

FAQS

Q. What is a violation?

A. A violation is an instance where a residential and/or commercial property does not meet the minimum standards as set out in the City's ordinances.

Q. What is a Notice of Violation?

A. A Notice of Violation is given to the property owner/resident when a violation is observed or discovered. The purpose of a Notice of Violation is to initiate corrective action. It is not the intent of the City to issue citations but to gain compliance with City codes for better health, welfare, and harmony within the community.

Q. How long do I have to fix the issue?

A. Each violation type has different timelines for corrective action that are dictated by the City ordinances. The Notice of Violation will contain the timeline for corrective action and when a Code Enforcement Officer will re-inspect the property.

Q. What is a citation?

A. If the violation has not been brought into compliance after the re-inspection date, the Code Enforcement Officer may file a citation through the municipal courts. The fines for City ordinance violations vary but maybe issued each day the violation exists, with each day being a new violation. In addition to the possible fine, The City may place liens on the property if it has repeated violations and/or abatement by the City has occurred.

Q. What if I do not understand the notice I receive?

A. If a resident needs clarification, it is best to contact the Code Enforcement Officer who issued the violation. The contact information for the Code Enforcement, the Notice Officer, is located on each Notice Of Violation. A resident may also call the office number at (248) 557-2600, ext 247.

Q. What if I need more time?

A. For an extension, please contact the Code Contact Code Enforcement Officer Rami Sweidan. Depending on the violation, some extensions may be granted.

FREQUENTLY CALLED NUMBERS 248.557.2600

| | |
|--------------------|----------|
| BUILDING PERMITS | EXT. 237 |
| BUILDING OFFICIAL | EXT. 243 |
| CITY ADMINISTRATOR | EXT. 225 |
| CLERK/ELECTIONS | EXT. 226 |
| DDA | EXT. 246 |
| FRONT DESK | EXT. 222 |
| PLANNING/ZONING | EXT. 223 |
| POLICE DEPT. | EXT. 229 |
| TREASURER | EXT. 227 |
| WATER BILLS | EXT. 221 |

EMERGENCY
9 1 1

NONEMERGENCY DISPATCH
248.354.1010

TRINGALI- TRASH/YARD WASTE
248.585.9120

HOW TO CONTACT CODE ENFORCEMENT



Email
rsweidan@lathrupvillage.org



Phone
248.557.2600 ext. 247



In-Person at City Hall
27400 Southfield Rd.



SeeClickFix
www.seeclickfix.com

CITY OF LATHRUP VILLAGE COMMERCIAL PROPERTY CODE ENFORCEMENT GUIDE



ALLEYWAY

Zoning Ordinance 5.13.8.

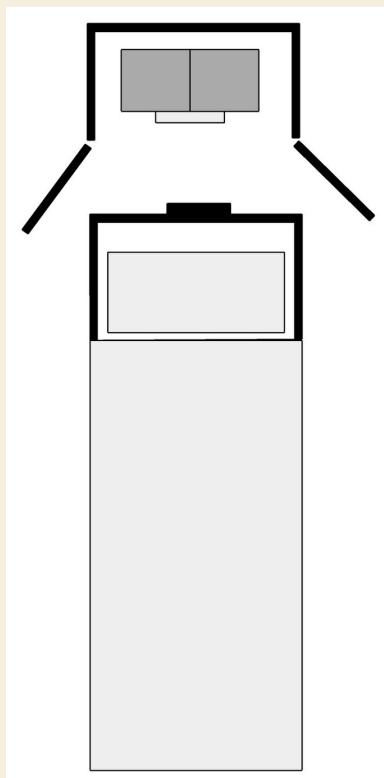
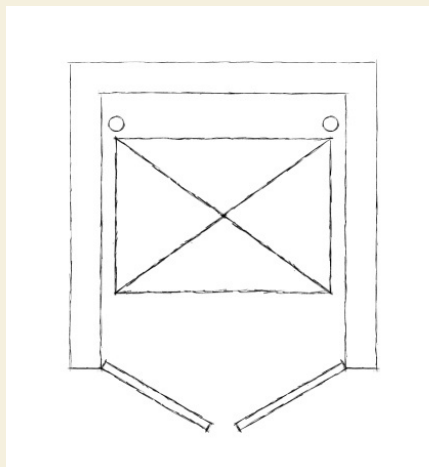
A maintained alley helps keep the Commercial District clean and accessible. If a business and property owner access their building through the alleyway, they are then responsible to maintain that alley.



DUMPSTER ENCLOSURES

Zoning ordinance 5.3

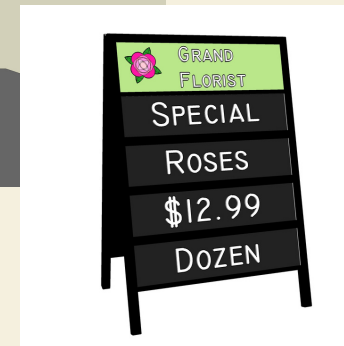
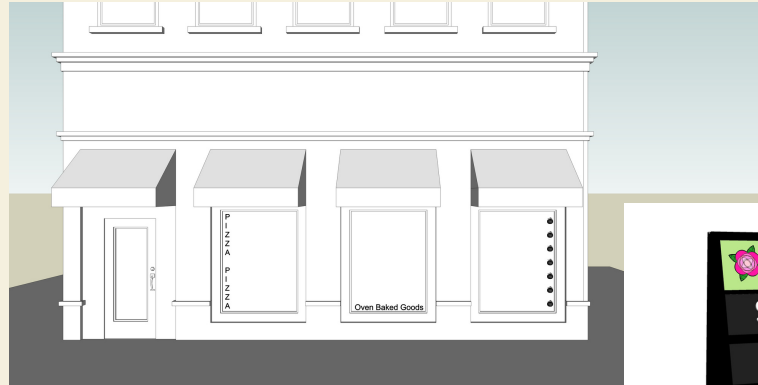
All refuse bins (i.e. dumpsters, garbage bins, or recycling bins) must be enclosed or screened from public view. Screenings must have walls that are six (6) feet tall and one (1) foot higher than the refuse bins to completely conceal its contents from public view. Screenings should have an opaque lockable gate that is the same height as the rest of the walls.



SIGNAGE

Signage Local ordinance Sec. 52-21 thru Sec. 52.30; Zoning Ordinance Sec. 3.1.8

Signs can only cover 10% of the window, A-Frame signs are permitted as long as it does not interfere with pedestrian traffic.



DITCHES AND CULVERTS

Local Ordinance Sec. 30-41.

Clean ditches and culverts not only help the Commercial District looking nice but helps prevent overflow of stormwater. Property owners are responsible to maintain ditches and culverts on their property free from obstructions of any waste, dirt, or plants.



Properly maintained ditch

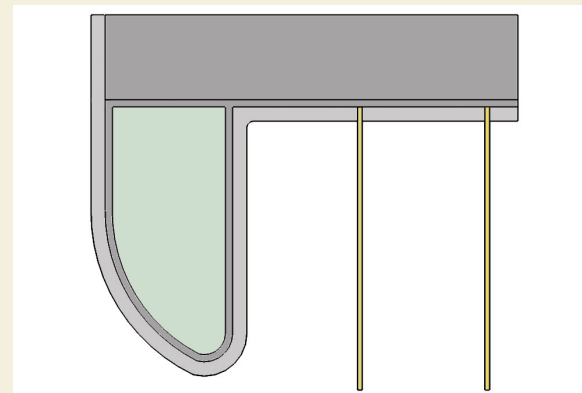


Improperly maintained ditch

PARKING LOT

Parking Lot Zoning Ordinance 5.13 OFF-STREET PARKING. Sec. 46-106.

Bumper stops, curbing or wheel chocks must be installed in parking spots to prevent any vehicle from damaging or encroaching any required wall, fence, buffer strips, or building next to the parking lot. Stops, curbing, and chocks must be made of concrete or equivalent in durability and properly anchored.



TALL GRASS AND TREES

Local Ordinance Sec. Article IV. 82-97, 82-70 Maintenance of Property

Tall Grass-Maintained and mowed grass gives the Downtown District a clean and uniform look. Weed and grass should not exceed heights greater than 7 inches.

Trees- Tree branches should be maintained 8 feet from the ground to 8' above all public streets, alleys, and sidewalks. Keeping branches clear allows the sidewalks to be accessible to pedestrians. In addition, broken, dead, diseased, or decayed limbs, branches, or trees which are likely to fall upon any public street or public sidewalk should be removed.

Max Height 7"

