

**TOWNSHIP OF LIMA  
WASHTENAW COUNTY, MICHIGAN  
ORDINANCE NO. 25, BLIGHT PREVENTION**

**THE TOWNSHIP OF LIMA ORDAINS:**

**Section 1. Purpose**

The purpose of this Ordinance is to promote the general health, safety and welfare of the residents of Lima Township by preventing, reducing or eliminating blight or potential blight in the Township through the prevention, or elimination of certain environmental causes of blight or blighting factors, which exist or which may exist in the Township in the future.

**Section 2. Definitions**

The following words, terms and phases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Operative condition* means a motor vehicle duly licensed for use upon the highways of the state and in a condition to propel itself through or by the mechanical or other means designed to propel it and possessing that operating equipment required by the state vehicle code.

Unless otherwise defined in this section, all words, terms and phases shall be construed to be defined in accordance with the enabling acts under which this article is adopted or in accordance with PA No. 300 of 1949 (MCL 257.1 et seq., MSA9,1801 et seq.).

**Section 3. Causes of Blight and Blighting**

No person shall maintain or permit to be maintained any of the causes of blight or blighting factors upon any property in the Township, owned, leased, rented or occupied by such person except when such uses of property may be permitted by, or be incidental to carrying out any business or occupation authorized by the Zoning Ordinance of Lima Township.

It is determined that the following uses, structures and activities are causes of blight or blighting factors that, if allowed to exist, will tend to result in blighted and undesirable neighborhoods.

- A. **Inoperative Motor Vehicles.** Parking, storage or placing upon any public right-of-way, public property, or private property within the Township, any motor vehicle that is not duly licensed for use upon the highways of the State of Michigan, for a period in excess of 30 days, or is not in an operative condition for a period in excess of 30 days, unless such vehicle is wholly contained in a fully enclosed building.

- B. Modified vehicles.** The parking, storage or placing upon any public right-of-way, public property or private property within the township, of more than one motor vehicle, even though duly licensed and in operating condition, which has been redesigned or modified or reconstructed for racing or purpose other than that for which it was manufactured, unless such vehicle is wholly contained in a fully enclosed building. In no event shall any such vehicle be parked, stored or placed in the front or side street yard area within a residential area.
- C. Trucks, trailers.** The parking, storage or placing upon any public right-of-way, public property or private property within the Township of any truck (not including pickup trucks), road tractor, semi-trailer, pole trailer, bus, or mobile home, removed from the carrying or towing vehicle for a period in excess of 72 hours unless the vehicle is wholly contained in a fully enclosed building. This provision shall not apply to recreational vehicles which are regulated by the Lima Township Zoning Ordinance.
- D. Special equipment.** The parking, storage or placing upon any public right-of-way, public property or private property within the township of any special mobile equipment such as road construction or maintenance machinery, mobile office trailer, mobile tool shed trailer, ditch-digging apparatus, well-boring and well-servicing equipment, mobile cranes and other similar vehicle, except when they are being used in an ongoing municipal or private project that is proceeding under any required permit.
- E. Repairing or dismantling vehicles.** The repairing, redesigning, modifying or dismantling of any vehicle or other equipment described in subsection (A)-(D) of this section, unless accomplished in a fully enclosed building, except for repairs of any emergency nature, which shall be completed within a 72-hour period.
- F. Building Materials.** Storage upon any public right-of-way, public property, or private property within the Township of building materials, for a period not to exceed one year, unless there is in force a valid building permit issued by the Township for construction upon the property and the materials are intended for use in connection with such construction. Building materials shall include, but shall not be limited to: lumber, brick, concrete or cinder blocks, plumbing materials, electrical wiring or equipment, heating ducts or equipment, shingles, mortar, concrete or cement, nails, screws or other materials used in constructing any structure.
- G. Litter, Junk, Garbage.** Storage or accumulation of litter, junk, trash, rubbish or refuse, waste material, garbage, debris or other foreign substance of every kind and description except such as may be temporarily stored awaiting collection for periods not to exceed seven (7) days. The term "junk" shall include parts machinery or motor vehicles, unused appliances stored in the open, tires, remnants of wood, metal or any other cast-off materials of any kind whether they could be put to any reasonable use.

- H. **Uninhabitable Structures.** The existence of any structure, or part of a structure, that, 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 or lawfully used.
- I. **Vacant Dwelling or Principle Use Building.** The existence of any vacant dwelling, or principal use building, unless they are securely locked, windows intact, or neatly boarded up and otherwise protected to prevent entrance by unauthorized persons.
- J. **Partially completed structures.** The existence of any partially completed structure unless it is in the course of construction in accordance with a valid building permit issued by the Township, and unless such construction is completed within the time specified by existing ordinances.

#### **Section 4. Enforcement and Penalties**

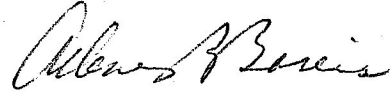
- A. This ordinance shall be enforced by such persons who shall be so designated by the Township Board.
- B. The owner and/or occupant of any property upon which any of the causes of blight or blighting factors as set forth in Section 2 herein, are present, shall be notified in writing to remove or eliminate such causes of blight or blighting factors from such property within 10 days after service of such notice. Such service notice will 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 by the owner and/or occupant to comply with such notice within the time allowed shall constitute a violation of this Ordinance. Any owner and/or occupant or person, who shall violate a provision of this Ordinance or shall fail to comply with any of the requirements thereof, shall be guilty of a misdemeanor and shall be punishable by a fine not to exceed \$500.00. Each day that a violation continues after due notice has been served shall be deemed a separate offence. The payment of any fine or imposition of any sentence shall not exempt the offender from compliance with the requirements of this Ordinance.

#### **Section 5. Effective Date and Adoption**

This ordinance shall become effective thirty (30) days after its publication as required by law.

I, Arlene R. Bareis, certify that the foregoing is a true and complete copy of an Ordinance, Blight Prevention Ordinance No. 25 adopted by the Lima Township Board at a regular meeting held on the 13<sup>th</sup> day of July, 2009, and that public notice of said meeting was given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended.

Dated: July 13, 2009



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Arlene R. Bareis, Clerk  
Lima Township