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ARTICLE II. - RESIDENTIAL BLIGHT [\[21\]](#)

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Sec. 12-31. - Purpose.

Consistent with the letter and spirit of Public Act No. 344 of 1945 (MCL 125.71 et seq.), it is the purpose of this article to prevent, reduce or eliminate blight or potential blight in the village by the prevention or elimination of certain environmental causes of blight or blighting factors which exist or which may in the future exist in residential areas of the village.

(Prior Code, § 30A-1; Ord. No. 357, 5-27-1997)

Sec. 12-32. - Blighting factors.

It is hereby determined that the following uses, structures and activities are causes of blight or blighting factors which, if allowed to exist, will tend to result in blighted and undesirable neighborhoods. No person shall maintain or permit to be maintained any of these causes of blight or blighting factors upon any property in the village owned, leased, rented, or occupied by such person in any area zoned for residential purposes.

- (1) The storage upon any property of junk automobiles, except in a completely enclosed building. For the purpose of this article the term "junk automobiles" shall include any motor vehicle which is not currently licensed for use upon the highways of the state and shall also include, whether so licensed or not, any motor vehicle which is inoperative for any reason for a period in excess of ten days.
- (2) The storage upon any property of building materials unless there is in force a valid building permit issued by the village for construction upon said property and said materials are intended for use in connection with said 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, or any other materials used in constructing any structure.
- (3) The storage or accumulation of junk, trash, rubbish or refuse of any kind, except domestic refuse stored in such a manner as not to create a nuisance for a period of 30 days. The term "junk" shall include parts of machinery or 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 whether or not the same could be put to any reasonable use.
- (4)

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) The existence of any vacant dwelling, garage, or other out-building not kept securely locked, windows not kept glazed or not neatly boarded up, and otherwise protected to prevent entrance thereto by vandals.
- (6) The existence of any partially completed structure unless such structure is in the course of construction in accordance with a valid and existing building permit issued by the village, and unless such construction is completed within a reasonable time.
- (7) The storage or parking on any premises of recreational vehicles, which definition shall include motor homes, mobile homes, travel trailers, tent trailers, collapsible trailers, expandable trailers, house trailers, motorcycle trailers, snowmobile trailers, utility trailers, farm wagons, vehicle transporting trailers, stock car trailers, camping trailers, boat trailers, snowmobiles, trail bikes or cycles, unlicensed motorcycles or motor driven cycles, semi-trailers, pontoon boats, rafts, boats and farm equipment.
- () Reserved.
- (9) Placing brush out to the street for pick up more than 4 hours prior to the scheduled time for pick up. This includes placing brush out after pick up has already been made. Brush must be removed within 72 hours of receiving notification.
- (10) Bulk and other large trash items (furniture, bedding, flooring, appliances, etc.) shall not be left at the street for pick up more than five days. Upon receiving notice, the items must be removed within 72 hours.
- (11) On any property within the village, the storage of nonmotorized items in a structure such as a carport whose function is to house a motorized vehicle or item such as a lawn mower or boat, is prohibited. Prohibited items would include but not necessarily be limited to household items, appliances, toys, trash containers, building materials, scrap items, etc. Fully enclosed garages, attached or detached, and fully enclosed sheds are excluded and may be used for such storage.

(Prior Code, § 30A-2; Ord. No. 357, 5-27-1997; Ord. No. 413, § 6, 4-14-2008; Ord. No. 425, § 6, 1-10-2011)

Sec. 12-33. - Notice of Citations and Violations.

The owner, if possible, and the occupant of any property upon which any of the causes of blight or blighting factors set forth herein is found to exist shall be notified in writing to remove or eliminate such causes of blight or blighting factors from such property within ten days after service of the notice upon him. Such notice may be served personally or by registered mail, return receipt requested. Such notice shall be issued only one time in any period of 12 consecutive months to the same owner and/or the same occupant of any property for any blight or blighting factor. Subsequent violations of this article by the same owner and/or occupant of said property within a period of 12 consecutive months shall result in the issuance of an anti-blight citation without the issuance of any ten-day notice. Additional time may be granted by the enforcement officer where bona fide efforts to remove or eliminate such causes of blight or blighting factors are in progress. Failure to comply by the owner and/or occupant with such notice within the time allowed shall constitute a violation of this article.

(Prior Code, § 30A-4; Ord. No. 357, 5-27-1997)

Secs. 12-34 to 12-36. - Reserved.

FTNT(S)

⁽²¹⁾ **State Law reference**— *Dangerous buildings, MCL 125.538 et seq.* [\(Back\)](#)