

DEXTER TOWNSHIP ORDINANCE NUMBER 6

ANTI-BLIGHT ORDINANCE

EFFECTIVE: MAY 4, 1966

AMENDED: MAY 10, 1979, MAY 10, 1980

EFFECTIVE: MAY 10, 1980

AN ORDINANCE TO PREVENT, REDUCE OR ELIMINATE BLIGHT, BLIGHTING FACTORS OR CAUSES OF BLIGHT WITHIN THE TOWNSHIP OF DEXTER, WASHTENAW COUNTY, MICHIGAN; TO PROVIDE PENALTIES FOR THE VIOLATION HEREOF.

BY THE AUTHORITY GRANTED TO THE TOWNSHIP BY ACT 344 OF THE PUBLIC ACTS OF 1945, AS AMENDED.

THE TOWNSHIP OF DEXTER ORDAINS:

SECTION I

1. PURPOSE. Consistent with the letter and spirit of Act No. 344 of the Public Acts of 1954, as amended, it is the purpose of the ordinance to prevent, reduce or eliminate blight or potential blight in the Township of Dexter by the prevention or elimination of certain environmental causes of blight or blighting factors which exist or which may in the future exist in said Township.

SECTION II

1. CAUSE OF BLIGHT OR 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. On and after the effective date of this ordinance no person, firm or corporation of any kind shall maintain or permit to be maintained any of these causes of blight or blighting factors upon any property in the Township of Dexter owned, leased, rented, or occupied by such person, firm or corporation.
 - A. In any area, the storage or dismantling upon any property of junk automobiles, except in a completely enclosed building or unless there is in force a valid "Junk Yard" license issued by the Township. For the purpose of this ordinance the term "junk automobiles" shall include any motor vehicle which is not licensed for use upon the highways of the State of Michigan for a period in excess of thirty (30) days and shall also include, whether so licensed or not, any motor vehicle which is inoperative for any reason for a period of thirty (30) days.
 - B. In any area zoned residential, the storage upon any property of building materials, unless there is in force a valid building permit issued by the Washtenaw County Building Department for construction upon said property and said materials are intended for use in connection with such construction, except material used for legally operated business. Building materials shall include, but shall not be limited to lumber, bricks, concrete or cinder blocks, plumbing materials, electric wiring or equipment, heating ducts or equipment, shingles, mortar, concrete or cement, nails, screws or any other materials used in constructing any structure.

DEXTER TOWNSHIP ORDINANCE NUMBER 6

- C. In any area, 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 not exceed thirty (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 reasonable use.
- D. In any area, the existence of any structure or part of 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.
- E. In any area, the existence of any vacant dwelling, garage, or other out-buildings, are to be kept securely locked, widows glazed, or neatly boarded up and otherwise protected to prevent entrance thereto by vandals.
- F. 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 Washtenaw County Building Department

SECTION III

1. **ENFORCEMENT AND PENALTIES.**

- A. This ordinance shall be enforced by such person or persons as shall be designated by the Township Board.
- B. The owner, if possible, and the occupant of any property upon which any of the causes of blight or blighting factors set forth in Section 2 hereof is found to exist, shall be notified in writing by the Enforcement Officer, to remove or eliminate such causes of blight or blighting factors from such property within fifteen (15) days after service of the notice upon him. Such notice may be served personally or by registered mail, return receipt requested. Additional time may be granted by the Enforcement Officer where bonafide efforts to remove or eliminate such causes of blight or blighting factors are in progress.
- C. Failure of the owner and/or occupant to comply with such notice within the time allowed by the Enforcement Officer, shall constitute a violation of this ordinance.
- D. Violation of this ordinance shall be a misdemeanor which shall be punishable upon conviction thereof by a fine not to exceed \$500.00 or by imprisonment not exceeding 90 days or by both such fine and imprisonment in the discretion of the court.

SECTION IV

- 1. **EFFECTIVE DATE.** This ordinance will become effective thirty (30) days after first publication in a newspaper or newspapers circulating within the Township of Dexter, Washtenaw County, Michigan.

Township Clerk