

CHARTER TOWNSHIP OF BLOOMFIELD

ORDINANCE NO. 646

PROPERTY MAINTENANCE CODE ORDINANCE ADOPTION

An ordinance to amend the 2009 International Property Maintenance Code (Ordinance No. 613) in order to amend the rules as they relate to swimming pools and blighted property and weeds in order to protect the safety health and welfare of the residents of the Township.

THE CHARTER TOWNSHIP OF BLOOMFIELD ORDAINS:

Section 1 of Ordinance

Chapter 10, Article V, Property Maintenance Code, of the Bloomfield Charter Township Code is hereby amended to read as follows.

Chapter 10 BUILDINGS AND BUILDING REGULATIONS

ARTICLE V. PROPERTY MAINTENANCE CODE

Sec. 10-140. Amendments.

The following sections of the International Property Maintenance Code are amended or deleted and additional sections are added as follows:

301.4 Blighted Property. Added to read:

301.4 Blighted Property. No property shall be kept in a state that endangers the public health or safety, or is a public nuisance, and/or is unfit for human occupancy or use that if allowed to exist, will tend to result in blighting and undesirable neighborhoods.

302.4 Weeds. Amended to read:

All exterior property areas shall be kept free from vegetation, weeds, bushes and tall grasses and trees which present a visual blight upon the area, which may harbor insect or rodent infestations, or result in a condition which may threaten the health and safety or the economic welfare of adjacent property owners or occupants.

All premises and exterior property shall be maintained free from weeds or plant growth in excess of eight (8) inches. All noxious weeds shall be prohibited pursuant to Chapter 14, Article IV, Noxious Weeds. Weeds shall be defined as all grasses, plants and vegetation, however, this term shall not include trees, shrubs, or plantings within defined landscaped garden beds that include but not limited to dirt, sand, stone, rocks, block, timbers, plantings, wood chips/mulch, or any other materials commonly used in defined landscaping areas.

Planned landscaped areas shall be routinely maintained by planting and tending, and shall include the removal of excessive weed growth.

All yards that had a previous permanent lawn of grass ground cover by seeding or sodding shall not be left or abandoned to become a natural vegetated area, thereby giving an appearance of neglected, abandoned or unkempt property.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

303.1 Swimming pools. Amended to read:

It is hereby determined that the following conditions as they relate to swimming pools cause blight or blighting factors which, if allowed to exist, will tend to result in blighted and undesired neighborhoods. Swimming pools and approved swimming pool covers shall be maintained in a clean and sanitary condition and in good repair. Further, no person shall maintain or permit to be maintained these conditions upon any property in the township owned, leased, rented or occupied by such persons:

(a) Swimming pools. Any and all private or public swimming pool and pool equipment that contributes to health, safety, or welfare hazards, or constitutes a nuisance, unsanitary condition, cause of illness, or potential cause of illness, shall be abated, removed, or repaired. The water shall be sufficiently clear so that the bottom of the pool at the deepest area is clearly visible to an adult standing on the pool deck.

(b) Stagnant water. Any and all stagnant water that contributes to health, safety, or welfare hazards, or constitutes a nuisance, an unsanitary condition, a cause of illness, or potential cause of illness, shall be abated, removed, or drained.

## **Section 2 of Ordinance**

Should any section, subdivision, sentence, clause or phrase of this ordinance, be declared by the Courts to be invalid, the same shall not affect the validity of the Ordinance as a whole or any part thereof other than the part as invalidated.

### **Section 3 of Ordinance**

All 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 in force when they are commenced.

### **Section 4 of Ordinance**

All ordinances or parts of ordinances in conflict with this ordinance are repealed only to the extent necessary to give this ordinance full force and effect.

### **Section 5 of Ordinance**

The provisions of this Ordinance shall take effect immediately upon publication.

### **CERTIFICATION**

It is certified that the Ordinance set forth above was duly adopted by the Board of Trustees of the Charter Township of Bloomfield at a meeting duly called and held on the 13<sup>th</sup> Day of February, 2017.

CHARTER TOWNSHIP OF BLOOMFIELD

By: \_\_\_\_\_  
Janet Roncelli, Clerk

INTRODUCED: January 23, 2017  
PUBLISHED: January 29, 2017  
ADOPTED: February 13, 2017  
PUBLISHED: February 19, 2017