

## **Chapter 2 – DEMOLITION**

### **Section 1. Purpose and Intent.**

This Chapter is designed and intended to regulate and require permits for the demolition of buildings and structures. The Township Board finds that this Chapter is essential to the health, safety and welfare of property owners and residents of the Township and is necessary for the protection of properties within the Township.

### **Section 2. Demolitions.**

- a) No building or structure exceeding three hundred (300) square feet shall be demolished or razed unless and until a demolition permit has been obtained from the Township. The Zoning Administrator shall be authorized to require a performance guarantee from the landowner in an amount not to exceed five thousand dollars (\$5,000) for each one thousand (1,000) square feet (or fraction thereof) of floor area of the building or structure to be demolished or razed. Such guarantee shall be conditioned on the landowner completing the razing or demolition within such reasonable period as shall be prescribed in the Township permit and complying with such regulations as to health and safety as the Zoning Administrator may, from time to time, impose, including filling of excavations, proper termination of utility connections, and other applicable codes. The razing or demolition of buildings, including those three hundred (300) square feet or less, shall also comply with all applicable building codes.
- b) Unless the time limit is extended by the Zoning Administrator in writing, all demolition and cleanup work shall be fully completed within 30 days of the date that the demolition work physically commences.
- c) Within 60 days of the date that demolition has been completed, the site where the former building or structure was located shall be fully cleaned up, all remnants of the former building or structure shall be lawfully disposed of off of the property, the area shall be graded and the area shall also be seeded with grass, rye or other fast growing ground cover.
- d) A demolition permit shall be valid for six (6) months.
- e) The Zoning Administrator can attach reasonable conditions to a demolition permit.
- f) All demolition work shall be done in a lawful and safe manner.
- g) The application for a Township demolition permit shall be signed by all of the then-owners of the property involved. The Township may require proof of such ownership (including the last recorded deed of record) before issuing a demolition permit.

- h) The Zoning Administrator shall have the authority to visit and inspect the site during the demolition process and also after all work on site has been fully completed. The property owner shall notify the Zoning Administrator when the demolition has been completed.

**Section 3. Nuisances are Prohibited.**

Any activity or use that is in violation of this Chapter shall be a nuisance *per se*.