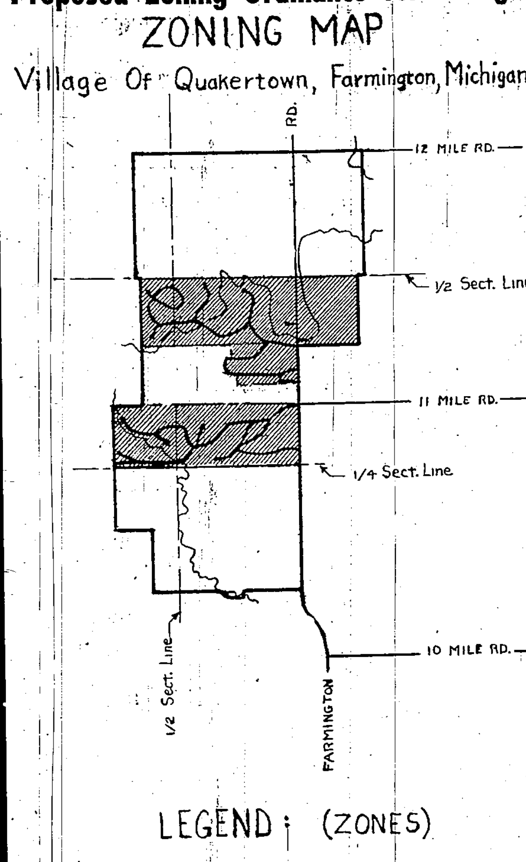
Proposed Zoning Ordinance for Village of Quakertown



NOTICE is hereby given by the Village Council that a public hearing will be held on Monday, July 20, 1959, at 33475 Leisure Lane, Farmington, Michigan, at 8:30 P.M., on the following proposed Village of Quakertown Zoning Ordinance.

ISABEL HAYNES, Clerk

VILLAGE OF QUAKERTOWN
COUNTY OF OAKLAND
STATE OF MICHIGAN
PROPOSED
ZONING ORDINANCE
TITLE

This is an Ordinance enacted for the purpose of regulating and restricting the location and use of buildings, structures and land for residence and for public and semi-public or other specified uses; and to regulate and limit the height and bulk of buildings and other structures; to regulate and determine the size of yards and open spaces; to regulate and limit the density of population; to define certain terms used herein; to provide for enforcement; to establish a Board of Appeals; and to set forth the penalties for the violation of this Ordinance.

PREAMBLE

Pursuant to the authority conferred by the Public Acts of the State of Michigan in such case, made and provided and for the purpose of promoting and protecting the public health, safety and general welfare of the inhabitants of the Village of Quakertown by protecting and conserving the character of the residential and other use areas; by securing the most appropriate use of land; preventing overcrowding of land and undue congestion of population; providing adequate light, air and reasonable access; and facilitating adequate and economical provision of transportation, sewers, schools, water, recreation and other public requirements and by other means, all in accordance with a comprehensive plan; now therefore:

ENACTING CLAUSE

The Village of Quakertown Ordains:

ARTICLE I — SHORT TITLE

Section 101. This Ordinance shall be known and may be cited as the Village of Quakertown Zoning Ordinance.

ARTICLE II—DEFINITIONS

Section 201. For the purpose of this Ordinance, certain terms, words and phrases shall, whenever used in this Ordinance, have the meaning herewith defined as follows:

All words used in the present tense shall include the future: all words in the singular number include the plural number and all words in the plural number include the singular number; and the word "building" includes the word "structure," and "dwelling" includes "residence"; the word "person" includes "corporation," "copartnership," "association," as well as an "individual"; the word "shall" is mandatory and not directory.

Terms not herein defined shall have the meaning customarily assigned to them.

Alterations: Any change, addition or modification in construction or type of occupancy, any change in the structural members of a building, such as walls or partitions, columns, beams or girders, the consummate act of which may be referred to herein as "altered" or "reconstructed."

Basement: That portion of a building which is partly or wholly below grade but so located that the verticle distance from the grade to the floor is greater than the verticle distance from the grade to the ceiling. A basement will not be counted as a story.

Building: Any structure, either temporary or permanent, having a roof, and used or built for the shelter or enclosure of persons, animals, chattles or property of any kind. This shall include tents, awnings, or vehicles situated on private property and used for purposes of a building.

Dwelling, One-Family: A building designed exclusively for occupancy by one (1) family.

Erected: The word "erected" includes built, constructed, altered, reconstructed, moved upon, or any physical operations on the premises required for the building. Excavations, fill, drainage and the like shall be considered a part of erection.

Family: One person, or a group of two or more persons living together and inter-related by bonds of consanguinity, marriage, or legal adoption, occupying the whole or part of a dwelling as a separate housekeeping unit with a common and a single set of culinary facilities. The persons thus constituting a family may also include foster children, gratuitous guests and domestic servants.

Farm: All of the contiguous neighboring or associated land operated as a single unit on which bona fide farming is carried on directly by the owner-operator, manager or tenant farmer, by his own labor or with the assistance of members of his household or hired employees; provided, however, that land to be considered a farm hereunder shall include a continuous parcel of more than ten (10) acres in area; provided, further, farms may be considered as including establishments operated as bona fide greenhouses, nurseries, orchards; chicken hatcheries, poultry farms and apiaries; but establishments keeping or operating fur-bearing animals, riding or boarding stables, commercial dog kennels, trailer coach parks, stone quarries or gravel or sand pits; shall not be considered farm hereunder unless combined with bona fide farm operations on the same continuous tract of land of not less than forty (40) acres. No farm shall be operated as piggeries, or for the disposal of garbage, sewage, rubbish, offal or rendering plants, or for the slaughtering of animals except such animals as have been raised on the premises or have been maintained on the premises for at least a period of one year immediately prior thereto and for the use and consumption by persons residing on the premises.

Floor Area: For the purposes of computing the minimum allowable floor area in a residential dwelling unit: Is the sum of the horizontal areas of the several floors of the building measured from the interior faces of the exterior walls. The floor area measurement is exclusive of the areas of the basement, unfinishd atttic, attached garage, breezways, unenclosed porches and enclosed porches.

Garbage: The word "garbage" shall be held to include every refuse, accumulation of waste, animal, fish, fowl, fruit or vegetable matter, incidental to the preparation, use, cooking, dealing in or storing of meat, fish, fowl, fruit and vegetables, including spoiled food, dead animals, animal manure and fowl manure.

Garage, Private: An accessory building not over one (1) story or fifteen (15) feet in height used for parking or storage of not more than that number of vehicles as may be required in connection with the permitted use of the principal building.

Grade: Grade is the highest point of ground contacting any portion of the basement or foundation of a dwelling.

Lot: A parcel of land occupied or intended for occupancy by a use permitted in this Ordinance, including one (1) main building together with its accessory buildings, and providing the open spaces and parking spaces required by this Ordinance. A lot may or may not be specifically designated as such on public records.

Lot Area: A total horizontal area within the lot lines of a lot.

Lot Corner: A lot where the interior angle of two adjacent sides at the intersection of the two streets is less than one hundred thirty-five (135) degrees. A lot abutting upon a curved street or streets shall be considered a corner lot for the purposes of this Ordinance if the arc is of less radius than one hundred fifty (150) feet and the tangents to the curve, at the two points where the lot lines meet the curve or the straight street line extended, form an interior angle of less than one hundred thirty-five (135) degrees.

Lot, Interior: Any lot other than a corner lot.

Lot Lines: The lines bounding a lot as defined herein:

Front Lot Line: In the case of an interior lot, the line separating said lot from the street. In the case of a corner lot or double frontage lot, the line separating said lot from that street which is designated as the front street in the plat and the request for zoning compliance permit.

Rear Lot Line: The lot line opposite the front lot line. In the case of a lot pointed at the rear, the rear lot line shall be an imaginary line parallel to the front lot line, not less than ten (10) feet long lying farthest from the front lot line and wholly within the lot.

Side Lot Lines: Any lot lines other than the front lot lines or rear lot lines.

Lot Depth: The horizontal distance between the front and rear lot lines, measured along the median between side lot lines.

Lot, Double Frontage: Any interior lot having frontages on two more or less parallel streets as distinguished from a corner lot. In the case of a row of double frontage lots, one street will be designated as the front street in the plat and the request for zoning compliance permit.

Lot Width: The horizontal distance between the side lot lines measured at the two points where the building line, or setback, intersects the said lot lines.

Non-Conforming Building: A building or portion thereof, existing at the effective date of this Ordinance, or amendments thereto, and that does not conform to the provisions of the Ordinance nor to the use regulations of the district in which it is located.

Non-Conforming Use: A use which lawfully occupied a building or land at the time this Ordinance, or amendments thereto, became effective, and that does not conform to the use regulations of the district in which it is located.

Outside Parking Space: Is hereby determined to be an area of one hundred and eighty (180) square feet, and shall be exclusive of drives, driveways, aisles on entrances giving access thereto and shall be fully accessible for the storage or parking of permitted vehicles.

Principal Use: Is hereby the main use to which the premises are devoted and the main purpose for which the premises exist.

Public Utility: Is any person, firm or corporation, municipal department, board or commission duly authorized to furnish and furnishing under the state or municipal regulations to the public, gas, steam, electricity, sewage disposal, communication, telegraph, transportation or water.

Rubbish: The miscellaneous waste materials resulting from housekeeping, including other waste matter such as slag, stone, broken concrete, fly ash, ashes, tin cans, glass, scrap metal, rubber, paper, rags, chemicals, or other similar or related combinations thereof.

Sign: Any words, numerals, figures, devices, designs, or trademarks by which anything is made known, other than billboards, such as are used to show an individual, profession, and are visible to the general public.

Street: A thoroughfare which affords the principal means of access to abutting property.

Structure: Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.

Temporary Building and Use: A structure or use permitted by the Board of Appeals to exist during periods of construction of the main use, or for special events.

Trailer Coach: Any vehicle designed, used, or so constructed as to permit its being used as a conveyance upon the public streets or highway and duly licensable as such, and constructed in such a manner as will permit occupancy thereof as a dwelling or sleeping place for one or more persons.

Use: The purpose for which land or premises or a building thereon is designed, arranged, or intended, or for which it is occupied or maintained, let or leased.

Yard: An open space on the same lot with a main building, unoccupied and unobstructed from the ground upward except as otherwise provided in this Ordinance.

Front Yard: A yard extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest line of the main building.

Rear Yard: A yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and the nearest line of the main building.

Side Yard: A yard between a main building and the side lot line, extending from the front yard to the rear yard. The width of the required side yard shall be measured horizontally from the nearest point of the side lot line to the nearest point of the main building.

ARTICLE III — ZONING DISTRICTS

Section 301 — Zones. The Village of Quakertown is hereby divided into two zones, as follows:

R1 Platted Subdivisions
R2 Unplatted Lands

Section 302 — Boundaries and Maps. The boundaries of said zones are as shown on the Zoning Map attached hereto and made a part hereof. The original Zoning Map, on file with the Village Clerk, and all notations, references and other information shown thereon, are as much a part of this Ordinance as though such notations, references and other information were all fully set forth and described herein. Said Zoning Map shall be amended to show the platting of any now unplatted lands.

ARTICLE IV — PLATTED SUBDIVISIONS R1

Section 401 — Area and Bulk Requirements.

1. No lot in any subdivision hereafter platted shall be less than 140 feet in width, nor less than 33,000 square feet in area, except that not more than one lot in every seven in any one subdivision may be as small as 125 feet in width or not less than 25,000 square feet in area, or both in the following situation.
   (a) The subdivider must establish that there is a hardship in establishing a minimum lot size of 33,000 square feet, and the hardship must be unique and due to circumstances peculiar to the specific parcel of property under consideration.
2. No structure (other than public utility installations and plantings) shall be permitted within, under or over 50 feet of the front lot line, 40 feet of the rear lot line, or 15 feet of either side lot line. On corner lots, each side adjacent to a street shall be considered a front lot line, and the interior sides shall be considered as side lot lines. Fences not to exceed 5 feet in height, may be erected along any lot line, except that fences built within the front 50 feet of any lot shall be of a decorative nature and not to exceed 3 feet in height.
3. Dwellings shall contain not less than 1,250 square feet of floor area (excluding garage space, basements, attics and porches), and, measured vertically from ground level, shall be not more than 27 feet in height nor more than 40 feet to highest point of attached or detached chimneys, radio or other electronic antenna supports, flagpoles or similar structures.

Section 402 — Principal Uses Permitted.

1. All lots lying within the boundaries of subdvisions now or hereafter platted shall be occupied only by a one-family dwelling.
2. The following accessory buildings and structures, of nature not inconsistent with, and being subordinate to, a one-family dwelling, shall be permitted:
   (a) Private garage, in which may be housed only passenger cars.
   (b) Structures which are of a character and nature consistent with the use, character and nature of the one-family dwelling to which they are accessory, such as barn, stable, tool house, swimming pool, playhouse, summerhouse and similar structures. No barn or stable shall be more than 35 feet high, nor more than 1,500 square feet of ground area.
   (c) Outside lighting facilities which are of a character, size and nature consistent with and supplemental to the use and nature of the one-family dwelling and the structures and uses accessory to the dwelling, provided, however, that no lights or lighting facilities shall be maintained which do or may interfere in any way with the vision of persons driving on or using any public roads in the Village or which may create an undue spread of illumination on surrounding properties.
3. In addition, premises may be used as private office for doctors, dentists, attorneys, accountants, or similar professions, provided such offices are parts of dwelling units occupied by such doctors, dentists, attorneys, accountants, or similar professions.
4. No advertising signs shall be erected or maintained other than those advertising the property upon which they are maintained as being for sale or lease, and those shall conform to the following conditions:
   (a) If used for an individual house or lot, such sign shall not be over 3 square feet in area.
   (b) If the premises are a subdivision, such sign shall not be over 4 square feet for each full acre in such subdivision, and in no case shall it exceed 6x10 feet.
   (c) All signs 12 square feet or less in size shall be at least 12 feet inside all street lines, and all larger signs shall be at least 25 feet inside all street lines.
   (d) No advertising shall consist of flags, electric lights, panels, fluorescent material, pennants or similar paraphernalia.

ARTICLE V — UNPLATTED LANDS

Section 501 — Principal Uses Permitted.

1. Unplatted lands may be used for residential purposes and for farming, and for the limited professional office use permitted in platted portions of the Village, but no commercial or industrial building, other than those used in connection with the operation of a farm, shall be erected or maintained thereon. In addition, unplatted lands may be used and occupied for
   (a) Libraries, parks and recreational facilities.
   (b) Churches and other facilities normally incidental thereto.
   (c) Public, parochial and private elementary, intermediate and/or high schools offering courses in general education, not operated for profit.
   (d) Municipal buildings and uses.
   (e) Automobile parking space.
   (f) Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas, regulator stations when operation requirements necessitate the locating within the district in order to serve the immediate vicinity.

Section 502 — Movable or Used Structures. No trailer coach or temporary building or structure shall be moved into or erected upon any unplatted land, except that buildings or structures may be moved upon farms.

ARTICLE VI
GENERAL PROVISIONS

Section 601 - Scope. No building or land, or part thereof, located in any subdivided portion of the Village of Quakertown, shall be used, altered, remodeled, changed, constructed, reconstructed, moved within or into the Village, except in conformity with the provisions of this Ordinance.

Section 602 - Non-Conforming Use. The following regulations shall apply to all non-conforming buildings, structures, or parts thereof, existing at the effective date of this Ordinance:

1. Any such non-conforming building or structure may be continued and maintained provided there is no physical change other than necessary maintenance and repair in such building or structure, except as permitted in paragraph (2) of this section or by the Zoning Board of Appeals hereunder.
2. Nothing in this Ordinance shall prevent the restoration of a building or structure damaged by fire, explosion, Act of God, act of a public enemy, or similar occurrence, subsequent to the effective date of this Ordinance, or shall prevent the continuance of the use of such building, structure or part thereof as such existed at the time of such impairment of such building, structure, or part thereof, provided that said restoration is made within one year from the time of damage and that the same use is made of the premises.

Section 603 - Animals. No animals shall be kept on any lot, except domestic pets and except one riding horse for each 25,000 square feet of contiguous land area owned or occupied by the same family. Horses shall be kept stabled, and dogs shall not be permitted to run at large.

Section 604 - Movable or Used Structures. No trailer coach or temporary building or structure shall be moved into or erected upon any platted subdivision in this Village.

Section 605 - Waste and Rubbish. No garbage, sewage, filth, refuse, waste, trash, debris, or rubbish, including cans, bottles, waste paper, cartons, boxes and crates, or other offensive or obnoxious matter, shall be kept in open containers, or piled, placed or stored on the open ground. The occupant or occupants of every building shall provide proper receptacles for said waste and keep receptacles clean, and not exposed on the grounds outside of the building except for a reasonable time prior to collection.

Section 606 - Sewage. No outside toilets shall be erected. All sewage, toilets, and waste paper shall be connected to septic tanks or public sewer systems.

ARTICLE VII - OFF-STREET PARKING FACILITIES

Section 701 - Scope. Off-street parking facilities for the storage or parking of self-propelled passenger vehicles for the use of occupants, employees, patrons or users of buildings shall be provided in amounts not less than hereinafter specified, and subsequently shall not be reduced below the requirements of this Ordinance.

Section 702 - Required Facilities. The amount of off-street parking facilities required shall be determined in accordance with the following table:

USE:

1. Dwellings . . . One (1) parking space—of not less than 20-foot by 10-foot area, for each dwelling unit.
2. Assembly halls, exhibit halls and other similar buildings, without fixed seats . . . One (1) parking space for each seventy-five (75) square feet of floor area used for these purposes.
3. Churches . . . One (1) parking space of not less than 180 square feet for each three (3) seats in the main unit of worship.
4. Schools . . . One (1) unit of parking space (180 square feet) for each two teachers, employes or administrators in addition to the requirements of an auditorium.

Section 703 - Location of Facilities. The off-street parking facilities required for dwellings shall be on the same lot or parcel of land as the building they are intended to serve. For all other uses, the off-street parking facilities required shall be within two hundred (200) feet of the building they are intended to serve measured between the nearest point of the off-street parking facilities and the nearest point of the building.

Section 704 - Unmentioned and Mixed Uses. In the case of a use not specifically mentioned, the requirements for off-street parking facilities for a use which is so mentioned and to which said use is similar shall apply. In the case of mixed uses, the total requirements for off-street parking facilities shall be the sum of the requirements of the various uses computed separately in accordance with Section 702 and off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use except as herein specified for joint use.

Section 705 - Collective Facilities. Nothing in this section shall be construed to prevent collective provision of off-street parking facilities for two or more buildings or users, provided that the total of such off-street parking facilities provided collectively shall not be less than the sum of the requirements for the various individual uses computed separately in accordance with Section 702.

Section 706 - Change in Building or Use. Whenever the use of any land or structure thereon is changed and whenever any structure thereon is changed in any manner so that as changed the parking facilities required as determined under preceding sections of Article VII would be higher by fifteen per cent (15%) than the amount that would apply before the change, the higher parking facilities requirements will apply whether or not any parking facilities were theretofor required to be supplied.

ARTICLE VIII
ADMINISTRATION

Section 801 - Permits. It shall be unlawful to build or use or permit the building or the use of any structure in platted subdivisions or unplatted land or part thereof hereafter created, erected or altered, or to change or enlarge the use of any building or land or part thereof until a Zoning Permit, in accordance with the provisions of this Ordinance, properly endorsed as to occupancy in a manner herein provided, shall have been issued by the Village Clerk. A charge to be set by the Village Council shall be made for the issuance of such permits. An application for a Zoning Permit shall be made to the Village Clerk not less than ten (10) days prior to the time when a new or enlarged use of a structure or land or part thereof is intended to begin. Such application shall be accompanied by a plot plan in duplicate drawn to scale, showing the exact dimensions of the land and structures to which the permit is to apply, the lines of all lots or parcels under separate ownership contained therein, the width of and alignment of all abutting streets, alleys, easements of access and public open spaces, the area, size, position and height of all buildings or structures erected or to be erected or altered thereon, plans in duplicate drawn to scale, of the proposed structure or alteration and such other information as may be deemed necessary for the proper enforcement of this Ordinance. Accessory buildings, when erected at the same time as the principal building on a lot and shown on the application therefor, shall not require a separate Zoning Permit. A record of all such applications shall be kept on file by the Village Clerk. Wherever the buildings, land, and uses thereof as set forth on the application are in conformity with the provisions of this Ordinance, it shall be the duty of the Village Clerk to issue within ten (10) days after receipt of such application a Zoning Permit, and when such Permit is refused, to state such refusal in writing, specifying the causes for refusal.

Section 802 - Appointment of Zoning Inspector. The Village President shall, with the approval of the Council, appoint a Zoning Inspector who shall be responsible for determining compliance with any and all permits issued under Section 801 of this Ordinance. Compensation for the Zoning Inspector shall be established by the Council.

Section 803 - Duties of Zoning Inspector.

1. The Zoning Inspector shall be notified in writing by the owner or builder when the structure location has been established on the lot and the Zoning Inspector shall inspect the same within three (3) days after notification and if the location is found to be in conformity with this Ordinance, he shall endorse such fact on the Zoning Permit in a statement properly signed and dated.
2. The Zoning Inspector shall be notified in writing by the owner or builder when the structure is complete and ready for continuous intended use and the Zoning Inspector shall inspect the same within three (3) days after notification and if it is found that the structure complies with the provisions of this Ordinance, he shall endorse such fact on the Zoning Permit in a statement, properly signed and dated, and commonly referred to as a "certificate for occupancy."
3. If at any time the Zoning Inspector observes a violation of this Ordinance he shall promptly notify the owner and the Village Clerk of such violation. The Village Clerk shall immediately take such action as may be appropriate to correct such violation.

Section 804 - Filing Fees and Approval of Plats. The owner or owners of any land within the Village of Quakertown, desiring to have a plat of such lands approved and recorded, shall deliver to the Village Clerk, six (6) copies of said maps or plats. The plats shall conform to all the provisions of this Ordinance. The owner or owners shall deposit with the clerk, the sum of sixty ($60) dollars as a fee for the filing of the same. The clerk shall present said plat to the Village Council at its next regular meeting.

ARTICLE IX - ZONING BOARD OF APPEALS

Section 901 - Board Established. There is hereby established a Zoning Board of Appeals consisting of six (6) members pursuant to provisions of Section 5, Act 207, Public Acts of Michigan of 1921, as amended.

Section 902 - Members of the Board. The members of the Zoning Board of Appeals shall consist of two (2) members of the Council of the Village of Quakertown, and four (4) members not of the Council; all appointed by the Council.

Section 903 - Officers of the Board. The Board shall annually elect from among its members a Chairman, Vice-Chairman, Secretary and such other officers as it may determine, each of whom shall hold office for one year and until his successor is duly elected.

Section 904 - Powers and Duties. The authority, powers and duties of the Board shall be as follows.

1. Except as otherwise specifically provided herein, the Board shall have all of the powers and duties of a Zoning Board of Appeals, as set forth or authorized by the provisions of Section 5, Act 207, Public Acts of Michigan of 1921, as amended.
2. The Board shall also have all of the authority, powers and duties given to such Board under the provisions of this Ordinance.
3. The Board shall review on appeal the action of any administrative official charged with the enforcement of this Ordinance and, when necessary, interpret the Ordinance. In reaching a decision in this type of case the Board shall have no discretionary powers and must only decide if the action of the administrative official was in conformity with the provisions of the Ordinance and may either reverse, uphold, or modify the actions of the administrative official.
4. Where in particular instances there would be practical difficulties or unnecessary hardship in complying with the strict letter of this Ordinance, such Board shall have power upon appeal to allow a variance in those instances from any of the rules, regulations or provisions of this Ordinance. provided that the spirit, purposes, and provisions of this Ordinance shall be observed to the maximum extent possible, public safety secured and substantial justice done. Such instances may include, but not be limited to variations for a new use or structure as may be necessary to obtain an appropriate improvement of a parcel of land which has such size, shape or dimension or which has such peculiar or exceptional geographical or topographical conditions that it cannot be appropriately improved without such variance; and a physical change of a non-conforming structure which does not aggravate the non-conformity. A variance may only be considered on an appeal from an action of an administrative official charged with the enforcement of this Ordinance. A variance may only be granted by the Board when all of the following three conditions are established.
   (a) The appellant must establish that he is suffering a hardship because of the zoning regulations, and that without the variation requested he cannot put the property to reasonable use.
   (b) The appellant must establish that the hardship is unique and is due to circumstances peculiar to the specific parcel of property under consideration. A hardship which is claimed to be due to zoning and therefore shared by others cannot be relieved by a variance.
   (c) The appellant must establish that the proposed variance will not alter the essential character of the surrounding property and locality.
5. An appeal shall be made in such manner as shall be prescribed by rules adopted by the Board and shall be filed with the Clerk of the Village who shall forthwith transmit it to the Board with any and all pertinent papers and records. The Board shall fix a date for a public hearing of the appeal to be held within thirty (30) days of receipt by it of the appeal and give notice thereof not less than five (5) days before such hearing date to the parties including all owners of record of property within three hundred (300) feet of the premises in question, such notice to be delivered personally or by mail addressed to the respective owners at the address given in the last assessment roll. The concurring vote of two-thirds of the members of the Board shall be necessary to reverse any order, requirement, decision or determination of any administrative official, or to decide in favor of the applicant any matter upon which they are required to pass under this Ordinance or to effect any permitted variation of the requirements of this Ordinance. The decision of the Board shall be made within five (5) days, after the hearing but shall not become final until the expiration of five (5) days from the date of entry of such order unless the Board shall find the immediate effect of such order is necessary for the preservation of Property or personal rights and shall so certify on the record.
6. In all of its deliberations and decisions, the Board should give careful consideration to avoiding wherever possible
   (a) Adversely affecting the purposes and objectives of this Ordinance;
   (b) Impairing the adequate supply of light and air to adjacent property;
   (c) Increasing the hazard from fire, flood and other damages;
   (d) Diminishing the marketable value of adjacent lands and buildings;
   (e) Increasing the congestion in the public streets; or otherwise impairing the public health, safety, and general welfare.

ARTICLE X - VIOLATIONS AND PENALTIES AND OTHER REMEDIES

Section 1001. Any person who shall violate any provision of this Ordinance, shall be deemed guilty of a misdemeanor and upon conviction thereof, punished by a fine not to exceed one hundred dollars ($100) and the costs of prosecution or, in default of the payment thereof, by imprisonment in the County Jail for not to exceed ninety (90) days, or both such fine and imprisonment in the discretion of the court. Each day that a violation is permitted to exist shall constitute a separate offense. The imposition of any sentence shall not exempt the offender from compliance with the requirements of this Ordinance.

Section 1002. In addition to any other power or penalty herein provided, the Village will be entitled to remove any structure not permanently affixed to the land and any material (including any advertising material or paraphernalia) on any land within the Village whose use, storage or existence thereon is not in conformance with this Ordinance if same is not removed within five (5) days after written notice is given in person or by mail either to the owner or to any occupant of the land to remove the same. The Village will also be entitled to collect from either or both the owner and occupant of the land the cost of removing and storing the same. If such cost is not satisfied and the property is not claimed within five (5) days after written notice of its removal to either the owner or any occupant of the land, the same may be disposed of by the Village by such means as it deems reasonable and the proceeds, if any, used to satisfy such cost and any other panalty due under this Ordinance.

Section 1003. In addition to all other remedies, including the penalties provided in this Section of this Ordinance, the Village may commence and prosecute appropriate actions or proceedings in a Court of competent jurisdiction, to restrain or prevent any non-compliance with or violation of any of the provisions in this Ordinance, or to correct, remedy or abate such non-compliance or violation.

ARTICLE XI - AMENDMENTS

Section 1101. This Ordinance may be amended from time to time in accordance with the general laws of the State of Michigan.

ARTICLE XII
SEVERABILITY

Section 1201. This Ordinance and the various parts, sentences, paragraphs, sections, and clauses thereof are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid for any reason, such holding shall not affect the remaining portion of this Ordinance.

ARTICLE XIII
EFFECTIVE DATE

Section 1301. This Ordinance is effective upon publication in the —— issue of the Farmington Enterprise.

Wins Highest Savings-Loan Student Award

Ruth Keller, assistant secretary at Farmington Savings and Loan Association, was the recipient of the Leslie E. Morris Memorial award presented to the outstanding student of the year.

Leslie E. Morris was the first savings and loan employee to receive the Graduate Diploma under the home-study courses. He spent 22 years with Down River Federal Savings and loan Association.

The trophy in memory of Leslie E. Morris was presented at the Annual Graduation Dinner Dance of Detroit Chapter 15 of the American Savings and Loan Institute on June 20, 1959, at the Pick-Fort Shelby Hotel.

Ruth Keller, who has had nine years of experience in the savings and loan business and holds the Standard Diploma from the American Savings and Loan Institute, has successfully completed the following courses: Savings and Loan Management, Teller Operations, Mortgage Lending, Real Estate Law I and II, Savings and Loan principals I and II, Advanced Accounting, Customer Relations, Appraising ,and Commercial Law I and II.

In order to serve the community and their savings and loan more efficiently, most of the employees of Farmington Savings have participated in the school program of the Detroit Chapter of the American Savings and Loan Institute. Clara C. Hanson, Mary Jane Miller, and Frieda M. Moehn were presented certificates by Arthur J. Primm, president, for successfully completing courses this year in Savings and Loan Principals I and II.

The trophy, depicting supremacy and achievement, is on display at the association offices located at 31500 West Ten Mile Road, Farmington.