

OWOSSO'S GOOD NEIGHBORHOOD ORDINANCES

Like many Michigan communities, Owosso is facing a volatile housing market and an array of pressures on home owners, renters, and businesses. In the face of a high volume of neighborhood complaints and the recent instability, the city is investing in a higher level of code enforcement to address these issues. Please help out and be a good neighbor!

Being a good neighbor by following the guidelines below promotes and maintains a clean, healthy, and safe city through the education, cooperation, and enforcement of our property maintenance, zoning, nuisance, and rental inspection codes. Code enforcement protects property values by controlling blight, such as junk cars, trash, abandoned structures, dilapidated buildings, tall grass and signs.

City ordinance requires that people in control of a property (owners and/or tenants) must meet the following basic requirements or face the potential of fines or penalties if violations occur. For further information on city ordinance requirements, please call 989-725-0535. This number may also be used to request a code enforcement officer inspect a specific problem or area inside the city limits of Owosso. Please save this article for future reference.

JUNK, TRASH, LITTER, DEBRIS: Properties must be kept free of junk, trash, litter and debris. This includes paper, filled garbage bags, broken toys and equipment, tree branches, building materials, dismantled automobiles and parts, broken down or unlicensed automobiles or trailers or recreational vehicles, etc. Any storage of these materials on your property must be within a completely enclosed storage building—it cannot be put under a tarp in the back yard, on an open porch, dumped at curb side for a week before garbage pickup day, or be piled up against the back side of the garage or house. Storage of other items on open porches must be limited and considered very subordinate to the ordinary use of porches.

REFUSE PICK-UP: Refuse for pick-up by a hired service should be placed inside the curb only in the morning of the collection day. The container(s) must be removed from the curb by midnight of the collection day. Otherwise, refuse should be stored in an enclosed receptacle in the side or rear yard.

REFRIGERATORS: Do not leave any abandoned, unattended or discarded ice box, refrigerator or container having air-tight doors outside of any building or dwelling in a place accessible to children. No appliances can be stored outdoors.

AUTO REPAIRS/STORAGE: Auto repair business cannot be done in residential areas. Personal maintenance work on automobiles is allowed if it is accomplished within 48 hours. Larger repairs are not allowed unless they are completely contained within an enclosed structure. Storage of dismantled vehicles and vehicle parts is not allowed in the open.

FURNITURE: Furniture designed for interior use cannot be used out-of-doors. Sofas, recliners or kitchen dinettes cannot be kept on the open porch or in the yard.

LAWN MAINTENANCE: Lawns and lots must be mowed during warm weather months. Grass or weeds cannot be allowed to exceed 12 inches in height.

YARD DEBRIS (LEAVES AND BRUSH ONLY): This debris may be dropped off at the Aiken Road drop site depending on seasonal hours. Leaves will be picked up in the fall according to a published schedule.

RECREATIONAL VEHICLES: RVs are defined as vehicles designed primarily for recreational use or temporary housing while traveling. These include boats, snowmobiles, jet skis, trailers, and comparable devices either motorized or mounted on or drawn by another vehicle. RVs may be parked in rear yards or in side yards against the wall of a principal structure when beneath a carport structure. If no structure is available, they must be set back at least three (3) feet from the property line and eleven (11) feet from a principal building of an adjoining parcel. Storage in a driveway is permitted when the stored item can be placed entirely behind the line of the front wall of the principal structure. Recreational vehicles must be licensed and operable, and cannot be used for residential purposes within city limits.

EXTERIOR STRUCTURAL QUALITY: The exterior wall of existing structures must be free of holes, breaks, and loose or rotting materials. These must also be maintained in a weatherproof condition and be properly painted or sided to prevent deterioration.

BUILDING PERMITS: Building permits from City Hall are required for structural (including siding and roofing), mechanical, electrical and plumbing work. In the special structure category, permits are required for accessory buildings, pools, fences, and outdoor decks.

SWIMMING POOLS: Swimming pools must be fenced to a minimum height of four feet. Gates shall be a self-closing and latching type, with the latch on the inside of the gate. Fences must be maintained at all times. This is also a common requirement by homeowner insurance companies.

GARAGE/YARD SALES: Garage sales can last no longer than three days, and there can be no more than two per calendar year per property. Signs advertising a garage sale can be no larger than four square feet with no more than three signs per sale and only placed on private property. The signs are not to be attached in any way to utility poles, posts to street signs, or in the street right of way. When placed in the right-of-way (between the sidewalk and curb) these signs may be considered litter and removed and properly disposed by anyone.

PETS: Only three adult domestic pets are allowed per household. Pets are considered adult at 10 weeks of age. Animal waste must be cleaned up from the yard area and properly disposed of within 48 hours. Pets must be appropriately confined and be under the control of the owner at all times. Dogs running loose or barking should be reported directly to Shiawassee County Dispatch at the non-emergency number, 989-743-9111 which is available for messages 24 hours a day.

FRONT YARD PARKING: No parking is permitted on any portion of any residential lot extending between the residential structure and the street except upon a driveway area presently existing to the side of the home.

OVERNIGHT PARKING ON STREETS: No parking on streets is allowed from 3 a.m. to 6 a.m., all year long.

RIGHT-OF-WAY AREAS: The city oversees sign placement, planting of trees, and underground maintenance and/or construction in the right-of-way (the grassy areas between sidewalks and curbs) through its permit system. The residents and/or property owners must maintain mowing in the right-of-way, and keep the sidewalk open by clearing ice, snow, filth or other obstructions.

VISION OBSTRUCTION AT CORNERS/DRIVEWAYS: No fences, wall or shrubbery placed on private property at or near the street intersection can cause an obstruction. Specific direction from the city should be obtained before planting or construction.

HOUSE NUMBERS: Buildings shall have *approved* address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of .5 inch.

YARD SIGNS: Yard signs that have a commercial message are not allowed in residential areas. Sign is for building or development identification.