

Buffalo Township Supervisors

Butler County, Pa.

109 Bear Creek Road • Sarver, PA 16055 • (724) 295-2648 • Fax (724) 295-4004

TOWNSHIP OF BUFFALO
BUTLER COUNTY, PENNSYLVANIA

ORDINANCE NO. 103

NUISANCE ORDINANCE

Nuisances on private property.

Section 1. DEFINITION OF “NUISANCE.” For the purposes of this ordinance, the term “nuisance” is defined to mean any condition or, use of premises or of building exteriors which is detrimental to the property of others or which causes or tends to cause substantial diminution in the value of other property in the neighborhood in which such premises are located. This includes, but is not limited to, the keeping or the depositing on, or the scattering over the premises of any of the following:

- (a) Lumber, junk, trash, or debris.
- (b) Abandoned, discarded, or unused objects or equipment such as automobiles, furniture, stoves, refrigerators, freezers, cans, or containers.
- (c) Keeping unsanitary matter on premises. It shall be unlawful for any person to keep, or permit another to keep, upon any premises deleterious or septic material, unless such material is retained in containers or vessels which deny access to humans, flies, insects, rodents, or animals.

Section 2. DUTY OF MAINTENANCE OF PRIVATE PROPERTY. No person owning, leasing, occupying or having charge of any premises shall maintain or keep any nuisance thereon, nor shall any such person keep or maintain such premises in a manner causing substantial diminution in the value of the other property in the neighborhood in which such premises are located.

Section 3. EXTERIOR STORAGE OF NON-OPERATING VEHICLES PROHIBITED. No person in charge of or in control of premises, whether as owner, lessee, tenant, occupant or otherwise shall allow any partially dismantled, wrecked, junked, discarded or otherwise non-operating motor, vehicle to remain on such property longer than ten days; and no person shall leave any such vehicle on any property within the township for a longer time than ten days; except that this section shall not apply with regard to any vehicle in an enclosed building or so located upon the premises as not to be readily visible from any public place or from any surrounding private property. This ordinance shall further not apply with regard to any vehicle on the premises of a business

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NUISANCE ORDINANCE (CONT'D)

enterprise operated in a lawful place, other than in a residential district, and operated in a lawful manner, when the keeping or maintenance of such vehicle is necessary to the operation of such business enterprise; or with regard to a vehicle in an appropriate storage place or depository maintained in a lawful place and manner by the township or any other public agency or entity.

Section 4. NOTICE AND ENFORCEMENT.

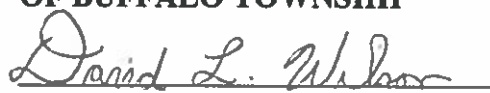
- (a) The Board of Supervisors of the Township of Buffalo, County of Butler, Commonwealth of Pennsylvania, after receiving a complaint that a property may be a nuisance or dangerous structure, shall provide a written notice to the owner of the property that the owner shall correct or repair the nuisance or dangerous structure within twenty days or provide the Board of Supervisors with a reasonable time, or show cause, if any, why the Township of Buffalo, County of Butler, Commonwealth of Pennsylvania, should not remove the nuisance or dangerous structure and place costs of the removal upon the property owner.
- (b) If after twenty days of aforementioned, no action has been taken by the property owner, the Township of Buffalo, County of Butler, Commonwealth of Pennsylvania, shall remove the nuisance or dangerous structure and place costs of the removal upon the property owner. The Township of Buffalo, County of Butler, Commonwealth of Pennsylvania, may take any of the following actions:
 - (i) Remove the nuisance or dangerous structure on private grounds, by contract or through employees, and collect the costs of such removal by filing a summary proceeding together with a penalty of \$200.00.
 - (ii) Remove the nuisance or dangerous structure on private grounds, by contract or through employees, and record a municipal lien as provided by Law for the costs of the removal.
 - (iii) Remove the nuisance or dangerous structure on private grounds, by contract or through employees, and file an action of assumpsit for the costs and removal.
- (c) Nothing herein shall prohibit the Township of Buffalo, County of Butler, Commonwealth of Pennsylvania, from instituting proceedings in Courts of Equity upon the nuisance or dangerous structure.
- (d) File a summary proceeding and impose a fine of not more than \$500.00 per day for each day a violation continues.

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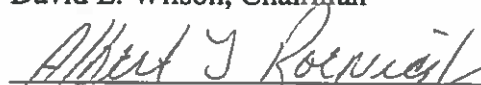
Section 5. FURTHER ENFORCEMENT OF ORDINANCE. Enforcement of this ordinance may be accomplished by the township in any other manner authorized by law, and in addition, any person who by reason of another's violation of any provision of this ordinance, suffers special damage to himself different from that suffered by other property owners throughout the township generally, may bring an action to enjoin or otherwise abate an existing violation.

ORDAINED AND ENACTED, this 12th day of September, 2001.

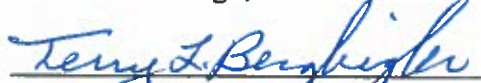
**BOARD OF SUPERVISORS
OF BUFFALO TOWNSHIP**




David L. Wilson, Chairman



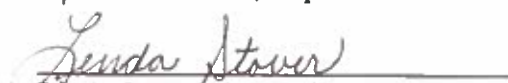
Albert T. Roenigk, Vice-Chairman



Terry L. Bargbigler, Supervisor




Marianne L. Hill, Supervisor



Linda Stover, Supervisor

ATTEST:



Janice Humes Zubrin
Twp. Secretary/Treasurer

