

ARTICLE II. BLIGHT

Sec. 34-26. Purpose.

Consistent with the letter and spirit of Act No. 344 of the Public Acts of Michigan of 1945 (MCL 125.71 et seq., MSA 5.3501 et seq.), as amended, and Act No. 208 of the Public Acts of Michigan of 1949 (MCL 125.941 et seq., MSA 5.3521 et seq.), as amended, it is the purpose of this article to prevent, reduce or eliminate blight or potential blight in the city by the prevention or elimination of certain environmental causes of blight or blighting factors which exist or which may in the future exist in the city, and to rehabilitate already blighted areas in the city.

(Code 1982, § 9.76)

Sec. 34-27. Causes of blight or blighting factors.

It is hereby determined that the following uses, structures, conditions and activities are causes of blight, or blighting factors which, if allowed to exist, will tend to result in blighting and undesirable neighborhoods, and which if alleviated or remedied will tend to rehabilitate already blighted areas. No person shall maintain or permit to be maintained any of these causes of blight or blighting upon any premises in the city, owned, leased, rented or occupied by any such person.

(1) In any area other than those having a valid junkyard permit or used car license, the storage upon any premises of junk automobiles is prohibited. For the purposes of this article, the term "junk automobiles" shall include any motor vehicle which is not licensed for use upon the highways for a period in excess of 30 days, or which does not have license plates attached thereto, and shall also include, whether so licensed or not any motor vehicle that is inoperative for any reason for a period in excess of 30 days.

(2) In any area zoned for residential purposes, the storage upon any premises of any building materials or construction upon such premises and such materials are intended for use in connection with such construction. Building materials shall include but shall not be limited to lumber, bricks, concrete or cinder blocks, plumbing materials, electrical wiring or equipment, heating ducts or equipment, shingles, mortar, concrete or cement, nails, screws, fence posts and fencing material of either wood or metal or any other materials used in constructing any structure or fence.

(3) In any area other than those having a valid junkyard permit, the storage or accumulation of junk, trash, rubbish or refuse of any kind, except domestic refuse stored in such manner as not to create a nuisance for a period not to exceed 15 days. The term "junk" shall include but shall not be limited to, parts of machinery or parts of motor vehicles, unused stoves or other appliances stored in the open, remnants of wood, metal or any other material or other cast-off material of any kind whatsoever whether or not the same could be put to any reasonable use.

(4) In any area, the existence of any structure or part of a structure which because of fire, wind or other natural disaster, or physical deterioration is no longer habitable as a dwelling, nor useful for any other purpose for which it may have been intended.

(5) In any area, the existence of any vacant dwelling, commercial building, garage or other out building unless the same are kept securely locked, with windows kept glazed or neatly boarded up, and otherwise protected to prevent entrance thereto by vandals or unauthorized members of the public. Provided, however, that the existence of any vacant boarded up building for a period in excess of six months shall be deemed to be a cause of blight or a blighting factor.

(6) In any area, the existence of any partially completed structure unless such structure is in the course of construction in accordance with a valid and subsisting building permit issued by the city, and unless

such construction is completed within a reasonable time.

(Code 1982, § 9.77)

Sec. 34-28. Enforcement and violations.

(a) This article shall be enforced by the city director of building safety and inspection or by such other person as may be designated by the mayor.

(b) The owner, if known, and the occupant of any premises upon which any one or more of the causes of blight or blighting factors set forth in section 34-27 is found to exist shall be notified in writing to remove and eliminate such causes of blight or blighting factors from such premises within ten days after service of notice upon him. Such notice may be served personally or by certified mail, return receipt requested, addressed to the owner at the address shown on the latest city tax rolls, and to the occupant at the address of the premises involved. If the owner or occupant cannot be served personally or by certified mail, a copy of the notice shall be posted in a conspicuous place on the premises and published once in the official newspaper of the city. Additional time may be granted by the enforcement office where in his opinion bona fide efforts to remove or eliminate such causes of blight or blighting factors are being made.

(c) Failure of the owner and/or occupants to comply with such notice within the time set forth in the notice shall constitute a violation of this Code.

(Code 1982, § 9.78)

Secs. 34-29--34-50. Reserved.