

HIGHLIGHTS OF THE PROPOSED PROPERTY MAINTENANCE ORDINANCE

External Property Maintenance

Definitions: Use current RH Code definitions with amendments and new definitions

Blight

Building Maintenance: Add language to include “landscape materials”

- Unused landscaping materials, timber, wood, boulders not used in a timely manner would have to be removed or stored out of sight.

Accessory structures: IPMC 302.7

- The exterior condition (wood, paint, siding, roof, etc.) of accessory structures would be included in the “overall” structure maintenance requirement.

Compliance Notice: Amend RH Code 46-29: change the requirement to mail the blight notice “registered mail” to “first class regular mail”.

Brush: Add language to include downed trees and branches. See West Bloomfield ordinance Section 21-168 (a-c). Add specific prohibitions in body of ordinance currently not indicated in the ordinance.

- Would prohibit the existence of brush piles and downed trees/branches with time conditions for removal.

Compost: See Novi Ordinance 21-169, and West Bloomfield ordinance 13-106-110.

- Allow the City to enforce residential compost re: odor, location, size conditions.

Firewood: See West Bloomfield ordinance 21-168(a-c)

- Would continue to require firewood to be stacked, but would place time and distance requirements for brush/downed trees to be cut, stacked or removed from property.

Dogs: R H Code 14-6

- Would continue to require dog owners to maintain “dog pen” or yards in a sanitary manner.

Fences: Use current RH code.

- Includes requirements for fence maintenance, height and location.

Garage Sales: See West Bloomfield ordinance Section 19-16 thru 21.

- Would limit the number of days in a year individual residents could hold garage sales.

Graffiti: IPMC 302.9: Defacement of Property
Use Graffiti ordinance for Phoenix Section 39-10 A & B.

- Would require property owner to remove any graffiti from screen walls, building exteriors.

Handbills: See West Bloomfield ordinance 14-81(a-k)

- Would prohibit the distribution of “Commercial Handbills” to residences without permission; must be placed in a manner to prevent littering.
- Would prohibit handbills being placed on vehicles.

Landscaping: See Phoenix ordinance page 5, Section 39-7(d).

- Adopting this ordinance would address landscaping that causes a visual blight, i.e., overgrown shrubs, and tall overgrown weeds in shrub/bed areas.

Rodent Harborage: IPMC 302.5:

- Require property owners to keep property free from rodent harborage or conditions that may cause infestation.

Sidewalk and Driveways: IPMC 302.3:
Add Rochester Hills code language from Section 94-141(1-5), 94-142, 94-143.

- Will continue to require residents to maintain public sidewalks free from any defects, hazards, snow, ice, etc.
- Add requirement for private driveways and sidewalks to address hazardous conditions such as defects and overgrown landscaping.

Solid Waste: Use RH Code 86-266-272.

Amend RH Code 86-266(a)(2)(d) by adding, “Empty trash containers must be stored in side/rear yard.

Add language that allows the city to assign a contractor to pick up trash left at the roadside for more than 72 hours and bill the homeowner.

- Presently responsibility of home/property owner – City cannot remove.

Swimming Pools: IPMC 303.1:

Use language from Phoenix ordinance 39-7(c) or the IPMC.

- Enable City to effectively enforce stagnant water, blight and safety issues related to swimming pools.

Vacant Buildings: See IPMC Section 304.18, 18.1, 18.2

Boards on building must be painted the same color as the siding.

180-day limit on boarded buildings. After 180 days all windows and doors must be replaced and functioning.

Vehicles: IPMC 302.8:

Junk Vehicles: Use current RH Code 138-1144 for Amend the title “Junk” to “Inoperable/Unlicensed.

Add language to limit the storage of unused operable and licensed vehicles in the front of buildings to 90 days. Over 90 days required to be stored in side or rear yard. Vehicles under tarps must be stored in side or rear yard and must be operable and currently licensed.

- “Junk” vehicles will now be referred to as “inoperable”.
- Any motor vehicle would not be allowed to sit stationary (without being used) for more than 90 days in front drive of home (deemed inoperable). Would need to be stored inside garage, side or rear yard.

Recreational Vehicles: Use current RH Code 138-1145

Vehicle for sale with in 100 feet of ROW: Use current RH Code 98-107(a & b)

- Prohibits vehicles from being placed for sale in yards of homes closer than 100 feet to roadway.

Commercial Vehicles: Use current RH Code 138-1143: Add language in 138-1143(b)(1) to include “portable storage units”, and roll off dumpsters.

- Language will be added to include the enforcement of the lengthy placement of portable storage units or roll-off containers.

Site Maintenance according to the approved site plan: Section 138-144

- Applies to commercial properties only, i.e., maintenance of parking lot, striping, signs, trash enclosure, etc.

Weeds: IPMC 302.4:

Use current Rochester Hills code 106. Delete 106-124(a) indication 60% build out of subdivision.

- Current ordinance requires home/property owners (occupied or vacant land) to cut noxious weeds when it exceeds a height of more than eight (8) inches.

Building Exterior Maintenance

Exterior Structure: See highlighted IPMC section 304

- This code would address building exterior items.
- Exterior wood surfaces, siding and decaying materials would require a protective covering.
- Exterior walls, foundations, roofs, stairs, decks, porches, balconies, handrails, doors, and windows to be maintained and functional.

Building Interior Maintenance

Interior Structure: See highlighted IPMC section 305

- This code would address interior building, mechanical, plumbing, heating and electrical issues.