

Township of Peters, PA
Tuesday, January 7, 2020

Chapter 315. Property Maintenance

§ 315-15. Exterior property areas.

- A. Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.
- B. Grading and drainage. All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Exception: approved retention areas and reservoirs.
- C. Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas open to the public and in regular use shall be kept in a proper state of repair, and maintained free from hazardous conditions including snow, ice, mud and debris. If any sidewalks or driveway, or portion thereof, by virtue of its state of repair shall constitute a hazard to public health and safety, the sidewalk or driveway or a portion thereof shall be replaced in accord with Township regulations.
- D. Weeds/grass. All premises and exterior property shall be maintained free from weeds or grass in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs; provided; however, this term shall not include cultivated and well-maintained flowers and gardens, wooded sections, vetch hillsides, open fields, meadows, prairies and other natural areas. Woodlands and other natural areas may be left in their natural condition. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, he shall be subject to prosecution in accordance with § 315-6C and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.
- E. Responsibility for removal or cutting. The owner of any premises, as to vacant premises or premises occupied by the owner, and the occupant thereof, in case of premises occupied by other than the owner thereof, shall remove, trim or cut grass, weeds or other vegetation growing or remaining upon such premises in violation of the provisions of this chapter.
- F. Notice of violation. The code officials are hereby authorized to give notice by personal service or by registered mail, to the owner or occupant, as the case may

be, of any premises whereon grass, weeds or other vegetation is growing or remaining in violation of the provisions of this chapter, directing or requiring such owner or occupant to remove, trim or cut such grass, weeds or vegetation so as to conform to the requirements of this chapter within the prescribed period of time set forth in such notice.

- G. Municipality may do work in case of noncompliance. In the case where any person shall neglect, fail or refuse to comply with such notice, the Municipality or its agents may remove, trim or cut such grass, weeds or vegetation, and the cost thereof, together with a penalty of 10% thereof, may be collected by the Municipality from such person in the manner provided by law.
- H. Exhaust vents. Pipes, ducts, outdoor fireplaces and chimneys, conductors, fans, or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.
- I. Structures. All structures, including detached garages, storage units, fences, walls and retaining walls, shall be maintained structurally sound.
- J. Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.
- K. Drainage swales. Swales are to be maintained by the owners of the premises on which they are located, and at no time will anyone plant shrubs and/or trees, or discharge, empty or place any material, fill or waste into any swale so as to divert or impede drainage flow. Swales should be mowed as part of the yard. In meadow situations, the swales should be mowed less frequently in order to allow grasses to grow taller to retard runoff and prevent erosion. Swales in woodland areas should be left in their natural condition leaving understory growth to retard runoff and prevent erosion.
- L. Safe sight distance. No person, firm or corporation owning or occupying any property within Peters Township zoned or utilized for residential, business, commercial or industrial purposes shall permit any trees, bushes or shrubbery, of whatsoever kind or nature, to grow or remain upon such premises so as to encroach upon adjoining sidewalks, streets, highways, or alleys in such manner as to interfere with pedestrian or vehicular traffic lawfully using such sidewalks, streets, highways or alleys. Likewise, no property as set forth herein shall be permitted to allow any trees or other growth as identified above to cover, conceal or interfere with any fire hydrant or other fire service connection. Any trees, hedges, bushes or shrubbery growing upon any premises zoned or utilized for residential, business, commercial or industrial purposes in the Township in violation of any of the provisions of this section is hereby declared to be a nuisance and detrimental to the health, safety, and welfare of the inhabitants of Peters Township.