.

- A. Each building to which a street number has been assigned shall have a street number displayed upon the building and the mailbox (if applicable) except that for buildings which are located a distance greater than 50

feet from the nearest public or properly marked private roadway or upon which signage cannot be attached or would not be readable from the nearest public or properly marked private roadway by reason of natural or manmade obstructions, the owner of said property shall be required to provide posted signage within 20 feet of the public roadway, which post shall have affixed thereon the street number which has been assigned to the building.

- (1) The signage on the house shall be within the proximity of the front door.
- (2) Numbers of signage within 20 feet of the roadway shall be placed on a post in a vertical position four to five feet in height.
- (3) Numbers are to be legible and distinguishable of not less than four inches in height.

B. If, for any reason, the street number of a particular building is not readily identifiable by posted signage along the public or properly marked private roadway whether due to the proximity of multiple buildings with different street numbers or some other reason, then the street number should be affixed to the building as well as posted by the road. Similarly, if a single building has multiple street numbers or apartment numbers such as a professional building or apartment, a building directory should be posted at the main entrance of the building.

C. This chapter shall take effect on September 30, 1998.

§ 92-2. Prohibited activity.

It shall be unlawful to cover, conceal, obstruct, destroy, remove, deface or vandalize any street number or road/street name sign installed or displayed pursuant to and in accordance with the requirements of this chapter.

§ 92-3. Enforcement. [Amended 6-21-2000 by Ord. No. 296]

- A. Upon determining that a building or property is not in compliance with the street number regulations of this chapter, the Township Board of Supervisors or its designated representative may pursue the following enforcement remedies:
- (1) The Supervisors may provide a written notice of violation to the owners, occupants and other persons in possession of buildings or property which have not been numbered in accordance with these regulations. Such notice shall order immediate compliance with the street number regulations. Any person who is aggrieved by a notice of violation issued pursuant to this section may appeal to the Township Supervisors by filing a written notice of appeal with the office of the Township Manager within 10 days of the date of the notice of violation.
 - (2) In the event that the owners, occupants or other persons in possession of a building or property have failed to comply with this chapter within 10 days of receiving a notice of violation, the township may install the required signage, in order to bring the building or property into compliance with the standards promulgated in this chapter.
- B. The township may send an invoice to the property owners, occupants or other persons in possession to recover the cost of material and labor for the purchase and installation of signage, plus reasonable administrative fees, interest and other charges allowed by law. In the event that the owners, occupants or other persons in possession fail to pay such invoice, the township may institute proceedings at law to collect such costs, together with all penalties, interest, fees and other charges which are authorized by applicable law. The township also may take action to assess these costs and charges against the property and the owners thereof and

collect the same as a municipal lien or may take any other action to collect these amounts as may be permitted by law.

§ 92-4. Violations and penalties. [Amended 6-21-2000 by Ord. No. 296]

Any person who shall be found to have engaged in the unlawful conduct set forth in § 92-2 of this chapter, or who shall fail to fully comply with these street numbering regulations within 10 days of receiving a notice of violation pursuant to § 923 of this chapter, may be issued a citation by the township pursuant to this section. Upon a finding of guilt, such person shall be sentenced to pay a fine of no less than \$200 and no more than \$300, together with court costs.

§ 92-5. Mediation of conflicts.

Should any of the required provisions become of conflict or placement requiring the need of mediation, the West Deer Township Board of Supervisors will designate the Chief of Police as mediator to reach an applicable decision regarding the correct placement of the signage.