

**RILEY TOWNSHIP
ORDINANCE NO.19**

**REHABILITATION OF BLIGHTED AREAS
AND ANTI-BLIGHT**

An Ordinance to prevent, reduce and eliminate blight, blighting factors or causes of blight within Riley Township, St. Clair County, Michigan: To provide for the enforcement hereof and to provide penalties for the violation hereof. And for the purposes and by the authority granted to the Township by Act 344 of the Public Acts of 1945, as amended.

The Township of Riley Ordains:

Section 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 Riley Township 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 2. Causes of Blight and 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 Riley Township owned, leased, rented or occupied by such person, firm or corporation.

- A. In all zoning districts, the storage upon any property of junk automobiles, except in a completely enclosed building. 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 sixty (60) days and shall also include, whether so licensed or not, any motor vehicle which is inoperative for any reason for a period in excess of ninety (90) days excluding operative motor vehicles and/or machinery used seasonally.
- B. In all zoning districts, 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 in constructing structures.
- C. In all zoning districts, 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. The term "junk" shall include inoperative machinery or motor vehicles, unused stoves or other appliances stored in the open, remnants of woods, metals or any other materials or other castoff material of any kind whether or not the same could be put to any reasonable use, excluding operative motor vehicles and/or machinery used seasonally.

D. In any **zoning district** of the Township, the existence of any structure or part of any structure which because of fire, wind, or other natural disaster, or physical deterioration is no longer habitable, if a dwelling; nor useful for any other purpose for which it may have been intended.

E. In all zoning districts, the existence of any vacant dwelling, garage or other outbuilding unless such buildings are kept securely locked, windows glazed or neatly boarded up and otherwise protected to prevent entrance thereto by vandals.

F. In any **zoning district** of the Township, 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 Township and unless such construction is completed within a reasonable time.

Section 3. 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 2 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 notice upon him. Such notice shall be served personally or by certified mail, return receipt requests. 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 result in Municipal Civil Infraction Citation(s) being issued with fines being set by resolution of Riley Township Board. Amended 1/7/08

Section 4. Effective Date

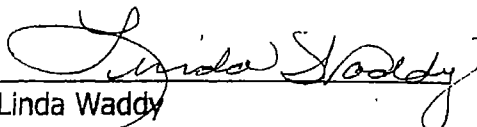
This ordinance shall become effective on the 20th day of March, 1968.

Date of Amendment

This ordinance was amended November 5, 2001. Amendments effective upon publication. Published November 14, 2001.

Date of Amendment

This ordinance was amended January 7, 2008. Amendments effective upon publication. Published January 16, 2008.


Linda Waddy
Township Clerk