

CHAPTER 4

BUILDINGS

Part 1

Street Addresses

- §101. Applicability
- §102. Definitions
- §103. Assignment of Numbers
- §104. Application for Street Address Number
- §105. Number of Subdivision Lots
- §106. Size and Location of Numbers
- §107. Violations and Penalties
- §108. Enforcement

Part 1
Street Addresses

§101. Applicability. This Part applies to all principal buildings within the West Nottingham Township, Chester County, and each tract, lot or parcel of land. (Ord. 93-2, 11/9/1993, §1)

§102. Definitions. As used in this Part, the following terms shall have the meanings indicated:

ACCESSORY BUILDING - A subordinate building, the use of which is customarily incidental to that of the principal building and is used for an accessory use and is located on the same lot.

PRINCIPAL BUILDING - Any building or structure erected on a tract, lot or parcel of land on which any use is carried out, except as an accessory building. Including a dwelling, place of industry or any other use requiring a location identity.

(Ord. 93-2, 11/9/1993, §2)

§103. Assignment of Numbers.

1. Street address numbers shall be assigned to each building, tract, lot or parcel of land placed on file in the West Nottingham Township office and assigned to the owners or occupants of such buildings, tract, lot or parcel of land by the Codes Enforcement Officer, or by such other person as may be designated by resolution of the Board of Supervisors. Once assigned, all such properties shall be designated for all purposes by the number assigned, and thereafter all persons shall take due notice thereof and comply with the provisions of this Part, when applicable.

2. The Codes Enforcement Officer, or such person as may be designated, shall have the power and duty to correct any errors with respect to assignment of street address numbers, as and when such errors are discovered. The Board of Supervisors shall have the right and power to change a street address number or numbers assigned to any property whenever it may deem such a change necessary and desirable, and require the owner or the occupant thereof to comply with the provisions of this Part with respect to such change.

(Ord. 93-2, 11/9/1993, §3)

§104. Application for Street Address Number. The owner or occupant of each tract, lot or parcel of land to which no street address number has been previously assigned shall, upon purchase, acquisition or occupancy thereof or within seven (7) days of discovery that no such number has been assigned, make application to the Codes Enforcement Officer or his designated agent for assignment of such number, and thereon the Codes Enforcement Officer shall assign a correct street address number to the property. (Ord. 93-2, 11/9/1993, §4)

§105. Number of Subdivision Lots.

1. The Codes Enforcement Officer shall be responsible for assigning proper street address number sequences to each lot which is created as a

result of a subdivision or resubdivision; said numbers shall be in proper municipal sequence in relation to the number assigned to other lots fronting on the same street and shall be properly recorded on the subdivision plan and West Nottingham Township file.

2. When the assignment required under Subsection (1) hereof has been completed and signed by the Codes Enforcement Officer, they shall be appended to the final subdivision plan and thereby incorporated therein by reference. No subdivider shall sell or convey any lot or dwelling unit or other building or structure upon said lot, or lease or otherwise permit the use or occupancy thereof without first complying with all of the terms of this Part.

3. The requirements for application for street number and display thereof shall be a condition precedent to the submission of any applications for a certificate of occupancy.

(Ord. 93-2, 11/9/1993, §5)

§106. Size and Location of Numbers.

1. In order to comply with this Part, street address numbers shall be Arabic in design, shall have a minimum height of three (3) inches and shall be mounted in a secure fashion by one or more of the approved manners. The numbers shall be sufficiently legible as to contrasting background, arrangement, spacing, size and uniformity of numerals so that the numbers may be read with ease during the daylight hours by a person possessing normal vision, if he views the numbers from the center line of the facing street. The numbers shall be so placed that trees, shrubs and other obstructions do not block the line of sight of the numbers from the center of the street to any appreciable degree. Auxiliary numbers shall be mounted at a height between four (4) feet and ten (10) feet upon the adjacent grade or exterior landing beneath, but never higher than fifteen (15) feet above adjoining grade.

2. Approved Manners.

A. Occupancies with mail boxes at the end of the driveway shall display numbers on both sides of the mailbox or support post. When mailboxes are placed on the opposite side of the facing street from the occupancy, auxiliary numbers shall be provided in addition to the mailbox numbers. When two or more mailboxes are placed side by side together in a row, then numbers shall be placed on the front of the mailboxes.

B. Occupancies without mailboxes at the end of driveways shall place numbers in the general vicinity of the main entrance or path of travel which leads to the main entrance and shall be visible from the center line facing the street.

C. Those occupancies with no mailboxes which are built down long driveways or occupancies not visible from the street shall have a marker or post of noticeable size placed at the driveway entrance. If more than one occupancy shares the driveway, then each occupancy shall be so numbered.

Occupancies with shared driveways shall also display auxiliary numbers at

or near the main entrance of the structure according to specifications herein.

(Ord. 93-2, 11/9/1993, §6)

§107. Violations and Penalties.

1. The absence of street numbers, or the insecure fastening or absence of any numeral thereof, or the use of any street address not assigned by the Codes Enforcement Officer, or the failure of a street address number to meet the elevation requirements or the visibility requirements shall be in violation of this Part. Upon discovery of such violation, a notice of violation shall be sent by certified mail to the property or occupant, or shall be posted in a prominent place upon the property by the Codes Enforcement Officer or his agent, or shall be personally served on the property owner or occupant or his agent. Such notice shall specify the specific provisions of the Part violated and shall require compliance with the provisions of this Part within fifteen (15) days from the service or posting of the notice of violation.

2. Any person who shall fail to comply with the notice of violation and who shall be convicted on a violation of any of the provisions of this Part before any District Justice of the County, shall be sentenced to pay a fine of not more than fifty dollars (\$50.00), together with the costs of prosecution or, in default of payment thereof, to imprisonment in the County prison for a term not to exceed thirty (30) days.

3. Every violator of the provisions of this Part shall be deemed guilty of a separate offense for each and every day such violation shall continue and shall be subject to the penalty imposed by this Section for each and every such offense.

4. After issuance by the Codes Enforcement Officer of a notice of violation of the provisions of this Part and the posting of such notice of violation on the premises, each day such violation shall continue shall be deemed a separate offense subject to a like fine and penalty.

(Ord. 93-2, 11/9/1993, §7)

§108. Enforcement. The final authority for determining and assigning street numbers or numbers to be used upon any particular property, as well as the enforcement of this Part, shall be in the office of the Codes Enforcement Officer, his agent or such other person as provided for in §103 of this Part.
(Ord. 93-2, 11/9/1993, §8)

