



# Borough of Kane

## Property Owner Information, Maintenance Standards & Guidelines

The community pride of the residents of the Borough of Kane is a large part of what truly makes us “A Star in the Forest”. Unfortunately, there are occurrences and conditions which can negatively impact this. Lack of maintenance of properties and structures, improper storage and handling of trash and rubbish, high grass and weeds, accumulation of snow and ice, storage of inoperable or non-registered vehicles and unlawful construction practices contribute to the deterioration of property values and degradation of the physical appearance of the Borough. Recognizing this, the Borough has ordinances to assure that property owners in Kane maintain their properties in accordance with the established community standards. Below is a list of useful information and a detailing of these standards, along with the corresponding ordinance number, where applicable. All ordinances cited can be accessed through the link on our website, [www.Kanepa.com](http://www.Kanepa.com). <https://ecode360.com/KA1911>

- 1. Animal Maintenance and Waste/Feces Clean-up** – It is unlawful to keep any large or wild animal or domestic animal that is not a household pet. All pets (including dogs and cats) must be confined in an enclosure or restrained by a leash or other control device to prevent the animal from running unattended. The enclosure must be conducive to good sanitation practices and be of adequate size. All litter and droppings must be collected regularly and disposed of in a container or receptacle that can be kept closed and is ratproof and fly tight. All **dogs** within the Borough must be curbed and the person who curbs a dog must immediately remove all feces deposited by a sanitary method, ensure that is properly wrapped or protected to prevent unsightly disposal or smell and disposed of in some sanitary way that will not interfere with the health and welfare of the community. Dogs are NOT permitted in the Borough parks. **Cats** must be maintained in such a way that will not become a nuisance to the community (digging in, damaging, or depositing feces or urine on another’s property). No more than four (4) cats can be kept on any one property for more than 90 days.  
**Small Animals (including domestic fowl-** chickens, turkeys, ducks etc.) must be kept in an enclosure sufficient to keep the animals from running at large. It must be of a size conducive to good sanitation practices and have adequate drainage. The enclosure must be located 25 feet from ALL property lines (on some lots, this is not possible due to the lot size, in which case they are prohibited). Droppings from animals must be collected and disposed of properly and there should be no odor leaving the owners’ property. Feed must be stored and kept in a ratproof and flytight container.

[\(Chapter 78 Animals, Articles I, II & III\)](#)

2. **Brush Drop-off** – The Kane Borough brush drop-off is located on Northwest Road, off of Route 6 North (just past Zook Motors). Brush disposal is free, and the hours are Monday – Saturday 6:00 a.m. until 8:00 p.m.
3. **Building, Assessment and Demolition Permits** – All construction, alteration, addition to or demolition of any building or structure requires a permit. The permit must be displayed on the property for the entire length of time of the project. The Assessment, Building and Demolition Permit Guidelines (when you need a permit and where to get it) are available on our website along with all of the permit applications, or they can be obtained from the Borough Office. Additionally, all zoning requirements must be considered for the property when making a change. The Borough offers a \$25 incentive for exterior improvements when our Assessment Permit is obtained prior to starting your project.  
([Chapter 94 Building Construction and Chapter 250 Zoning](#))
4. **Building Maintenance** – The owner of any building or structure, occupied or unoccupied, must perform maintenance, as required, to ensure that the property is safe, sound, sanitary and secure and does not present a health and/or safety hazard to surrounding properties or the general public. Grounds and structures should be free of insects, vermin, and rodents.  
([Chapter 192 Property Maintenance](#))
5. **Burning** – Burning of paper, refuse that is readily combustible and will NOT create nauseous fumes, and brush is permitted Monday thru Saturday 6:00 a.m. until 9:00 a.m. and 5:00 p.m. until 8:00 p.m. and must be attended at all times. All burning must be in a receptacle or masonry enclosure that will control spreading and with a top that will prevent burning debris and excessive ash from escaping into the atmosphere. Fireplaces (inside or outside) and outside burners may be used to provide heat and/or for use a barbecue, but these should not contain garbage, rubbish, or trash.  
([Chapter 106 Burning, Outdoor](#))
6. **Fences** – All fences should be sturdy, of good quality and firmly footed in the ground. They should be no more than four (4) feet high on the front or side facing a street and no more than six (6) feet high on the rear or side facing a property line. The fence should be at least one (1) foot from the sidewalk and no less than three (3) feet from the property lines (to allow for maintenance of the fence from your own property) and the “finished” side of the fence should face neighboring properties. Fences which become loose, rusted, or rotted must be quickly repaired, replaced, or removed. All pools, water retention basins or other structures that can hold more than two (2) feet of water should be surrounded by a fence.
7. **Garbage and Refuse Accumulation, Storage and Collection** – All solid waste, garbage, and refuse should be stored on the property in reusable containers or disposable plastic bags that are designated for waste disposal. The containers should prevent the attraction of insects or rodents and must be stored properly. Waste should be collected on a weekly basis by a licensed collector. Containers should be placed out for collection at a collection point on your

property (typically between the sidewalk and the roadway) no earlier than 4:00 p.m. the evening prior to scheduled collection. Bulky waste (appliances, furniture, auto parts, branches etc.) should not be placed at the collection site unless arrangements have been made with your collector and should not be stored outside except for collection. A list of licensed collectors is available at the Borough Office. The McKean Landfill is located on Hutchins Road in Mt. Jewett, PA. and is open Monday thru Friday 8:00 a.m. thru 3:30 p.m.

[\(Chapter 215 Solid Waste\)](#)

8. **High Grass and Weeds and Plant/Tree Maintenance** – All grass and weeds or any vegetation that is not edible or planted for a useful or ornamental purpose must not exceed six (6) inches in height at any time. It is unlawful to rake, blow or place grass, leaves, or any other vegetation onto the roadway. Trees, bushes, and other vegetation should be trimmed, pruned, and maintained so as not to interfere with the use of the sidewalk or street. A list of people who can provide lawn maintenance services for you is available at the Borough Office.

[\(Chapter 90 Brush, Grass, and Weeds](#) & [Chapter 234 Trees](#))

9. **Motor Vehicles (inoperable and/or non-registered vehicles)** – It is unlawful to store a motor vehicle that is inoperable, uninspected and/or not registered on any property within the Borough without a permit.

[\(Chapter 179 Nuisances, Article II\)](#)

10. **Numbering of buildings** – Building numbers are required to be posted on the building so that they are readily seen from the street or alley on which the building fronts. Number should be at least three (3) inches in height and should be of a color and material that is easily legible.

[\(Chapter 102 Buildings, Numbering of\)](#)

11. **On-Street Parking** – Where on-street parking is permitted, you must be parked facing in the direction of traffic flow except during Alternate-Side Parking, which is from October 15<sup>th</sup> through April 15<sup>th</sup>. During Alternate-Side Parking, parking is permitted on only one side of the street, as posted on the signs on each street. Vehicles can be moved between 4:00 p.m. and 6:00 p.m., during which time, vehicles are permitted on both sides. On Hemlock Avenue only, the Alternate Parking period follows the school year due to bus traffic.

[\(Chapter 242 Vehicles and Traffic, Article VII\)](#)

12. **Pools** – Pools and hot tubs are permitted in residential areas with a building permit issued by the Building Code Official. All pools, hot tubs, water retention basins or other structures that can hold more than two (2) feet of water should be surrounded by a fence to restrict access to unattended children. Above ground pools higher than 48 inches do not require a fence but must have a removeable or locking ladder that must be secured when the pool is not in use. Permit applications can be found in the Permits section of our website or obtained at the Borough Office.

[\(Chapter 94 Building Construction\)](#)

**13. Sidewalks** – Sidewalks should be kept in safe and usable condition by the owner of the abutting property. A permit is required to repair, replace, or construct a sidewalk due to the number of ADA and construction specifications that must be adhered to. These are available to view in the ordinance location below and will be supplied to you in writing when you file your application with the Borough Office. Blank applications can be found in the Permits section of our website or obtained at the Borough Office.

[\(Chapter 221 Streets and Sidewalks, Article IV\)](#)

**14. Snow and Ice Removal from Sidewalks** – Property owners are responsible for clearing a path at least 30 inches wide on a paved sidewalk with which their property fronts or abuts. In residential areas, this is expected to be done on the same day of the cessation of snow, sleet, or freezing rain or within the first four hours of daylight following the stopping of any such fall. If snow and/or ice becomes so hard it cannot be removed, the property owner must put down enough sand, salt, or other abrasive to make travel reasonably safe. A list of people who can provide snow removal services for you is available at the Borough Office.

[\(Chapter 221 Streets and Sidewalks, Article II\)](#)

If you have any questions, please contact the Borough Office at (814) 837-9240 x2.

We are available Monday through Friday, 8:00 a.m. thru 4:00 p.m.