

# *University District Community Association*



## *Residential Standards Guide*

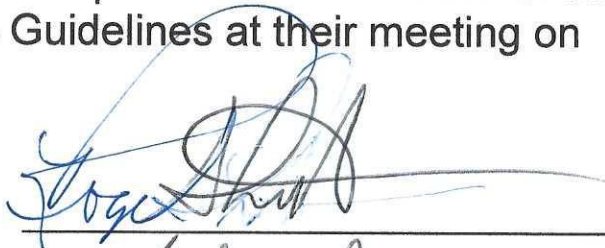
***2023 EDITION***



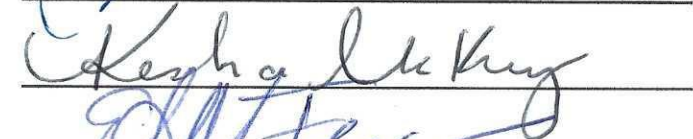
# UNIVERSITY DISTRICT COMMUNITY ASSOCIATION RESIDENTIAL STANDARDS

The UDCA Board of Directors adopted this 2023 edition of the UDCA Residential Standards Guidelines at their meeting on November 1, 2022

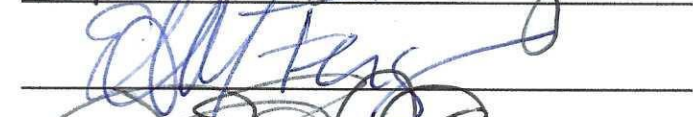
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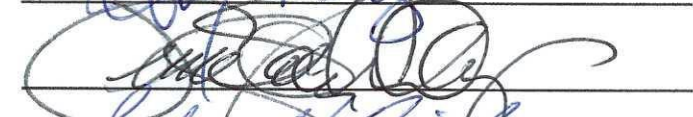
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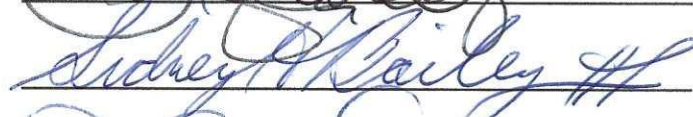
Erin Ferguson, Secretary:



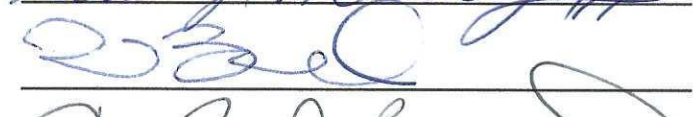
Jena Baker-Calloway, Treasurer:



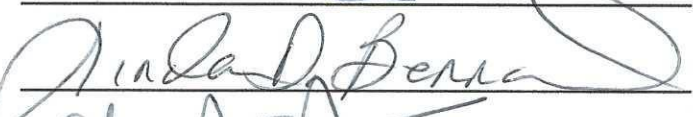
Sidney H. Bailey III:



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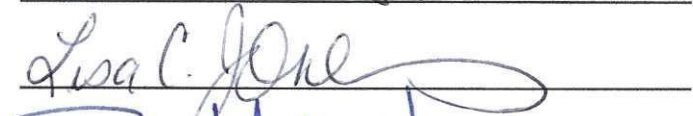
Linda Bernard:



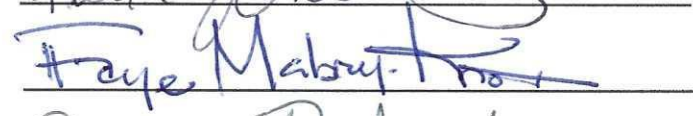
Amber Hunt:



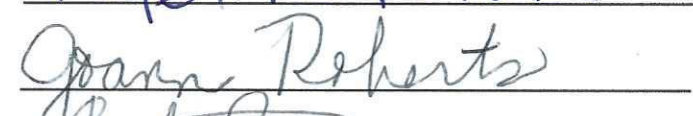
Lisa Jones:



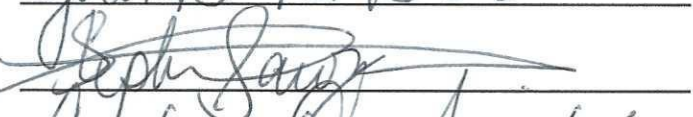
Faye Mabry - Knox:




Joann Roberts:



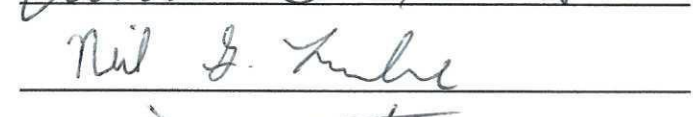
Stephen Sawyers:



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Neil Tambe:



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# UNIVERSITY DISTRICT COMMUNITY ASSOCIATION RESIDENTIAL STANDARDS

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# UNIVERSITY DISTRICT COMMUNITY ASSOCIATION RESIDENTIAL STANDARDS

## INTRODUCTION

**Our History:** The University District was established as a residential community in the mid 1920s. The district was part of the largest tract of land in the area known as the “Golf Club” district. Father John McNichols, of the Jesuit Order, relocated the University of Detroit to the corner of McNichols (then known as Palmer Boulevard) and Livernois. The residential area adjacent to the University became known as the “University District.” Most of the 1400 homes in the area were built in the 1920s and 30s during the “Golden Age of Housing.” Structural integrity, architectural detail, the caliber of workmanship and quality materials are all hallmarks of that era.

**Mission of the Standards Committee:** To establish, identify and document, best practices for a set of residential standards for the University District Community Association.

**Role & Responsibility of Committee members:** Inform and educate UD residents and property owners of the City of Detroit Codes, ordinances and relevant agency rules that are the basis of the Residential Standards. To receive and confirm violation reports from residents. Issue violation notices to residents when warranted. Refer violations to authorities having jurisdiction when necessary.

**UDCA Mission:** the University District Community Association strives to maintain and support the integrity of the neighborhood, provide communication of events and issues to its residents, promote a quality education in our local school while maintaining health, safety and happiness in a family-friendly, diverse community.

**Our Location:** The University District is located east of Livernois Avenue and west of and including Parkside St, between Seven Mile and McNichols.

**Non-Discrimination Policy:** It is hereby declared to be the policy of the Subdivisions that all property therein will be available without regard to race, sexual orientation, gender identity, creed, color, sex or national origin.

**Drug-free Zone:** The University District Community has zero tolerance for drug trafficking. As a community we can assure all who traffic in drugs that they will be sought out and reported to the authorities. Drug trafficking places all residents, living in the mist of drug dealing, at risk.

Residents who observe drug traffic are asked to call police at 313-234-4000, our Radio Patrol at 313-862-3754 and our University District Security Patrol at 313-550-2085 to report such activity (anonymously if you wish). It will take this entire community to maintain a safe living environment for all of our residents

**Standards Enforcement:** The University District Community Association, and its successors, strives to administer and enforce the architectural integrity, safe, social and desirable community living atmosphere and ensure the real property value of the homes in this community through the collective efforts of each property owner by supporting and enforcing the standards as set forth in this document.

# **UNIVERSITY DISTRICT COMMUNITY ASSOCIATION RESIDENTIAL STANDARDS**

## **PART ONE: GENERAL STANDARDS**

### **1. APPLICABILITY AND DESCRIPTIONS**

These restrictions shall be applicable to all lots in the University District Community, in the City of Detroit, Wayne County, Michigan.

### **2. APPROVAL OF CONSTRUCTION / PERMITS**

A property owner shall submit to the City of Detroit's Buildings, Safety Engineering & Environmental Department located in the Coleman A. Young Municipal Center for its prior approval, detailed plans and specifications for the construction and location of any residence or garage or any material addition to or alteration of same which requires a permit from the City of Detroit. All such plans must be in conformity with all applicable building codes, rules and regulations, and these restrictions and otherwise provide for construction in harmony with the existing structure of which it is a part and correspond in architecture to the immediate area of the subdivision involved. Any substantial changes in plans shall require the same approval and zoning as the original plans.

Building, electrical, plumbing and mechanical permits are required for most remodeling and new projects, such as: additions, decks, sheds, garages, fencing, pools, furnaces, air conditioning units, hot tubs, water heaters, etc. Permit fees vary depending on the project and are issued by the Buildings, Safety Engineering & Environmental Department.

### **3. CERTIFICATE OF OCCUPANCY**

A current Certificate of Occupancy is required when selling or renting a home in the UDCA community.

### **4. NATURE AND COST OF NEW CONSTRUCTION**

No residence other than a single private dwelling house which shall cost not less than \$100,000 shall be erected on any lot in the Subdivisions (other than lots fronting on Livernois and Parkside). Lots fronting on Parkside may be used for two (2) family residences or other uses permitted by law, the cost of construction of which is not less than \$150,000. Lots fronting on Livernois Avenue may be used for stores or other uses permitted by law, the cost of construction of which are not less than \$150,000. The foregoing dollar figures shall be increased in January of each year by a percentage equal to the percentage rise in the previous twelve (12) months of the housing component of the United States Bureau of Labor Statistics Consumer Price Index (1967=100) for All Urban Consumers for the City of Detroit, or the equivalent of such index then in existence. All residences and business structures shall be of pressed, glazed, or wire cut brick, stone or concrete over tile or metal lath for exterior construction with full basement. Residences shall be at least two full stories and not more than 2 1/2 stories in height, containing a

# **UNIVERSITY DISTRICT COMMUNITY ASSOCIATION RESIDENTIAL STANDARDS**

minimum of 2,200 square feet of enclosed area, with at least 18 feet of studding. No residence building with a flat roof shall be erected on any of said lots.

## **5. USE OF PROPERTY**

The property and buildings in the Subdivision (excepting lots fronting on Livernois Avenue which may be used for purposes for which they are properly zoned) shall be used and occupied only by single or two families. They shall not be used for any trade, business or occupation or employment (or uses incident thereto) or for apartment, multiple residential or boarding house use unless a variance, exemption, or special circumstance has been formerly granted.

No advertising sign, billboard, or other advertising device shall be permitted, erected, placed or maintained at any time upon said premises other than the normal and usual "For Sale" sign incident to the sale of property. The term "family" as used herein shall be as such term is defined in the Zoning Ordinances of the City of Detroit in effect on the initial effective date of these restrictions. No property in the Subdivisions shall be used or occupied in whole or in part, directly or indirectly, for any noxious or unlawful purpose or for any activity which constitutes a nuisance under applicable law

## **6. CONSTRUCTION**

The erection of any new building or repair of any building damaged by fire or otherwise shall be completed as rapidly as possible. Should the owner or contractor leave such building in an incomplete condition for a period of more than six (6) months, then the Association or its authorized representative, at its discretion is authorized and empowered (but not required) to tear down and clear from the property the uncompleted portion of such structure, or to complete the same at its discretion, and in either event, the expense incurred in so doing shall be charged to the owner's interest therein.

## **7. GRADE RESTRICTIONS**

All dwellings shall be erected on a grade of at least 20 inches above the inner sidewalk grade line or 15 inches if building line is 30 feet and according to profile plans of the engineers of the property. The natural grade of the land shall not be raised more than 2 feet above the sidewalk without the written consent of the adjoining property owners.

## **8. TEMPORARY STRUCTURES**

No tents, shacks, barns, vehicles (including, but not limited to trailers, recreational vehicles and vans) or any temporary building or structure of any design whatsoever, shall be used for living or residence purposes. No temporary occupancy, residence or domicile shall be permitted in unfinished, incomplete or materially damaged residences or structures, provided that this restriction shall not prevent the erection of a temporary storage building for materials and

# UNIVERSITY DISTRICT COMMUNITY ASSOCIATION RESIDENTIAL STANDARDS

supplies used solely for, and in, the construction of a dwelling, provided that such storage building is removed from the premises upon completion of the residence.

## 9. GARAGES

A garage may be erected on any of said lots except on lots fronting on Livernois Avenue, but only for the private use of the owner of the lot on which said garage is located. Living apartments may be provided in any 2-story garage for the occupancy of persons, provided that such persons (a) are in the employ of the property owner, and (b) all of such persons perform continuous and substantial services for the owner or occupants of the principal dwelling, and (c) receive therefore monies and/or consideration substantially in excess of, and in addition to, or the reasonable value of, use and occupancy of the said living apartment. Each garage (or any out-building) shall correspond in architecture and shall be of the same material and construction as the residence to which it is appurtenant. A single storage building or garden and such other tools and equipment shall be permitted on each lot provided that it (a) is placed at the rear of the property, and (b) is harmonious in color and design to the contiguous property, and (c) does not exceed six (6) feet by ten (10) feet in length and width, and six (6) feet in height.

## 10. STORAGE OF VEHICLES<sup>1</sup>

It is unlawful to keep, park, or store inoperative or unlicensed motor vehicles on any premises or property, including any motor vehicle which is in a state of major disassembly, disrepair, or in the process of being stripped or dismantled, provided, that an individual may perform mechanical work on one motor vehicle on the premises or property as long as such work is performed inside a garage or other enclosed structure, or area designed and approved for such purposes. {First offense = \$100} It is also unlawful to paint any motor vehicle on the premises or property.

## 11. VEHICLE PARKING<sup>2</sup>

It is unlawful to park any commercial vehicle, bus, taxicab, trailer (coupled or not), pole trailer (coupled or not), semi-trailer (coupled or not), motor home, pickup camper, trailer coach (coupled or not), recreational equipment, or limousine on any residential street or service drive in the City at any time, including Sundays and holidays, provided, that the owner or lessee of a taxicab may park not more than one operable taxicab on the residential street or service drive within the block of the taxicab owner or lessee's one-family or two-family residence where the residence of such owner or lessee does not have a front yard driveway.

It is unlawful to park any commercial vehicle, bus, taxicab, trailer (coupled or not), pole trailer (coupled or not), semi-trailer (coupled or not), motor home, pickup camper, trailer coach

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<sup>1</sup> Detroit City Code 2019, Section 8-15-110

<sup>2</sup> Detroit City Code, Article IV, Division 2, 46-4-19

# UNIVERSITY DISTRICT COMMUNITY ASSOCIATION RESIDENTIAL STANDARDS

(coupled or not), recreational equipment, or limousine on any commercial street in the City where parking is allowed, for a period longer than one hour, including Sundays and holidays.

The prohibitions in this section shall not apply to the following:

- a. The expeditious loading or unloading, delivery, or pickup of goods, wares, merchandise, or passengers at an address within the block where the vehicle is parked;
- b. The performance of business or commercial service by a licensed contractor or service establishment at an address within the block where the vehicle is parked for the time needed to complete the service, provided, that, while parked, the vehicle shall prominently display a written notice of the location where the service is being performed;
- c. The rendering of authorized emergency service, or service by a government agency or public utility;
- d. The use of a vehicle at a public works or construction site, while the work is in progress;
- e. A vehicle that is disabled pursuant to Section 46-2-67 of the Detroit City Code; or a vehicle that is parked to avoid conflict with law enforcement activity, or in compliance with a traffic-control device or direction from a police officer.

This section does not apply to private passenger vehicles that have commercial license plates, trailers no longer than eight feet in length that are coupled to a permitted vehicle, or pickup trucks or vans that have commercial license plates unless the pickup truck or van has been modified substantially to perform primarily a specific commercial or industrial task. Substantial modification to pickup trucks and vans includes, but is not limited to, the addition of a cherry-picker, hoist, crane, or commercial rack designed for holding glass, but does not include the attachment of a snowplow or standard commercial rack, or enclosures, caps, covers, or boxes attached over the exterior bed of the truck, that are used to hold or carry items including, but not limited to, ladders, work supplies, or tools.

Motor homes, pickup campers, and coupled trailer coaches may be parked on any residential street, for up to 24 hours, only during the loading or unloading of such vehicle for the purpose of trip preparation or trip completion.

## 12. FENCES<sup>3</sup>

. The respective owners of all lots in the City shall construct and maintain partition fences between their own and next adjoining lots in such manner as stated in this section, except that by mutual consent of adjoining owners such fences between dwellings may be omitted. All owners of lots shall be responsible for the rebuilding, care and upkeep of all fences that are contiguous to, or bordering upon, streets and alleys and also all fences that mark dividing lines between lots as specified in this section. The partition fence, to be erected and maintained, shall mean only that portion between the rear of the house and the alley or rear lot line.

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<sup>3</sup> Section 50-14-381

# UNIVERSITY DISTRICT COMMUNITY ASSOCIATION RESIDENTIAL STANDARDS

*Materials to be used.* Except for screen walls and opaque walls as may be required in this division, all fences, constructed or reconstructed, shall be of 1½-inch iron pipe or two-inch angle irons embedded in concrete in the ground, or four-inch wood posts, or four-inch reinforced concrete posts or any other member of equal stability sunk in the soil at least three feet and that has a height above the average grade of the two adjoining lots of not less than two feet. On the posts shall be properly fastened woven wire, boards, metal or other approved materials. The junction of the post and boards or wire shall always be considered the lot line. The Buildings, Safety Engineering, and Environmental Department shall not be responsible for the establishing or locating the correct lot line between lots;

*How constructed.* The house numbering system of the City shall govern the side of the fence upon which the posts shall be placed. Posts of all fences shall be placed on the side of the fence leading to the higher number as assigned by the City, except only the fences on East and West Grand Boulevard and Outer Drive shall be governed as though the Grand Boulevard and Outer Drive were numbered as on parallel streets. The lot owner upon whose property the posts are located shall be responsible for building and maintaining the front half of the fence to be built, and the rear half of the opposite fence, notwithstanding that any previous ordinances are contrary. The posts of easement fences shall be placed on the side of the fence with the higher street number and the lot owner upon whose property the posts are located shall be responsible for building and maintaining the half of the fence adjacent to the next higher street number;

*Fence height.*

*In general.* Fences between adjoining lots and on streets, alleys, and easements shall not be less than two feet in height or more than eight feet in height, except fences enclosing industrial or commercial properties may be 12 feet in height; and

*Single- and two-family dwellings.* Notwithstanding the previous paragraph, the height of any fence that abuts the front yard of a single-family dwelling or two-family dwelling shall not exceed four feet, except that opaque fences shall not exceed three feet, provided, that in the event a deed restriction or historic district provision, which specifies front yard fencing in excess of four feet in height, a higher fence may be erected as so specified or required. The height of any fence that abuts the side yards or rear yard of a single-family dwelling or two-family dwelling shall not exceed six feet. Uses, on a lot adjoining the lot of a single-family dwelling or two-family dwelling, shall observe the preceding height limitations for any fence separating said use from the single- or two-family dwelling.

Fences and walls exceeding four feet in height, but not exceeding six feet in height, may be placed in back of the front building line with the written consent of the owner(s) of the adjoining property, filed with the City. In all instances where a fence is erected, a permit must first be obtained from the City. It also is illegal to use barbed wire, exposed spikes or any other dangerous devices or materials on or in connection with any fence, barrier or enclosure in the community.

# UNIVERSITY DISTRICT COMMUNITY ASSOCIATION RESIDENTIAL STANDARDS

## 13. FIRE HYDRANTS<sup>4</sup>

No person shall open any fire hydrant or use any water from the same without first obtaining a permit from the board of fire commissioners. No person shall in any manner obstruct the use of any fire hydrant in the city or have, place or allow to be placed any material or thing in front thereof or connect or tie thereto any object, animal or thing. Any material found as an obstruction, as aforesaid, may be removed by the officers and employees of the board of fire commissioners or the water and sewerage department, at the risk, cost and expense of the owner or claimants.

## 14. ADDRESS NUMBERS ON HOMES<sup>5</sup>

All buildings on City streets or roads shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. Address numbers shall contrast with their background and shall be Arabic numerals or roman letters. Numbers shall be a minimum of four inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm).

## 15. OPEN BURNING AND OUTDOOR FIRE ACTIVITIES<sup>6</sup>

A. For the purposes of this Section, the following words and phrases shall have the meanings respectively ascribed to them by this section:

- Campfire means an outdoor fire in a fire pit intended for recreation or cooking but not including a fire intended for disposal of waste wood or refuse
- Clean wood means natural wood which has not been painted, varnished, or coated with a similar material; has not been pressure treated with preservatives; and does not contain resins or glues as in plywood or other composite wood products
- Fire pit means a secure enclosure of non-flammable material no more than three feet in diameter used to safely encapsulate all fuel for a campfire and prevent the growth or spread of a campfire
- Fixed flammable object means any building, structure, utility fixture, tree, bush, or plant that is predominantly in one location and capable of igniting or being damaged by an open fire or the heat emitted by any open fire
- Open burning means kindling or maintaining a fire where the products of combustion are emitted directly into the ambient air without passing through a stack or a chimney. This includes burning in a burn barrel

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<sup>4</sup> Detroit City Code: Section 48-1-8

<sup>5</sup> Section 8-15-202

<sup>6</sup> Detroit City Code: Section 18-1-81

# UNIVERSITY DISTRICT COMMUNITY ASSOCIATION RESIDENTIAL STANDARDS

- Outdoor cooking unit means a stationary grill, barbeque, smoker, or oven not located within a building or attached to it
  - Rear yard means a yard extended across the full width of the lot between the rear lot line and the nearest part of the principal building or structure
- B. Side yard means a yard extending from the front yard to the rear yard between the side lot line and the nearest part of the principal building or structure, excepting permitted encroachments.
- C. GENERAL PROHIBITION ON OPEN BURNING: EXCEPTION(S)<sup>7</sup>
- Open burning is prohibited in the City of Detroit unless specifically permitted by ordinance.
  - Permitted forms of open burning. The following forms of open burning shall be permitted in the City of Detroit to the extent that such burning does not cause a nuisance:
    - Campfires using clean wood on private property owned or leased by the person directly supervising the campfire and not within 10 feet of any fixed flammable object or property line:
    - The operation of an outdoor cooking unit in a location that is:
      - Within the rear yard or the side yard of private property and not within 10 feet any fixed flammable object or property line:
      - Not directly beneath a roof or enclosure; and
      - Under direct supervision of the property owner, lessee, of the unit.

## D. LIABILITY<sup>8</sup>

The property owner engaging in any form of open burning shall be responsible for all fire suppression costs and other liabilities resulting from damage caused by the fire.

## E. RIGHT OF ENTRY AND INSPECTION<sup>9</sup>

The Fire Marshal, his or her designee, or any authorized officer, agent, employee, or representative of the Detroit Fire Department who presents credentials may inspect any property in response to a complaint or where there exists evidence of open burning to ascertain compliance with the provisions of this section for the maintenance of public health and safety.

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<sup>7</sup> Sec. 18-1-83

<sup>8</sup> Sec. 18-1-84

<sup>9</sup> Sec. 18-1-85

# UNIVERSITY DISTRICT COMMUNITY ASSOCIATION RESIDENTIAL STANDARDS

## F. ENFORCEMENT AND PENALTIES<sup>10</sup>

- The Detroit Fire Department and of its representative officers or agents is authorized to enforce the provisions of this ordinance.
- It shall be unlawful to engage in open burning, with the exception of those activities specifically referenced in Section 18-1-83 of the 2019 Detroit City Code as permitted forms of open burning. Any person engaging in unlawful open burning shall be responsible for a municipal civil infraction subject to assessment of a civil fine of up to \$500.00.

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<sup>10</sup> Sec. 18-1-82

# UNIVERSITY DISTRICT COMMUNITY ASSOCIATION RESIDENTIAL STANDARDS

## Part Two: Property Maintenance Standards

### 1. AIR CONDITIONERS / HEAT PUMPS / GENERATORS

These guidelines require air conditioners, heat pumps and generators to be placed in the rear yard, not less than three feet from the side of the residence. Locations in the side yard must have the written approval of the adjoining property owner(s) and must be screened by landscaping or hidden by a fence. Locations in the front yard require a hearing before the Association, involving submission of a plan to scale showing relevant dimensions, proposed landscaping and a statement of the need to locate such equipment in the front yard. The concern with these units is the possible nuisance aspect to those in adjoining residences and the detrimental appearance from the street. Generally, therefore, if the Association does permit location in the front yard, landscaping of the unit is required to screen it from public view.

### 2. ANIMALS AND PETS<sup>11</sup>

Cats, dogs and other household pets shall not be kept, bred or raised for any pecuniary gain, and their owner shall comply with all laws and ordinances pertaining to the ownership and keeping of such animals. No nuisance or potentially dangerous animals, livestock or poultry of any kind, except cats, dogs or other household pets, may be raised, bred or kept within the community and which may present a hazard or liability to other neighbors within the community (i.e., exotic animals, reptiles, spiders, etc.)

### 3. ANIMAL CONTROL & DOG LICENSE REQUIREMENTS<sup>12</sup>

The Department of Public Works (DPW) collects dead dogs and cats. Contact DPW at (313) 628-4268. Place dead animals at the curbside for collection. Do not place dead animals in the Courville container. Violations of the animal control ordinances are subject to a \$500 fine and/or 90-day imprisonment for failure to comply. Ordinances address:

- Failure to vaccinate dogs against rabies
- More than four (4) dogs or cats over the age of four (4) months at residence
- Failure to obtain license for a dog over the age of four (4) months
- Failure to have a collar or harness with license tag attached on dog or cat
- Walking dogs on a leash

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<sup>11</sup> Detroit City Code: Section 6

<sup>12</sup> Detroit City Code: Section 6-2-1, Section 6-2-3

# UNIVERSITY DISTRICT COMMUNITY ASSOCIATION RESIDENTIAL STANDARDS

## 4. CARPETING

Removed carpeting should be cut into 4-foot rolls, not to exceed 50 pounds. PLACE BETWEEN SIDEWALK AND CURB for pickup on bulk pick-up date ONLY.

## 5. CURBSIDE RECYCLING

- DETROIT RECYCLES is a single-stream program - all recyclable materials go together in your container. **Pick up is every other Thursday.**
- Make sure items are clean and dry.
- Rinse food residue.
- DO NOT put recyclables in plastic bags—place items directly in your container!
- DO NOT put food or garbage in your container.
- Be sure plastics have chasing arrow symbol (shown at left)
- Break down boxes to save space in your container.

## 6. SOLID WASTE HANDLING (& FINES)<sup>13</sup>

- **Trash pickup is every Thursday. Bulk waste and yard waste pick up is every other Thursday.** Yard waste pick up is seasonal. (Winter suspension of pick up is per published Waste Management schedule)
- Place trash in the trash container. Trash containers should be put to the curb no earlier than 6:00 pm on the day before collection and be removed no later than 9:00 pm on collection day. **Fine: \$100**
- Place yard waste in biodegradable paper bags. Do not use plastic bags. **Fine: \$200+**
- Breakdown boxes, crates, and place in refuse container, not alongside the container. **Fine: \$200**
- Brush and shrubbery should not exceed eight (4) feet in length or eight (2) inches in diameter. And must be in bundles (weighing not more than 60lbs), tied securely and placed at the curb.
- Bulk trash for pickup must not exceed one (1) cubic yard, six (6) feet in length or one thousand (1,000) pounds in weight. **Fine: \$200**
- Trash containers should be set out six (6) feet away from yard waste on collection day. **Fine: Container not collected.**
- Trash containers cannot be stored at the curb, in the front yard or on the front porch between collections.<sup>14</sup> **Fine: \$100**

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<sup>13</sup> Section 42

# UNIVERSITY DISTRICT COMMUNITY ASSOCIATION RESIDENTIAL STANDARDS

- Animal waste deposited on private property must be removed within twenty-four (24) hours. Animal waste deposited on public property or rights-of way must be removed immediately. **Fine: \$200**
- Pet waste must be bagged before placing in approved trash container. Improperly disposed of pet waste creates a health hazard for sanitation workers. **Fine: \$1500**
- Burning solid waste in open fires. **Fine: \$1500**
- Failing to secure City or private solid waste collection containers and services. **Fine: \$200**
- Dumping or depositing solid waste from a motor vehicle. **Fine: \$1000**
- Storing or depositing solid waste on private or public property. **Fine: \$200**
- Littering. **Fine: \$200**
- Construction related and similar materials (tires, wood paneling, bricks, concrete, dirt, sod, etc.) are not accepted by land fill operators. Thus, these are not considered bulk waste and will not be collected by Advanced Disposal on bulk day. Place these in trash containers for Thursday pick up. Or call COD Department of Public Works (313) 876-0049 or fill out their online request form. A DPW employee will respond to your request within 1 business day and will provide you with an estimate for removal.

## 7. HAZARDOUS WASTES DISPOSAL

Never pour poisons, solvents, heavy metals, and other toxic products down a drain or thrown into the trash. Instead, use up toxic products completely according to the label. These items will only be accepted at the Household Hazardous Waste (HHW) Receiving Facility at 2000 E. Ferry Street (near the I-75 and I-94 freeways). Individuals can call (313) 923-2240 to schedule a time to bring household hazardous materials (HHW) to the facility, which is open year-round on Thursdays from 7:30 a.m. to 2:00 p.m. and every fourth Saturday of the month from 8:00am to 2:00pm. This facility is open to Detroit residents ONLY! There is no charge! See appendix B for more information.

Residents can take these items to the HHW facility:

- Household Batteries
- Home Office Equipment
- Electronics Car Equipment
- (Batteries, brake fluid, fuel, kerosene, motor oil, filters, etc.)
- HOME TOXINS:
  - Cleansers & Polishes
  - Fertilizers, Pesticides and Weed Killers

# UNIVERSITY DISTRICT COMMUNITY ASSOCIATION RESIDENTIAL STANDARDS

- Home Repair Products (glues & caulk)
- Mercury Thermometers
- Paint Thinners, Solvents & Varnishes
- Wood Preservatives
- Fluorescent Light Bulbs

The facility will not accept:

- Unknown or Unlabeled Wastes
- Commercially Generated Wastes
- Smoke Detectors
- Radioactive Materials
- Explosives
- Shock-sensitive Materials
- Old Paint And Solvent Cans – These must be set aside from regular rubbish or brought to the Public Works Yard during working hours (7:30 a.m. to 3:30 p.m.). DO NOT PLACE IN RUBBISH OR TRASH CONTAINERS.

## 8. LITTER

It is the duty of the owners or occupants of any property, vacant or occupied, to keep their premises, the adjoining sidewalks and public property, including streets and alleys, free of litter at all times.

## 9. REFUSE AND RUBBISH<sup>14</sup>

No person shall permit any refuse, rubbish, or waste to accumulate on property which he or she owns or occupies in such manner as to interfere with the safety, health or comfort of the public. This also applies to "junk" motor vehicles that are not housed within a fully enclosed building. All exterior of buildings, premises, and structures shall be maintained free from any accumulation of solid waste and be maintained in a clean, safe and sanitary condition. The occupant of the building, premises or structure shall keep that portion of the exterior area that is under the occupant's control in a clean, safe, and sanitary condition. Solid waste shall be separated and stored in approved containers.

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<sup>14</sup> Section 42

# **UNIVERSITY DISTRICT COMMUNITY ASSOCIATION RESIDENTIAL STANDARDS**

## **10. RUBBISH ACCUMULATED WHEN RESIDENT MOVES**

If a special pickup is required for debris and rubbish after a move, a private contractor must be engaged. MATERIAL MUST BE PLACED BETWEEN THE SIDEWALK AND CURB.

## **11. RODENT HARBORAGE<sup>15</sup>**

All buildings, structures, and exterior property in the University District, including all vacant or unimproved property, shall be rat proofed and maintained in a rat proof condition and be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent infestation.

## **12. PLAYING GAMES IN STREETS<sup>16</sup>**

No person shall play any game of nine (9) or ten (10) pins, ball, wicket or other games in any street, alley or other public space.

## **13. SWIMMING POOLS<sup>17</sup>**

Swimming pools shall be maintained in a clean and sanitary condition. Pools shall be entirely enclosed by at least a four (4) foot wire mesh fence or other type fence which prevents direct access to the pool. Pools shall have a self-latching gate maintained in good repair.

Swimming pools shall be equipped with a properly maintained water filtration device and shall be installed in a manner consistent with the Michigan Construction Codes, enacted pursuant to Section 4 of the Derosssett-Hale Single State Construction Code Act. being MCL 125.1504. In grade swimming pools shall be equipped and maintained with adequate underwater lighting to render visible all areas of the pool floor and walls. Swimming pools that are not in use shall be completely drained of all standing water, and either barricaded against trespass or completely filled in with Grade A fill soil or sand.

## **14. SIDEWALKS (Repair & Snow Removal)<sup>18</sup>**

When any sidewalk becomes out of repair, the homeowner is responsible to repair or replace it. If the City is notified of such a situation and finds it to be a hazard, the City will give the owner or occupant notice to repair the sidewalk within 30 days or the City will perform the

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<sup>15</sup> Section 8-15-105

<sup>16</sup> Section 43-1-10

<sup>17</sup> Section 8-15-109

<sup>18</sup> Section 8-15-103

# UNIVERSITY DISTRICT COMMUNITY ASSOCIATION RESIDENTIAL STANDARDS

work and charge the expense, plus administrative costs, to the homeowner. A larger, area-wide sidewalk program is conducted on a regularly scheduled basis.

Snow or ice that has fallen or formed on any sidewalk in the front, rear, or on the sides of any house, shall be removed within twenty-four (24) hours after the snow or ice has fallen or formed, or a quantity of salt, sand, ashes, or other approved materials applied to the snow or ice sufficient to render the sidewalk safe for persons to walk upon. However, snow or ice shall not be plowed, shoveled, brushed, or piled, onto the street. Nor placed in any manner so as to interfere with public travel.

## 15. TREE STUMPS, LIMBS, AND CUTTINGS<sup>19</sup>

All unused building materials and temporary construction shall be removed from the property and Subdivisions within sixty (60) days after substantial completion of construction. The portion of the surface of the earth which is disturbed by excavation and other construction work shall be finish-graded and seeded or covered with such other landscaping as soon as the construction work and weather permit. Stumps and trees are not to be removed to adjoining or other sites in the Subdivision. All tree stumps in front yards shall be removed.

Limbs, cuttings, shrubbery, brush, tree branches, etc.: the pile should not exceed 8 feet in length. Logs must not exceed 6 inches in diameter and 4 feet in length. Brush must be tied in bundles that can be lifted by one person. Place **BETWEEN THE CURB AND SIDEWALK** for pickup. Advanced Disposal will not pick up logs over 2 inches in diameter. Call DPW or private contractor to arrange pickup.

## 16. VACANT PROPERTY<sup>20</sup>

The owners of any vacant or unoccupied building or structure shall take reasonable steps to secure said building against trespassers and other hazards and otherwise keep and maintain said buildings and property in accordance with these restrictions. The securing of buildings shall be accomplished by the use of wire mesh unless such is not feasible. See: "University District Community Association Standards for Vacant Residential Property"

## 17. HOME MAINTENANCE RELATED FINES<sup>21</sup>

- Failure to obtain a Certificate of Compliance. Occupants of a dwelling unit are responsible for keeping that part of the dwelling unit or premises, which they occupy and control, in a clean, habitable, sanitary, and safe condition. This includes falling gutters, broken windows etc. The city may inspect an owner-occupied structure and issue a correction order for multiple violations. The occupant must make repairs in order to receive a certificate of compliance. **Fine: \$250**

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<sup>19</sup> Section 42-2-28

<sup>20</sup> Section 42-2-97

<sup>21</sup> Detroit City Code, Section 8-15-103, 104, 105, et. al.

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## RESIDENTIAL STANDARDS

- Failure to Comply with Emergency Order. Emergency conditions: sewage in basement, no heat or electric, falling porches **Fine: \$500**
- Grass & Weeds in Excess of 8 Inches. Grass and weeds should be maintained to a height less than eight (8) inches by the owner or occupant of that property. This does not include exterior areas where flowers and gardens are maintained and cultivated. Noxious weeds (e.g., Canada thistle, poison ivy and sumac, ragweed, milkweed, and any other plant that endangers property or the health or safety of the public) are not permitted. **Fine: \$50**
- Failure to Remove Snow and Ice. All occupants or owners of property must clear ice, snow and filth or other obstructions from sidewalks. Snow may not obstruct street or right-of-way. **Fine: \$50**
- Creating a Rodent Harborage. Property should be cleared of debris, garbage, litter and rubbish that would provide a habitat for rodents. **Fine: \$100**

### 18. NOISE RELATED FINES<sup>22</sup>

- Operate or maintain a radio or other noise making or amplifying device which disturbs the peace and good order of the neighborhood. **Fine: Court**
- Sound device audible greater than 10 feet from motor vehicle. **Fine: Court**
- Disturbing the peace in public or private area. **Fine: Court.**
- Three (3) false alarms within any three (3) month period. **Fine: Court.**
- Allowing burglary alarm to emit for more than one (1) hour. **Fine: Court**
- Habitually barking dog(s). **Fine: Court**

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<sup>22</sup> Detroit City Code, Sec. 6-1

# UNIVERSITY DISTRICT COMMUNITY ASSOCIATION RESIDENTIAL STANDARDS

## APPENDIX A: DETROIT LIBRARY – MUNICODE REFERENCES

FOOT NOTE NUMBER	SUBJECT / TITLE	CITY OF DETROIT MUNICIPAL CODE SECTION(S)	RESIDENTIAL STANDARDS GUIDE PAGE NUMBER
1	STORAGE OF VEHICLES	SECTION 8-15-110	PAGE 6
2	VEHICLE PARKING	SECTION 46-4-19	PAGE 6
3	FENCES	SECTION 50-14-381	PAGE 7
4	FIRE HYDRANTS	SECTION 48-1-8	PAGE 9
5	ADDRESS NUMBERS ON HOMES	SECTION 8-15-202	PAGE 9
6	OPEN BURNING AND OUTDOOR FIRE ACTIVITIES	SECTION 18-1-81	PAGES 9-10
7	GENERAL PROHIBITION ON OPEN BURNING: EXCEPTIONS	SECTION 18-1-83	PAGE 10
8	LIABILITY	SECTION 18-1-84	PAGE 10
9	RIGHT OF ENTRY AND INSPECTION	SECTION 18-1-85	PAGE 10
10	ENFORCEMENT AND PENALTIES	SECTION 18-1-82	PAGE 11
11	ANIMALS AND PETS	SECTION 6	PAGE 12
12	ANIMAL CONTROL & DOG LICENSE REQUIREMENTS	SECTIONS 6-2-1 & 6-2-3	PAGE 12
13	SOLID WASTE HANDLING (& FINES)	SECTION 42	PAGE 13 - 14
14	REFUSE AND RUBBISH	SECTION 42	PAGE 15
15	RODENT HARBORAGE	SECTION 8-15-105	PAGE 16
16	PLAYING GAMES IN STREETS	SECTION 43-1-10	PAGE 16
17	SWIMMING POOLS	SECTION 8-15-109	PAGE 16
18	SIDEWALKS (Repair & Snow Removal)	SECTION 8-15-103	PAGE 16
19	TREE STUMPS, LIMBS AND CUTTINGS	SECTION 42-2-28	PAGE 17
20	VACANT PROPERTY	SECTION 42-2-97	PAGE 17
21	HOME MAINTENANCE RELATED FINES	SECTION 8-15-103, 104, 105, et. al.	PAGE 17 -18
22	NOISE RELATED FINES	SECTION 6-1	PAGE 18

# UNIVERSITY DISTRICT COMMUNITY ASSOCIATION RESIDENTIAL STANDARDS

## APPENDIX B

### GREATER DETROIT RESOURCE RECOVERY AUTHORITY

#### What should you bring to the Household Hazardous Waste (HHW) Receiving Facility?

Nearly every item found in your garage, basement, kitchen, bathroom cupboards and home office that you know doesn't belong in the regular trash. Poisons, solvents, heavy metals, and other toxic products should never be poured down a drain or thrown into the trash. These items will only be accepted at the **HHW**, address: 2000 E. Ferry Street (near the I-75 and I-94 freeways).

Individuals can call (313) 923-2240 to schedule a time to bring household hazardous materials (HHW) to the facility. **HOURS OF OPERATIONS:** Every Thursday from 7:30 am – 2:00 pm and the fourth Saturday of the Month from 8:00 am – 2:00 pm. This facility is open to Detroit residents **ONLY!** There is no charge!

#### **Residents can bring these materials to the HHW facility:**

Cleansers & Polishes  
Fertilizers, Pesticides and Weed Killers  
Home Repair Products (glues & caulk)  
Mercury Thermometers  
Paint Thinners, Solvents & Varnishes  
Wood Preservatives  
Fluorescent Light Bulbs

#### **Residents can bring these items to the HHW facility:**

Household Batteries  
Home Office Equipment  
Electronic Car Equipment  
Batteries, brake fluid, fuel, kerosene, motor oil, filters, etc.

#### **THE HHW FACILITY WILL NOT ACCEPT:**

Unknown or Unlabeled Wastes  
Commercially Generated Wastes  
Smoke Detectors  
Radioactive Materials  
Explosives  
Shock-sensitive Materials

#### **SPECIAL HHW CARE: Pharmaceuticals and Sharps**

The disposal of unwanted or expired pharmaceuticals down a drain or toilet is damaging to the environment. Research has found that small amounts of pharmaceutical drugs collect in streams, lakes, and rivers by entering through wastewater treatment plants that treat residential, commercial, and industrial wastewater. The majority of these pharmaceuticals enter the sewer system through disposal of unused or expired medications down the toilet or drain. Increased amounts of pharmaceuticals in surface water bodies have been shown to increase bacterial resistance to antibiotics.

- Empty all pills, caplets, etc. into a zip lock bag prior to placement in the container.
- Take empty pill containers away for disposal in a home recycling bin. Remove all personal information from container prior to placing it in the recycling bin.
- Please only deposit needles, lancets, and similar items. Please make sure these items are deposited in a rigid, sealed container. (HARD PLASTIC – e.g. laundry detergent containers)

**For additional information call: 313.876.0148**

# UNIVERSITY DISTRICT COMMUNITY ASSOCIATION RESIDENTIAL STANDARDS



## APPENDIX C

### Clean Neighborhood code violation reminder

This information is presented for educational purposes. All violation fines listed are first offense amounts.

Fines increase with repeat offenses. Some fines are determined in court. Avoid tickets by following city ordinances, rules & procedures. Go to [www.municode.com](http://www.municode.com) for the complete City of Detroit Code.

#### **Fines for violating Detroit Code Ordinances:**

##### **Maintenance**

- Structure or yard not maintained.....Fine: \$250
- Emergency conditions: sewage, no heat or electric, falling porches etc.....Fine: \$500
- Grass and weeds over 8" height..... Fine: \$50
- Ice, snow or filth on sidewalks or right-of-way.....Fine: \$100

##### **Waste**

- Yard waste not in paper bags.....Fine: \$200
- Boxes, crates outside refuse container.....Fine: \$200
- Brush, shrubbery or bulk trash exceeds approved size, or weight, more than four tires on bulk trash pickup..... Fine: \$200
- Trash container out early or late.....Fine: \$100
- Animal waste on property.....Fine: \$200

##### **Hazardous Waste**

- Pet waste not bagged..... Fine: \$1500
- Burning solid waste..... Fine: \$1500

##### **Dumping & Littering**

- Failing to secure solid waste collection containers.....Fine: \$200
- Unlicensed and/or inoperable vehicle.....Fine: \$100
- Littering..... Fine: \$200
- Dumping on private or public property.....Fine: \$200
- Debris, garbage possible habitat for rodents.....Fine: \$100

##### **Noise**

- Operating or maintaining a radio or other noise making or amplifying device, which disturbs the peace and good order of the neighborhood..... Fine: Court
- Sound device audible greater than 10 feet from motor vehicle..... Fine: Court
- Disturbing the peace in public or private area..... Fine: Court
- Three (3) false alarms within any three (3) month period..... Fine: Court
- Allowing burglary alarm to emit for more than one (1) hour..... Fine: Court
- Habitually barking dog(s)..... Fine: Court

##### **Animal Control**

- Failure to vaccinate dogs against rabies
- More than four (4) dogs or cats over the age of four (4) months at residence
- Failure to obtain license for a dog over the age of four (4) months
- Failure to have a collar or harness with license tag attached on dog or cat

Violations of the animal control ordinances subject to a \$500 fine and/or 90-day imprisonment

##### **Property Registration**

- Vacant Property Annual Registration..... Fee: \$0
- Rental Property Annual Inspection, single-family structure.....Fee: \$150
- Rental Property Annual Inspection, two-family structure.....Fee: \$230
- Failure to obtain certificate of compliance.....Fine: \$250