

ORDINANCE NUMBER 2025 - 25

OAKLAND TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

AN ORDINANCE REVISING PROPERTY MAINTENANCE STANDARDS, AND ESTABLISHING BUILDING MAINTENANCE STANDARDS, AND PROVIDING CONDEMNATION, DEMOLITION AND APPEAL AND ENFORCEMENT PROCEDURES, AND PRESCRIBING PENALTIES FOR VIOLATIONS.

NOW, THEREFORE, IT IS HEREBY ORDAINED AND ENACTED that Chapter 14, Public Safety, Article 2, of the Township of Oakland Codification of Ordinances is hereby amended by the addition of the following:

**CHAPTER 14
PUBLIC SAFETY**

**ARTICLE 2
PROPERTY AND BUILDING MAINTENANCE STANDARDS**

§ 14-201. SHORT TITLE. This Ordinance shall be known and may be cited as the “Oakland Township Property and Building Maintenance Ordinance.”

§ 14-202. DEFINITIONS. The following words when used in this Article shall have the following meanings ascribed to them, except in those instances where the context clearly indicates a different meaning:

BOARD OF SUPERVISORS — The governing body of Oakland Township, Butler County, Pennsylvania.

CODE OFFICIAL — The code enforcement official, building code official, law enforcement officials or duly authorized representatives or agents who are charged with the administration and enforcement of this Article. The Code Official shall have all authority necessary to enforce the provisions of this Article, including, but not limited to issuing notices and orders and instituting summary citation proceedings.

CONDEMN — To adjudge unfit for occupancy.

DETERIORATION — To weaken, disintegrate, corrode, rust, decay or lose structural effectiveness.

GARBAGE — Animal or vegetable waste resulting from the handling, preparation, cooking or consumption of food, or from the handling, storage, or sale of produce. Garbage shall not include leaves, grass clippings or mulch heaps maintained for gardening purposes.

INFESTATION — The presence of insects, rats, vermin or other pests within or contiguous to a building or premises.

JUNK — Scrap ferrous or nonferrous material, including but not limited to old rope, appliances, machinery, scrap metal, vehicle parts, machinery, glass, wood, paper, carpet, rags, batteries, tires, containers, equipment, furniture and the like no longer suited or suitable for its intended use but which may be turned to some minor, incidental or other use. Junk shall not include rubbish or garbage kept in a proper container for the purpose of prompt disposal.

JUNKYARD — Any property or portion of property which is established, used, maintained or operated for the collection, storage, processing, disposal or sale of junk or three (3) or more junked vehicles. Junkyard shall include scrapyards.

JUNKED VEHICLE — A junked vehicle is any vehicle which is not operational or is not in condition for being legally used for its intended purpose and meets at least one (1) of the following conditions:

- (1) Currently unregistered with the Commonwealth of Pennsylvania or any other state, if required.
- (2) Currently without a valid inspection sticker issued by the Commonwealth of Pennsylvania or any other state, if required.
- (3) Broken or missing windshield, mirrors or other glass.
- (4) One (1) or more flat tires.
- (5) Missing tires, rims, doors, windows, hood, trunk, fenders or other body parts.
- (6) Missing or loose upholstery.
- (7) Broken or missing headlamps or tail lamps.
- (8) Disassembled chassis.
- (14) Suspended from the ground in an unsafe manner.
- (10) Missing, leaking or damaged oil pan or gas tank.
- (11) Exposed or missing battery.
- (12) Inoperable or missing locking mechanism for doors or trunk.
- (13) Damaged or missing passenger compartment, bed or trunk floorboards.
- (14) Damaged or missing bumpers or other body parts.
- (15) Broken or missing grill, radiator or firewall.
- (16) Loose, damaged or missing metal trim or clips.

OCCUPANCY — The purpose for which a building or portion thereof is utilized or occupied.

OCCUPANT — The person to whom the owner of the property has granted possession, either by express statement or by implication.

OPEN SPACE — The exterior space on the premises and adjoining property under the control of owners or occupants of such premises.

OWNER — Any person, agent, operator, firm or corporation having a legal or equitable interest in the property; or recorded in the official records of the county as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

PERSON — Any individual, corporation, firm, association, partnership, public utility, trust, estate, public or private institution, group, Commonwealth or local agency, political subdivision, and any legal successor, representative or agency of the foregoing.

PREMISES — A plot, lot or parcel of land, including any buildings thereon.

RUBBISH — Combustible and noncombustible waste materials, including but not limited to paper, rags, cartons, boxes, barrels, wood, excelsior, rubber, leather, tree branches, yard trimmings, leaves, furniture, bedding, tires, plastic, fiberglass, metal, tin cans, dirt, rocks, dust, concrete, glass, crockery, vehicle parts, paint, batteries, and other similar waste materials. Rubbish shall not include garbage or junk kept in a proper container for the purpose of prompt disposal.

STAGNANT WATER POOL— Stagnant water in pools in which mosquitoes, flies or other insects may multiply, including, but not limited to, open containers, sewage pools, lagoons, ditches, roof gutters, wheelbarrows, tires and the like. Stagnant water shall be determined as any accumulation that has not been disbursed within seven (7) days of the last recorded local rainfall. Water retention areas and/or reservoirs approved by the Township are not stagnant water.

BUILDING UNFIT FOR HUMAN OCCUPANCY — 1) Any building that is unsafe, unsanitary, pest infested, contains filth and/or contamination or lacks adequate plumbing, sewage disposal or water facilities; or 2) Any building from which any utility (water, sewer, electric) service has been disconnected, damaged, destroyed or rendered ineffective.

TOWNSHIP — Oakland Township, Butler County, Pennsylvania.

UNLAWFUL BUILDING — A building that was erected, altered or occupied contrary to law.

UNSAFE BUILDING — A building in which there is an imminent danger due to a hazardous condition, including but not limited to the failure or collapse of a building which endangers life, or the building or part of a building has fallen and life is endangered by the occupation of the building, or when there is actual or potential danger to the occupants or those in the proximity of any building because of explosives or explosive fumes, or vapors or the presence of toxic fumes, gases or materials, or the building contains unsafe or dangerous equipment, or conditions pose a significant threat to public health or safety (e.g. the building is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible).

VEHICLE — Includes but is not limited to automobile, bus, truck, semi-tractor, trailer, semi-trailer, recreational vehicle, ATV, dune buggy, boat, jet ski, motorcycle, motorized bicycles, scooters and the like.

WEEDS — All grasses, annual plants and vegetation that crowds out cultivated plants. The terms shall not include cultivated flowers, gardens, trees and shrubs. All noxious weeds are prohibited.

§ 14-203. MAINTENANCE REQUIREMENTS FOR OPEN SPACE.

§ 14-203.1. General Regulations.

(A) It shall be unlawful for any person to openly store garbage, junk, junked vehicles, vehicle parts or rubbish on the premises. All such material must be stored in an enclosed building or building or enclosed behind an eight (8) foot high privacy fence.

(B) No garbage, junk, junked vehicles, vehicle parts or rubbish shall be stored, maintained, situated, placed or otherwise located within fifty (50) feet of any river, stream, run, creek, or other natural water course. Site maintenance shall be such that any adjacent stream or body of water shall not be polluted or damaged by the drainage or dumping of organic or inorganic waste materials or other waste substances.

(C) Any property or portion of property which is established, used, maintained or operated for the open collection, storage, repair, rebuilding, or sale of vehicle parts or three (3) or more junked vehicles is deemed to be a junkyard and must be licensed under Article 11, License and Business Regulations, Article 1, Junkyards, of the Township of Oakland Codification of Ordinances.\

(D) Vacant Land. The owner shall keep and maintain all vacant land in a clean, safe, secure, and sanitary condition so as not to cause or pose a threat to the public health, safety or welfare.

§ 14-203.2. Sanitation.

(A) The owner shall keep and maintain the premises in a clean, safe, secure and sanitary condition, free from any accumulation of garbage, junk, junked vehicles, vehicle parts or rubbish, so as not to cause or pose a threat to the public health, safety or welfare.

(B) Occupants shall keep and maintain that part of the premises which they occupy or control in a clean, safe, secure and sanitary condition, free from any accumulation of garbage, junk, junked vehicles, vehicle parts or rubbish, so as not to cause or pose a threat to the public health, safety or welfare.

(C) The occupant of a premises producing garbage or rubbish shall obtain and at all times use approved, leakproof containers provided with close fitting covers for the storage of such materials until removed from the premises for disposal.

§ 14-203.3. Grading and Drainage. The owner shall grade and maintain the premises so as to prevent erosion of soil or the accumulation of stagnant water on the premises. Retention areas and reservoirs approved by the Township are exempt from this requirement.

§ 14-203.4. Grass, Weeds, Leaves and Other Yard Debris.

(A) The owner shall keep and maintain the premises free from grass, weed or plant growth in excess of eight (8) inches in height.

(B) Occupants shall keep and maintain that part of the premises which they occupy or control free from grass, weed or plant growth in excess of eight (8) inches in height.

(C) Upon failure of the owner and/or occupant to comply with a notice of violation, the Township may direct and authorize any duly authorized employee of the Township or contractor hired by the Township to enter upon the property in violation and cut and destroy the weeds or plants growing thereon, and such costs shall be paid by the owner or occupant responsible for the property.

(D) It shall be unlawful for any person to push, shovel or otherwise deposit grass clippings, weeds, leaves or other yard debris or waste produced in conjunction with yard maintenance or gardening onto the roads, streets, alleys, drainage ditches, culverts, pipes or other public facilities in the Township's rights-of-way. Owners and occupants are responsible for ensuring that all persons hired to cut their grass or maintain their yard abide by this section. Any grass or waste which is deposited or caused to enter the Township's rights-of-way shall be immediately removed by the owner or occupant. There is no "grace period" within which to remove such clippings, leaves or other debris from the Township's rights-of-way.

§ 14-203.5. Pest Control.

(A) The owner shall keep and maintain the premises free from insect, rat, vermin and other pest harborage and/or infestation. Where pests are found, the owner shall have them promptly exterminated by approved processes which will not be injurious to human health. After pest elimination, the owner shall take proper precautions to eliminate pest harborage and prevent re-infestation.

(B) Upon failure of the owner to comply with a notice of violation, the Township may direct and authorize any duly authorized employee of the Township or contractor hired by the Township to enter upon the property in violation and eliminate the pests, and such costs shall be paid by the owner responsible for the property.

§ 14-203.6. Sidewalks, Driveways and Similar Areas.

(A) The owner shall keep and maintain all sidewalks, walkways, stairs, driveways, parking spaces and similar areas in a proper state of repair and free from hazardous conditions.

(B) All owners and/or occupants shall remove or cause to be removed all snow and ice accumulations from public sidewalks located on their premises within 24 hours after the snowfall or ice storm ceases or immediately after ice forms on the sidewalk.

(C) No person shall deposit or cause to be deposited any snow, ice, hail, sleet or other winter precipitation upon any plowed or treated portion of a public street, road, alley or rights-of-way.

§ 14-204. MAINTENANCE REQUIREMENTS FOR BUILDINGS.

§ 14-204.1. General Regulations.

(A) The owner shall keep and maintain all buildings located on the premises in compliance with the requirements of this Article.

(B) It shall be unlawful for any owner to keep, maintain or permit any unsafe building, building unfit for human occupancy or unlawful building on their premises.

(C) The owner shall keep and maintain all buildings located on the premises in good repair, structurally sound and in a sanitary condition.

(D) Occupants shall keep and maintain that part of the building which they occupy or control in a clean, safe and sanitary condition.

(E) The owner of a building containing two or more residential or nonresidential occupancies shall keep and maintain the shared or public areas of the building in a clean, safe and sanitary condition.

(F) A person shall not occupy as owner-occupant or permit another person to occupy an unsafe building, building which is unfit for human occupancy, unlawful building or building which does not comply with the requirements of this Section.

§ 14-204.2. Vacant Buildings. The owner shall keep and maintain all vacant buildings in a clean, safe, secure and sanitary condition so as not to cause or pose a threat to the public health, safety or welfare.

§ 14-204.3. Condemnation.

(A) General. When the Code Official finds a building to be unsafe, unfit for human occupancy or unlawful, such building shall be condemned pursuant to the provisions of this Section.

(B) Condemnation Notice. Whenever the Code Official has condemned a building notice shall be posted in a conspicuous place in or about the building affected by such notice and served on the owner and/or occupant.

(C) Placarding. The Code Official shall post on the premises a placard bearing the word "Condemned" and a statement of the penalties provided for occupying the premises or removing the placard.

(D) Placard Removal. The Code Official shall remove the condemnation placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the Code Official shall be subject to the penalties provided by this Article.

(E) Prohibited Occupancy. Any occupied building condemned and placarded by the Code Official shall be vacated as ordered by the Code Official. Any person who shall occupy a condemned and placarded premises and any owner or any person responsible for the premises who shall let anyone occupy the premises shall be liable for the penalties provided by this Article.

(F) Vacant Buildings. If the building is vacant and unfit for human occupancy and is not in danger of structural collapse, the Code Official is authorized to post a placard of condemnation on the premises and order the owner to close up the building. Upon failure of the owner to close up the building within the time specified in the order, the Board of Supervisors may cause the building

to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the owner or against the real estate upon which the building is located or as otherwise provided by law.

(H) Abatement Methods. The owner of a building deemed unsafe, unfit for human occupancy or unlawful by the Code Official shall abate or cause to be abated or corrected such conditions either by repair, rehabilitation, demolition or other approved corrective action.

§ 14-204.4. Emergency Measures.

(A) Imminent Danger. When, in the opinion of the Code Official, there is imminent danger due to a hazardous condition, including but not limited to the failure or collapse of a building which endangers life, or a building or part of a building has fallen and life is endangered by the occupation of the building, or there is actual or potential danger to the occupants or those in the proximity of a building because of explosives or explosive fumes, or vapors or the presence of toxic fumes, gases or materials, or the operation of defective or dangerous equipment, or conditions pose a significant threat to public health or safety, the Code Official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The Code Official shall cause to be posted at each entrance to such building a notice reading as follows: "This building is Unsafe and Its Occupancy Has Been Prohibited by the Code Official." It shall be unlawful for any person to enter such building except for the purpose of securing the building, making the required repairs, removing the hazardous condition or demolishing the building.

(B) Temporary Safeguards. Notwithstanding other provisions of this Article, whenever, in the opinion of the Code Official, there is imminent danger due to a hazardous condition, the Board of Supervisors may order the necessary work to be done, including but not limited to the boarding up of openings to render such building temporarily safe whether or not the legal procedures have been instituted, and may cause such other action to be taken as the Board of Supervisors deems necessary to meet such emergency.

(C) Emergency Repairs.

(1) Notwithstanding other provisions of this Article, whenever, in the opinion of the Code Official, there is imminent danger due to a hazardous condition, Board of Supervisors may order the necessary emergency repairs to be done, whether or not the legal procedures have been instituted, and may cause such other action to be taken as the Board of Supervisors deems necessary to meet such emergency.

(2) For the purposes of this Section, the Township may employ the necessary labor and materials to perform the required work as expeditiously as possible.

(D) Costs of Emergency Repairs. Costs incurred in the performance of such emergency repairs authorized by the Board of Supervisors shall initially be paid by the Township and reimbursed in full by the owner. The Board of Supervisors may direct the solicitor to institute appropriate action against the owner of the premises where the building is or was located or the real estate upon which the building is located for the recovery of such costs or collected as otherwise provided by law.

(E) Hearing. Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, upon petition directed to the UCC Appeals Board, be afforded a hearing as described in this Article.

§ 14-204.5. Demolition.

(A) General. The Code Official shall order the owner of a building, which in the Code Official's judgment is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human occupancy, and such that it is unreasonable to repair the building, to demolish and remove such building; or if such building is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any building for a period of more than two (2) years, the Code Official shall order the owner to demolish and remove such building, or board it up until future repair. Boarding the building up for future repair shall not extend beyond one (1) year, unless approved by the Board of Supervisors.

(B) Failure to Comply. If the owner fails to comply with a demolition order within the time prescribed, the Board of Supervisors may cause the building to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the owner or the real estate upon which the building is located or otherwise as provided by law.

(C) Salvageable Materials. When any building has been ordered demolished and removed, the Township shall have the right to sell the salvageable and valuable materials at the highest price obtainable. The net proceeds of such sale, after deducting the expenses of such demolition and removal, shall be promptly remitted with a report of such sale or transaction, including the items of expense and the amounts deducted, to the person who is entitled thereto, subject to any order of a court.

§ 14-204.6. Appeal Procedures.

(A) Application. Any person directly affected by a decision of the Code Official or a notice or order issued under this Section, relating to structural maintenance, shall have the right to appeal to the Township's UCC Board of Appeals, provided that a written application for appeal is filed and the full filing fee is paid to the Township within twenty (20) days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this Section or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this Section do not fully apply or the requirements of this Section are adequately satisfied by other means.

(B) Stays of Enforcement. Appeals of decisions, notices and orders (other than "Imminent Danger" notices) shall stay the enforcement of the decision, notice or order until the appeal is heard and decided by the appeals board.

(C) Notice of Meeting. The appeals board shall meet upon notice from the chairperson, within twenty (20) days of the filing of an appeal, or at stated periodic meetings.

(D) Open Hearing.

- (1) All hearings before the appeals board shall be open to the public. The appellant, the appellant's representative, the Code Official and any person whose interests are affected shall be given an opportunity to be heard. A quorum shall consist of not less than two-thirds of the appeals board membership.
- (2) Procedure. The appeals board shall adopt and make available to the public procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence but shall mandate that only relevant information be received.
- (3) Postponed Hearing. When a quorum of the appeals board is not present to hear an appeal, any party to the appeal shall have the right to request a postponement of the hearing.

§ 14-205. ENFORCEMENT.

§ 14-205.1. The Code Official is hereby authorized and directed to enforce the provisions of this Article.

§ 14-205.2. Disconnecting Utility Service. The Code Official shall have the authority to authorize disconnection of utility service to any building in case of emergency, or where necessary to eliminate an immediate hazard to life or property, or when such utility connection has been made without approval. The Code Official shall notify the serving utility and, whenever possible, the owner and occupant of the building of the decision to disconnect prior to taking such action. If not notified prior to disconnection the owner and occupant of the building shall be notified in writing as soon as practical thereafter.

§ 14-205.3. Closing Buildings and Public Ways. When necessary for public safety, the Code Official shall temporarily close buildings and close, or order the authority having jurisdiction to close, sidewalks, streets, public ways and places adjacent to unsafe buildings, and prohibit the building and public ways from being utilized.

§ 14-205.4. Inspections.

(A) The Code Official shall prepare inspection reports or may accept reports of inspections by approved agencies or individuals.

(B) Right of Entry. Where it is necessary to make an inspection to enforce the provisions of this Article, or whenever the Code Official has reasonable cause to believe that there exists in a building or upon a premises a condition in violation of this Article, the Code Official is authorized to enter the building or premises at reasonable times to inspect or perform the duties imposed by this Article, provided that if such building or premises is occupied the Code Official shall present credentials to adult occupant and request entry. If such building or premises is unoccupied, the Code Official shall first make a reasonable effort to locate the owner or other person having charge or control of the building or premises and request entry. If entry is refused, the Code Official shall have recourse to the remedies provided by law to secure entry.

§ 14-205.5. Notices and Orders.

(A) General. The Code Official shall issue all necessary notice of violations or cease and desist orders to ensure compliance with this Article.

(B) Notice to Person Responsible. Whenever the Code Official determines there has been a violation of this Article or has grounds to believe that a violation has occurred, notices and orders shall be given in the manner prescribed in this Section to the person responsible for the violation. Notices for condemnation procedures shall also comply with Section 14-204.3, above.

(C) Form. Notices shall:

- (1) Be in writing.
- (2) Include a description of the site sufficient for identification.
- (3) Include a statement of the violation or violations and why the notice is being issued.
- (4) Allow a reasonable time to make the repairs and improvements (not to exceed thirty (30) days) required to bring the premises into compliance with the provisions of this Article.
- (5) Inform the recipient of their right to file an appeal, in writing, with the Township or UCC Board of Appeals within the specified period and failure to timely request an appeal in writing will be deemed a waiver of the appeal.
- (6) Include a statement of the Township's right to file a lien upon the premises.

(D) Method of Service. Notices and orders shall be deemed to be properly served if a copy thereof is:

- (1) Delivered personally; or
- (2) Sent by certified or first-class mail addressed to the last known address of the owner or occupant; or
- (3) If the notice or order is returned showing that it was not delivered, a copy thereof shall be posted in a conspicuous place in or about the property affected by such notice or order.

(E) Unauthorized Tampering. Signs, tags or seals posted or affixed by the Code Official shall not be mutilated, destroyed or tampered with, or removed without authorization from the Code Official.

§ 14-205.6. Transfer of Ownership. It shall be unlawful for the owner of any premises who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such premises to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the Code Official and shall furnish to the Code Official a signed and notarized statement from the grantee, transferee, mortgagee or lessee acknowledging the receipt of such compliance order or notice of violation and accepting full responsibility, without condition, for making the corrections or repairs required by such compliance order or notice of violation.

§ 14-206. PENALTIES FOR VIOLATIONS.

(A) Enforcement as Summary Offense. This Article regulates building, housing, property maintenance, health, fire, and public safety. As such, enforcement of this Article may be by action brought before a magisterial district judge in the same manner provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal Procedure. The Township's solicitor may assume charge of the prosecution without the consent of the District Attorney as permitted under the Pennsylvania Rules of Criminal Procedure No. 83(c) (relating to trial in summary cases).

(B) Fines. Any person who violates any provision of this Article or any amendment thereto, upon conviction thereof in a summary offense proceeding before a magisterial district justice, shall pay a fine of not less than Six Hundred Dollars (\$600) and not more than One Thousand Dollars (\$1,000) per violation. A separate offense shall arise for each day or portion thereof in which a violation is found to exist or for each section of this Article which is found to have been violated. In addition, the court may award the Township its court costs and reasonable attorney fees incurred in the enforcement proceedings.

(C) Enforcement in Equity. In addition to or in lieu of other remedies, the Township, by means of a complaint in equity, may take such other lawful action as is necessary to prevent or remedy any violation, or bring an action to enjoin any violation of this Article, in the Court of Common Pleas of Butler County.

(D) Enforcement - Corrective Measures. In addition to or in lieu of other remedies, the Board of Supervisors may direct that measures to correct or remedy the conditions giving rise to violations of this Article be commenced and/or completed by the Township and the total cost and expense of the measures be certified to the Township secretary. The secretary shall invoice the owner for the total cost and expense of the measures, plus an additional ten percent (10%) of the total cost and expense incurred by the Township, upon completion of the measures. If the owner fails or refuses to pay the full amount of the Township's invoice within thirty (30) days of receipt, the secretary shall turn the matter over to the solicitor. Thereafter, the Board of Supervisors may direct the solicitor to initiate legal action against the owner or file a municipal lien against the property on which the violation occurred or initiate collection procedures as otherwise provided by law in the full amount of the Township's invoice plus reasonable attorneys' fees and costs.

(E) Abatement of Violation. The imposition of the penalties herein prescribed shall not preclude the Township from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal occupancy of a building or premises, or to stop an illegal act, conduct or business or utilization of the building or premises.

§ 14-207. MUNICIPAL LIABILITY. The Township and its agents, officials, and representatives shall not, under any circumstances, be liable or responsible for damages caused to any person, property or waterway by reason of the provisions of this Article, or by reason of the conduct any activity in compliance or non-compliance with the terms and provisions of this Article. The person or party responsible for any such damages shall be solely responsible for any and all claims, damages and/or pollution caused as a result or consequence of such activity.

§ 14-208. REPEALER.

(A) Ordinance Number 93-4 (Chapter 9, Article 1), adopted on March 1, 1993, and Ordinance Number 8/29/52 (Chapter 12, Article 1), and Ordinance Number 93-2 (Chapter 12, Article 2), adopted on March 1, 1993, are hereby repealed.

(B) All other ordinances or regulations, or parts of such ordinances or regulations, in conflict with this Article or inconsistent with its provisions, are hereby repealed to the extent necessary to give this Article full force and effect.

(C) Where a conflict exists between any of the regulations or limitations prescribed in this Article and any other regulation applicable to the same area, the more stringent limitation or requirement shall govern and prevail.

(D) The provisions of this Article, so far as they are common to those regulations in force immediately prior to the enactment of this Article, are intended as a continuation of such prior regulations and not as new enactments.

§ 14-209. SEVERABILITY. If any of the provisions of this Article or the application thereof to any person or circumstance are held invalid, such invalidity shall not affect other provisions or applications of the Article which can be given effect without the invalid provision or application, and to this end, the provisions of this Article are declared to be severable.

§ 14-210. EFFECTIVE DATE. This Article shall become effective five (5) days after adoption.

ENACTED AND ORDAINED, this the 5th day of January 2026, by the Board of Supervisors in public session duly assembled.

ATTEST:



Diana M. Foehringer
Township Secretary

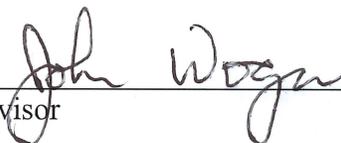
**OAKLAND TOWNSHIP
BOARD OF SUPERVISORS**

By: 

Chairperson

By: 

Vice Chairperson

By: 

Supervisor

