

Permits for demolition of certain properties.

[Added 12-20-1999 by Ord. No. 1908-99]

(1) No person shall demolish or remove any principal or accessory building (including carriage houses, tenant houses, barns or similar buildings), of which at least 500 square feet of the footprint is more than 75 years old at the time of the proposed demolition or removal, without first obtaining a zoning permit therefor from the Township Zoning Officer. All applications for such zoning permits shall be in the form set forth in Subsection **A** above.

[Amended 12-5-2005 by Ord. No. 34-2005]

(2) The Zoning Officer shall, as a condition of granting the permit, require that the applicant appear before the Appearance Committee for a hearing to consider the application. The applicant shall publish a public notice of the hearing in the official newspaper for the Township for such notice and notify those entities as required by the Zoning Officer and shall make a good faith effort to work with the Appearance Committee to find alternatives to demolition.

(3) The Appearance Committee shall review the application based on: the age of the building; the historical value or significance of the building; the physical condition of the building; and possible alternate uses of the building, and provide the Zoning Officer with a written report of its findings.

(4) The Zoning Officer may issue a zoning permit upon the applicant providing a written signed agreement approved by the Appearance Committee providing for an alternative to complete demolition of the building(s), which may include a satisfactory disassembly and removal of the buildings. A zoning permit may also be issued where the applicant and the Director of Community Development agree that demolition is appropriate. In the event that a zoning permit has not earlier been issued, the Zoning Officer shall issue the zoning permit within 180 days of receipt of a complete application therefor, or within a longer time period as to which may be agreed to by the applicant.

[Amended 12-5-2005 by Ord. No. 34-2005]

(5) For the purposes of this section, "demolition" shall mean the destruction of greater than 25% of any of the following: the cubic footage of the building; the square footage of the floor area of the building; or the square footage of the exterior walls of the building. This section shall not apply to demolition or removal of buildings pursuant to the Township's power of condemnation or by order of the Township Construction Official based on health and safety.