

CHRISTIANA BOROUGH  
LANCASTER COUNTY, PENNSYLVANIA

ORDINANCE NO. 228

**AN ORDINANCE ESTABLISHING THE MINIMUM REQUIREMENTS GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES; BY PROVIDING THE STANDARDS FOR SUPPLIED UTILITIES AND FACILITIES AND OTHER PHYSICAL THINGS AND CONDITIONS ESSENTIAL TO ENSURE THAT STRUCTURES ARE SAFE, SANITARY AND FIT FOR OCCUPATION AND USE; AND THE CONDEMNATION OF BUILDINGS AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY AND USE AND THE DEMOLITION OF SUCH STRUCTURES; WHILE ALSO PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF ANY FEES, FINES AND PENALTIES; KNOWN AS THE PROPERTY MAINTENANCE CODE.**

BE IT ORDAINED by the Christiana Borough Council as follows:

WHEREAS, the Council of the Borough of Christiana desires to authorize the use and implementation of the 2012 Edition of the International Property Maintenance Code, in place of "The BOCA National Property Maintenance Code, Fifth Edition, 1996," Ordinance Number 181, as subsequently amended by Ord. No. 209, codified in sections of Chapter 5, Part 2 of the Christiana Borough Code 205, all other ordinances in conflict herewith, and certain other conflicting provisions as needed, are repealed and/or amended.

WHEREAS, the Council of the Borough of Christiana, in consideration of the adoption of the above referenced Property Maintenance Code, has determined the need to repeal certain other sections of the Christiana Borough Code which are in conflict with the newly adopted Code and related provisions.

BE IT ENACTED AND ORDAINED this 5th day of July 2016 as follows:

Except as otherwise modified, the 2012 Edition of the International Property Maintenance Code is hereby adopted and incorporated by reference for enforcement within the municipal limits of Christiana Borough, Lancaster County, Pennsylvania.

For the purposes of enforcing the 2012 Edition of the International Property Maintenance Code, the Code Enforcement Officer of Christiana Borough is hereby designated the Code Official.

SECTION 1. The following sections of the newly adopted 2012 International Property Maintenance Code are revised or language inserted as follows:

Section 101.1            Insert: BOROUGH OF CHRISTIANA

Section 103.5           shall be removed and replaced with the following language:

"103.5 Fees.            The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be

according to the fee schedule adopted by the Christiana Borough Council by resolution, which may be amended from time to time by subsequent resolution.”

Section 112.4            Insert: Dollar amounts in two locations not less than \$100.00 or more than \$1,000.00

Section 302.3           shall be removed and replaced as follows:

“302.3 Sidewalk and Curb Maintenance. Sidewalks and curbs shall be maintained by the property owner. Sidewalks and curbs shall be even with no hazardous cracks, broken areas, grass, weeds, protruding tree roots or other projections in, on or under the curbing area and/or pathway which create or may create a hazard which may cause pedestrians to trip, fall or otherwise be potentially injured.

302.3.1 Property owners shall not permit grass, weeds, tree roots, etc. to grow on, up or through a curb, sidewalk or any part of such areas. It is the responsibility of property owners to maintain each sidewalk and related curb, and to remove all grass, weeds, foliage, tree roots, etc.”

Section 302.4            Insert: 10 inches height for weeds – weeds are considered grass, etc.

Section 304.14          Insert: April 1 to September 30

Section 602.3            Insert: September 1 to April 30

Section 602.4            Insert: September 1 to April 30

SECTION 2.    If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, section or parts hereof. It is hereby declared as the intent of Borough Council that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION 3.    All ordinances or parts of ordinances conflicting or inconsistent herewith are hereby repealed.

SECTION 4.    This Ordinance shall become effective upon enactment as provided by law.

Duly ORDAINED and ENACTED this 5th day of July, 2016.

BOROUGH OF CHRISTIANA

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President of Council

APPROVED: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
Secretary