

## ORDINANCE TO PREVENT AND ELIMINATE BLIGHT

The Village of Camden, Hillsdale County, Michigan, ordains:

1. Purpose: Consistent with the letter and spirit of Act No. 344 of the Public Acts of Michigan for 1945 as amended, it is the purpose of this ordinance to prevent, reduce or eliminate blight or potential blight in the Village of Camden by the prevention or elimination of certain environmental causes of blight or blighting factors which exist or which may in the future exist in the Village.
  
2. Causes of Blight or 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. No person shall maintain or permit to be maintained any of these causes of blight or blighting factors upon any property in the Village owned, leased, rented or occupied by such person:
  - 1) The storage of any property or 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 inoperative for any reason for a period in excess of sixty days; provided that any inoperative vehicle shall not include a vehicle which is not in operation for lack of a license unless the vehicle has been unlicensed for at least six months. Excepted from the provisions of this subparagraph are unlicensed but operative vehicles which are kept as stock in trade of a regularly licensed and established new or used automobile dealer.
  
  - 2) The storage on any property of building materials unless there is in force a valid building permit for construction upon the property and said building 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 equipment,

shingles, mortar, concrete or cement, nails, screws or any other materials used in constructing any structure.

- 3) The storage or accumulation of junk trash, rubbish or refuse of any kind, except domestic refuse stored in such a manner so as not to create a nuisance for a period not to exceed thirty days. The term "junk" shall include parts to machinery or motor vehicles, unused stoves or other appliances stored in the open, remnants of wood, metal or other material, old tires or other cast-off material of any kind, whether or not the same could be put to any reasonable use.
  - 4) The existence of any structure or damaged partial structure which, because of fire, wind or other natural disaster, and physical deterioration is no longer habitable as a dwelling nor useful for any purpose for which it may have been intended.
  - 5) The existence of any vacant building, 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.
  - 6) The existence of any incomplete structure unless the structure is in the course of construction in accordance with a valid and subsisting building permit issued by the Village unless such construction is completed within a reasonable time.
3. Enforcement: This ordinance shall be enforced by the Police Department of the Village, County Sheriff's Department or any Village official. The owner, if possible, and the occupant of any property upon which any causes of blight or blighting factors set forth if found to exist, shall be notified in writing to remove or eliminate such causes of blight or blighting factors from such property within ten days after service of a notice upon him. Failure to comply with such notice within the time allowed by said owner and/or occupant shall constitute a violation of this ordinance.

4. Penalty: Every person, firm, or corporation shall be punished by a fine of not more than \$500.00 and costs of prosecution or by imprisonment of not more than 90 days or by both such fine and imprisonment. Each act or violation and every day upon which such violation shall occur shall constitute a separate offense.

This Ordinance was adopted unanimously by a vote of the members present at a regular meeting of the Camden Village Counsel on May 9, 1995.

Village of Camden

By: *James J. D'Amico*  
Village Clerk