

**CITY OF AUBURN HILLS
COUNTY OF OAKLAND
STATE OF MICHIGAN**

ORDINANCE NO. 20-920

**AN ORDINANCE TO AMEND ARTICLE VI. BLIGHT
OF CHAPTER 34, ENVIRONMENT OF THE
AUBURN HILLS CITY CODE, AS AMENDED**

Section 1.

Section 34-178 of Article VI. Blight, of Chapter 34, Environment of the Auburn Hills City Code, as amended, to add item (11) and shall now read as follows:

Section 34-178 - Cause of blight or blighting factors.

It is hereby determined that the following uses, structures, vehicles, and activities are causes of blight or blighting factors which, if allowed to exist, will tend to result in blighted and undesirable neighborhoods. No person shall maintain or permit to be maintained any of these causes of blight or blighting factors upon any property in the city owned, leased, rented, or occupied by such persons:

- (1) The existence of any blighted structure or part of any blighted structure.
- (2) The storage upon any property of junk or inoperable vehicles for a period exceeding ten days, unless the vehicle is kept in a totally enclosed structure. It shall be the property owner's responsibility to demonstrate to the enforcement officer compliance with this provision if the license plate cannot be observed.
- (3) The storage or accumulation of junk, trash, rubbish, or refuse of any kind, except domestic refuse stored in approved sealed containers as not to create a nuisance, for a period exceeding ten days.
- (4) The storage upon any property of building materials unless there is in force a valid building permit issued by the city for construction upon the property and the materials are intended for use in connection with such construction. In addition, the materials must be maintained in a neat and orderly manner, elevated from ground level so as not to become a potential rat and rodent harborage and so located as not to be obnoxious to the orderly appearance of the district.
- (5) 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.
- (6) The existence of any vacant dwelling, garage, or other outbuilding, unless such buildings are kept securely locked, windows kept glazed or neatly boarded up, and otherwise protected to prevent entrance thereto by vandals.
- (7) 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 city unless such construction is completed within 12 months from the date of issuance of the building permit or within an extension period approved by the city council.
- (8) The existence of an abandoned vehicle.
- (9) The existence of graffiti.

- (10) The parking of a vehicle on public or private property in the city for the purpose of advertising the vehicle as being for sale or for trade, with the exception of the following:
- a. The vehicle is legally parked on the residential property owner's premises and the vehicle is currently registered and licensed. The display shall be subject to the following provisions:
 1. Limited to one vehicle at a time;
 2. Limited to a parcel of land upon which an inhabited dwelling unit exists;
 3. Not overhang any sidewalk, lot line, or public right-of-way.
 - b. This provision shall not apply to properly licensed auto dealerships and properly licensed used car lots.
- (11) The parking or storage of passenger vehicles (e.g., pickup trucks, passenger/cargo-style vans, sport utility vehicles, passenger cars, and similar type vehicles) under a tarp, cloth screen, fitted cover, or similar partial or full vehicle covering material shall be prohibited in the front and side yards. One (1) covered passenger vehicle may be parked or stored on an improved surface in the rear yard provided a fitted covering is utilized, and the vehicle is currently licensed and not a junk or inoperable vehicle.

Section 2. Repealer.

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 3. Severability.

If any section, clause, or provision of this Ordinance shall be declared to be unconstitutional, void, illegal, or ineffective by any Court of competent jurisdiction, such section, clause, or provision declared to be unconstitutional, void, or illegal shall thereby cease to be a part of this Ordinance, but the remainder of this Ordinance shall stand and be in full force and effect.

Section 4. Savings.

The proceedings pending and all rights and liabilities existing, acquired, or incurred at the time this Ordinance takes effect are saved and may be consummated according to the law when they were commenced.

Section 5. Effective Date.

The provisions of this Ordinance are hereby ordered to take effect upon publication in the manner prescribed by the Charter of the City of Auburn Hills.

Section 6. Adoption.

This Ordinance is hereby declared to have been adopted by the City Council of the City of Auburn Hills at a meeting thereof duly called and held on the 28th day of September, 2020, and ordered to be given publication in a manner prescribed by the Charter of the City of Auburn Hills.

AYES: 7
NAYES: None
ABSTENTIONS: None

STATE OF MICHIGAN)

) ss.

COUNTY OF OAKLAND)

I, the undersigned, the duly qualified Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of Ordinance No. 20-920 adopted by the Auburn Hills City Council on the 28th day of September, 2020 the original of which is in my office.

Kevin R. McDaniel, Mayor

Laura M. Pierce, City Clerk