

**WEST PIKELAND TOWNSHIP
CHESTER COUNTY**

ORDINANCE NO. 2016-01

**AN ORDINANCE OF WEST PIKELAND TOWNSHIP,
CHESTER COUNTY, COMMONWEALTH OF
PENNSYLVANIA AMENDING THE WEST PIKELAND
TOWNSHIP ORDINANCE TO REQUIRE THE
ASSIGNMENT OF REFLECTIVE NUMBERS TO EACH
RESIDENCE, TRACT, LOT, OR PARCEL OF LAND IN
WEST PIKELAND TOWNSHIP WITH SHARED
DRIVEWAYS.**

The Board of Supervisors of WEST PIKELAND TOWNSHIP, Chester County, Pennsylvania, hereby ENACTS and ORDAINS as follows:

SECTION 1. Applicability

This chapter applies to all principal REs and each tract, lot or parcel of land that utilize shared driveways within the Township of West Pikeland, Chester County.

SECTION 2. Definitions.

For purposes of this Ordinance, 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 an accessory building. Includes a dwelling, place of business or industry, or any other use requiring a location identity.

SECTION 3. Assignment of Numbers

- A. Street address numbers shall be assigned to each residence, tract, lot or parcel of land that utilize shared driveways, placed on file in the West Pikeland Township office and assigned to the owners or occupants of such residence, tract, lot or parcel of land by the Building Code Officer, or by such other person as may be designated by resolution of the West Pikeland Township 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 chapter, when applicable.

- B. The Building Code Officer, or such other person as may be designated, shall have the power and duty to correct any errors with respect to assignment of street address numbers to residences, tracts, lots or parcels of land that utilize shared driveways, as and when such errors are discovered. The West Pikeland Township Board of Supervisors shall have the right and power to change such street address number or numbers assigned to these properties 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 chapter with respect to such change.

SECTION 4. Application for street address numbers

The owner or occupant of each tract, lot or parcel of land that utilize shared driveways, to which no street address number has previously been assigned shall, upon purchase, acquisition or occupancy thereof or within seven days of discovery that no such number has been assigned, make application to the Building Code Officer or his/her designated agent for assignment of such number, and thereon the Building Code Officer shall assign a correct street address number to the property.

SECTION 5. Number of Subdivision Lots

- A. The Building Code Officer shall be responsible for assigning proper street address number sequences to each applicable 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 the West Pikeland Township file.
- B. When the assignments required under Subsection A hereof have been completed and signed by the Building Code 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 and occupancy thereof without first complying with all of the terms of this chapter.
- C. The requirements for application for street address number and display thereof shall be a condition precedent to the submission of any applications for a certificate of occupancy.

SECTION 6. Size and Location of Numbers

- A. In order to comply with this chapter, street address numbers shall be reflective and Arabic in design, shall have a minimum height of four 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 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 feet and 10 feet upon the adjacent grade or exterior landing beneath, but never higher than 15 feet above adjoining grade.

- B. Approved manners for applicable properties.
 - (1) Occupancies with mailboxes at the end of shared driveways shall display numbers on both sides of the mailboxes or support posts. 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 fronts of the mailboxes.
 - (2) Occupancies without mailboxes at the end of shared 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 of the facing street.
 - (3) Those occupancies with no mailboxes which are built down long shared 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.

- C. It is the intention of this Ordinance that occupancies with shared driveways shall be required to display auxiliary numbers at or near the main entrance of the structure according to specifications herein.

SECTION 7. Notice of Violation; Failure to Comply; Violations and Penalties

- A. The absence of street numbers, or the insecure fastening or absence of any numeral thereof, or the use of any street address number not assigned by the Building Code Officer, or the failure of a street address number to meet the elevation requirements or the visibility requirements shall be a violation of this chapter. 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 Building Code Officer or his/her agent, or shall be personally served on the property owner or occupant or his agent. Such notice shall specify the specific provision of the chapter violated and shall require compliance with the provisions of this chapter within 15 days from the service or posting of the notice of violation. In case any notified party shall neglect, fail or refuse to comply with such notice within the period of time stated herein, the Township authorities may post a street number on the premises and collect the cost thereof, together with any additional penalty authorized by law, from such notified party in the manner provided by law.

- B. Any person who violates or permits a violation of this chapter shall, upon conviction in a summary proceeding brought before a District Justice under the Pennsylvania Rules of Criminal Procedure, be guilty of a summary offense and shall be punishable by a fine of not more than \$1,000, plus costs of prosecution. In default of payment thereof, the defendant may be sentenced to imprisonment for a term not exceeding 90 days. Each day or portion thereof that such violation continues or is permitted to continue shall constitute a separate offense, and each section of this chapter that is violated shall also constitute a separate offense.

SECTION 8. Enforcing Authority

The final authority for determining and assigning the street number or numbers to be used upon any particular property, as well as the enforcement of this chapter, shall be in the office of the Building Code Officer, his/her agent or such other person as provided for in Section 3 of this Ordinance.

SECTION 9. Severability.

Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of any other section or provision of this Ordinance than the one so declared.

SECTION 10. Repealer.

All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed to the extent of the said inconsistency.

SECTION 11. Effective Date.

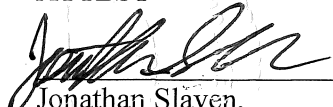
This Ordinance shall be effective five (5) days from the date of enactment.

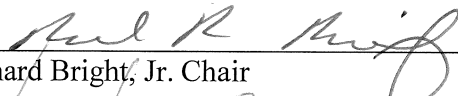
ENACTED and ORDAINED this 20th day of June, 2016 by the Board of Supervisors of West Pikeland Township.

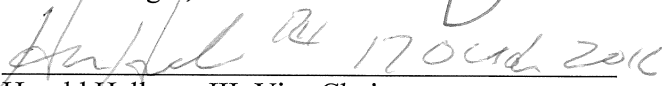
BOARD OF SUPERVISORS


WEST PIKELAND TOWNSHIP

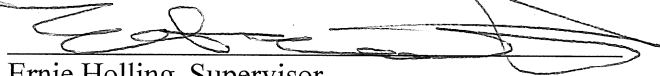
ATTEST

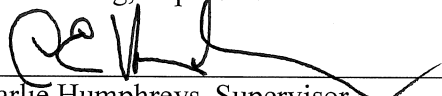

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