

within the setback area required or existing on either street.

- d. This requirement shall not apply to a recreational vehicle that is parked on the driveway for the purpose of loading, cleaning or maintenance for a period not to exceed seventy-two (72) hours.
- e. A recreational vehicle shall not be used for dwelling purposes; however, a camper, motor home or similar recreational vehicle may be parked and occupied in a residential district for a period not exceeding seventy-two (72) hours.

1220.08 REGULATIONS APPLICABLE TO ALL SINGLE-FAMILY DWELLINGS

A single-family dwelling and any additions or alterations thereto erected or placed in the City, other than manufactured homes located in a licensed manufactured home community, shall conform to the following in addition to all other regulations of this Ordinance:

1. There shall be a minimum dimension of twenty-two (22) feet in any horizontal dimension.
2. There shall be a minimum floor area of seven hundred and fifty (750) square feet for a single-family detached dwelling.
3. Each primary building entrance shall be provided with a step, porch or approved disabled ramp that meets code, which is attached to the building foundation, or provided with a four-inch-deep masonry foundation of its own. A porch or landing shall not have any horizontal dimension less than three (3) feet.
4. There shall be a surfaced access from the public access to the required parking space. The access shall consist of concrete four (4) inches minimum depth, asphalt two (2) inches minimum depth or unit paving materials fabricated for this use.
5. All dwellings shall be firmly attached to a permanent foundation constructed on the site in accordance with the Building Code and shall have a wall of the same perimeter dimensions of the dwelling and constructed of such materials and type as required in the applicable building code for single-family dwellings.
6. In any dwelling with a basement at least one (1) means of access (stairway) shall be provided from within the dwelling unit.
7. If the dwelling is a manufactured home it shall:
 - a. Be installed pursuant to the manufacturer's setup instructions and shall be secured to the premises by an anchoring system or device complying with the rules and regulations of the Michigan Manufactured Home Commission and shall have a perimeter wall as required in this Chapter.
 - b. Be installed with the wheels removed. Additionally, no dwelling shall have any exposed towing mechanism, undercarriage or chassis.
 - c. All construction and all plumbing, electrical apparatus and insulation within and connected to the manufactured home shall be of a type and quality conforming to the Manufactured Home Construction and Safety Standards as promulgated by the United States Department of Housing and Urban Development, 24 CFR 3280, and as from time to time these standards may be amended.
8. The dwelling shall be connected to a public sewer and water supply, if available, or if not available, to private facilities approved by the City.



CITY OF HIGHLAND PARK

Return to Excellence

Hubert Yopp
Mayor

CODE ENFORCEMENT MOST USED CODES

- 108.1.1 Unsafe structures (General).
- 301.2 Responsibility.
- 301.3 Vacant Structures and Land.
- 302.1 Sanitation.
- 302.3 Sidewalks and driveways.
- 302.4 Weeds (Overgrowth).
- 302.7 Accessory structures.
- 302.8 Motor vehicles.
- 304.1.1 Exterior structure-unsafe conditions.
- 308.1 Accumulation of rubbish or garbage.
- 308.2 Disposal of rubbish.
- 308.2.1 Rubbish storage facilities.
- 308.3 Disposal of garbage.
- 308.3.2 Containers.
- 480.08 Parking for certain purposes prohibited.
- 646.04 Storage of building materials.
- 1060.16 Deposit on Public and Private Property
- 1060.06 Deposit of Garbage in Receptacles
- 1026.18 Trimming trees overhanging streets and alleys.
- 1225.03 Nonconforming signs.
- 1225.05 Prohibited signs.
- 1225.10 Application for sign permit.
- 1270.02 Air Contaminants
- 1448 Registration of rental properties.
- 1450.04 Registration of vacant and abandoned vacant property.
- 1193 Illegal dumping.

Robert B. Blackwell Municipal Building
12050 Woodward Avenue
Highland Park, Michigan 48203
313-252-0050 ext. 240
313-852-7320 fax

108.1.1 Unsafe structures. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

301.2 Responsibility. The owner of the premises shall maintain the structure and exterior property in compliance with the IPMC 2015 requirements, except as otherwise provided for in this code.

301.3 Vacant Structures and Land. Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure, and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

302.1 Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition.

302.3 Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

302.4 Weeds. All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

302.7 Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled.

304.1.1 Exterior structure-unsafe conditions. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

308.1 Accumulation of rubbish or garbage. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

308.2 Disposal of rubbish. Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

308.2.1 Rubbish storage facilities. The owner of every occupied premise shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.

308.3 Disposal of garbage. Every occupant of a structure shall dispose of all garbage in a clean and sanitary manner by placing such garbage in approved containers.

308.3.2 Containers. The operator of every establishment producing garbage shall provide, and at all times cause to be utilized, approved leak-proof containers provided with close-fitting covers for the storage of such materials until removed from the premises for disposal.

480.08 Parking for certain purposes prohibited. No person shall park a vehicle on any street for the principal purpose of doing any of the following:

- (1) Displaying such vehicle for sale;
- (2) Washing, polishing, greasing or repairing such vehicle, except for repairs necessitated by an emergency;
- (3) Displaying advertising

646.04 Storage of building materials. No person shall store or permit the storage or accumulation of building materials on any private property, except in a completely enclosed building, where such building materials are a part of the stock in trade of a business located on the property, or except when such materials are being used in the construction of a structure on the property in accordance with a valid building permit issued by the permitting authority and unless such construction is completed within a reasonable time.

1026.18 Trimming trees overhanging streets and alleys. Any tree not growing on a public street or alley, but so located as to extend its branches over a public street or alley, shall be so trimmed by the owner of the property on which the tree stands that there shall be a clear height of thirteen feet above the surface of the street or alley unobstructed by branches.

1225.03 Nonconforming signs. Every permanently affixed sign which was legally erected, constructed, installed, placed located, and which lawfully existed on the effective date of this Chapter, but which does not conform to the type, height, size, area, or location requirements of this Article shall be deemed to be nonconforming. This status shall not be granted to any temporary sign, banner, and placard, including signs affixed to the interior or exterior window.

1225.05 Prohibited signs. The following signs shall be prohibited in any district:

1. Any sign not specifically permitted.
2. Signs that obstruct free access or egress from any building, including those that obstruct any fire escape, required exit way, window, or door opening or that prevent free access to the roof by firefighters.
3. No sign shall contain any moving or animated parts nor have the appearance of having any moving or animated parts. Other than electronic display as permitted by this Ordinance, no sign shall employ any flashing, moving, oscillating, blinking, or variable intensity light.
4. Signs using high intensity, blinking or flashing lights, festoons, spinners or other animated devices.
5. Exterior string lights used in connection with a commercial enterprise, other than holiday decorations which are strung no more than sixty (60) days before the holiday and removed within fifteen (15) days following the holiday for which they were erected.
6. Signs which in any way simulate or could be confused with the lighting of emergency vehicles or traffic signals; there shall be no flashing, oscillating or intermittent, or red, yellow, or green illumination on any sign located in the same line of vision as a traffic control system, nor interference with vision clearance along any highway, street, or road or at any intersection of two (2) or more streets. Any sign which makes use of the words "Stop", "Look", "Danger", or any other words, phrases, symbols, or characters that interferes with, misleads, or confuses traffic is prohibited.
7. Signs that obstruct or impair the vision of motorists or non-motorized travelers at any intersection, driveway, within a parking lot or loading area.
8. Signs that obstruct sidewalks or other public rights-of-way.
9. Nongovernmental signs placed in any public right-of-way except as otherwise provided for in this Section; attached to a utility pole; or affixed to a tree, street furniture, or waste receptacles.
10. Signs affixed to a parked vehicle or truck trailer which is being used principally for advertising purposes rather than transportation purposes.
11. Any sign or sign structure that:
 - a. Is structurally unsafe.
 - b. Constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment.
 - c. Is capable of causing electric shock to person who come in contact with it.
 - d. Is not kept in good repair, with broken parts, missing letters, or nonoperational lights.

1225.10 Application for sign permit. Sign permit shall be filed with the Zoning Administrator for the city.

1448 Registration of rental properties.

1450.04 Registration of vacant and abandoned vacant property. An owner of a vacant property in the City shall be responsible for registering that property with the Community and Economic Development Real Estate Division by complying with the affidavit and registration and inspection fee requirements. A vacant property shall be registered within sixty (60) days of vacancy. An abandoned vacant property shall be registered within thirty (30) days of the vacancy or ten (10) days of inspection described in section 1450.08. Commercial structures that are vacant at the time this chapter takes effect shall be registered within thirty (30) days of that date.

1193 Illegal dumping. The following is the illegal dumping ordinance:

1. The unauthorized dumping of scrap and waste materials; auto bodies, tires and parts; construction debris; yard clippings; and similar litter on public or private property, facilitated through the use of a motor vehicle, is therefore declared to be a public nuisance, which justifies taking firm action to abate the public nuisance, including the seizure, impoundment and forfeiture of motor vehicles used to facilitate this nuisance activity.

2. A person shall not knowingly, without the consent of the public authority having supervision of public property or the owner of private property, dump, deposit, place, throw, or leave, or cause or permit the dumping, depositing, placing, throwing, or leaving of, scrap and waste materials; auto bodies, tires and parts; construction debris; yard clippings; and similar litter on public or private property or water other than property designated and set aside for such purposes.

3. A person or his or her agent or employee, who owns, leases, operates, or maintains a motor vehicle shall not use that motor vehicle, nor permit it to be used, for such unauthorized dumping upon public or private property, without a permit.

4. A person who violates this ordinance is guilty of creating a public nuisance.

5. The motor vehicle and its contents, including a tractor, trailer or any other equipment used to facilitate the unauthorized dumping, are also declared a public nuisance.

6. Where there is probable cause to believe that a motor vehicle has been or is being used in violation of this ordinance, a peace officer shall seize and impound said motor vehicle.

7. Within 30 days of receiving notice of such seizure, the owner of a motor vehicle seized and impounded under this ordinance shall either submit a request for trial with the Wayne County Prosecutor's office, requesting the filing of a civil nuisance abatement action or enter into an out-of-court settlement agreement with the Wayne County Prosecutor's Office.

8. Owner of a motor vehicle includes a person in whose name the motor vehicle is titled and/or registered and/or any lienholder whose lien has been filed in the office of the Secretary of State prior to the commencement of the nuisance abatement action, as well as a person who is deemed by law to be a constructive owner.

9. Proof of knowledge of the existence of the public nuisance on the part of the owner, or his or her agent or employee, or any of them, is not required.

10. A public nuisance shall be sanctioned, enjoined and abated as set forth in this ordinance and by Third Circuit Court rule.

11. The provisions of this ordinance are an additional sanction and remedy for the subject offenses to be found in state and other municipal law, and are not intended to comprise a substitute for or limitation upon those additional sources of authority.