

## Chapter 305 – Blight

### Section 305.1 – Purpose

Consistent with the letter and spirit of Act No. 344 of the Public Acts of 1945, as amended, it is the purpose of this Ordinance to prevent, reduce or eliminate blight or potential blight in Lenox Township by the prevention or elimination of certain environmental causes of blight or blighting of factors which exist, or which may in the future exists in said Township.

### Section 305.2 – Definitions

**Junk** – Any machinery appliances, products, or merchandise with parts missing or scrap metals or other scrap materials that are damaged, deteriorated, or are in a condition that cannot be used for the purpose for which the product was manufactured.

**Junk Automobiles** – Any motor vehicle which is not licensed for use upon the highways of the State of Michigan for more than sixty (60) days and shall also include, whether so licensed or not, any motor vehicle which is inoperative for any reason for a period over thirty (30) days.

**Rubbish, Debris** – The miscellaneous waste materials resulting from housekeeping, mercantile enterprises, trade, manufacturing, and offices, including other waste matter such as slag, stone broken concrete, fly ash, ashes, tin cans, glass scrap metal, rubber, paper rags, chemicals, or any similar or related combinations thereof.

### Section 305.3 – Causes of Blight or Blighting Factors

It is hereby determined that the following uses, structures, and activities are causes of 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 Lenox Township owned, leased, rented, or occupied by such person, firm, or corporation.

- A. There shall be no storage upon any property of junk automobiles, except in a completely enclosed building or in salvage yards as regulated by the Lenox Township Zoning Ordinance.
- B. In any area zoned for residential-agricultural purposes, the storage upon any property of building materials unless there is in force a valid building permit issued by the Township for construction upon said property and said 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, or any other materials used on constructing any structures.

- C. In any area zoned for residential-agricultural purposes, 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 to exceed thirty (30) days.
- D. In any area the existence of any structure or part of any structure which because of fire, wind or another 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 zoned for residential-agricultural purposes the existence of any vacant dwelling, garage, or other out-building unless such buildings are kept securely locked, windows kept 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 during the construction by a valid and subsisting building permit issued by the Township and unless such construction is completed within a reasonable time.

#### **Section 305.4 – Enforcement and Penalties**

- A. This Ordinance shall be enforced by such persons who shall be so designated by the Township Board.
- B. The owner, if possible, and the occupant of any property upon which any of the causes of blight or blighting factors set forth in Section 305.3 hereof 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 (10) 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 bona fide efforts to remove or eliminate such causes of blight or blighting factors are in progress.
- C. Failure to comply with such notice within the time allowed by the owner and/or occupant 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 exceeding one hundred dollars (\$100.00) or by imprisonment for not exceeding thirty (30) days or by both such fine and imprisonment

in the discretion of the court. Each day that a violation shall continue shall constitute a separate offense.

