

Is your residence  
up to code?

royaloaktwp.com



Charter Township of  
Royal Oak

# A Quality Neighborhood Starts With You!

*A Residential Guide For Property Maintenance*



21131 Garden Lane, 2nd Floor  
Ferndale, Michigan 48220

Charter Township of Royal Oak



For more information, call  
Royal Oak Township at (248) 547-9800 ext 218 or visit  
<http://www.royaloaktwp.com/index.php/services/code-enforcement>

## Q. What is a violation?

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

## Q. What is a notice?

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

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

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

## Q. What is a citation?

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

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

A. If a resident needs clarification, it is best to contact the Code Enforcement Officer who issued the notice. The contact information for the Code Enforcement Officer is located on each Notice Of Violation. A resident may also call the office number at (248) 547-9800, ext 218.

## Q. What if I need more time?

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

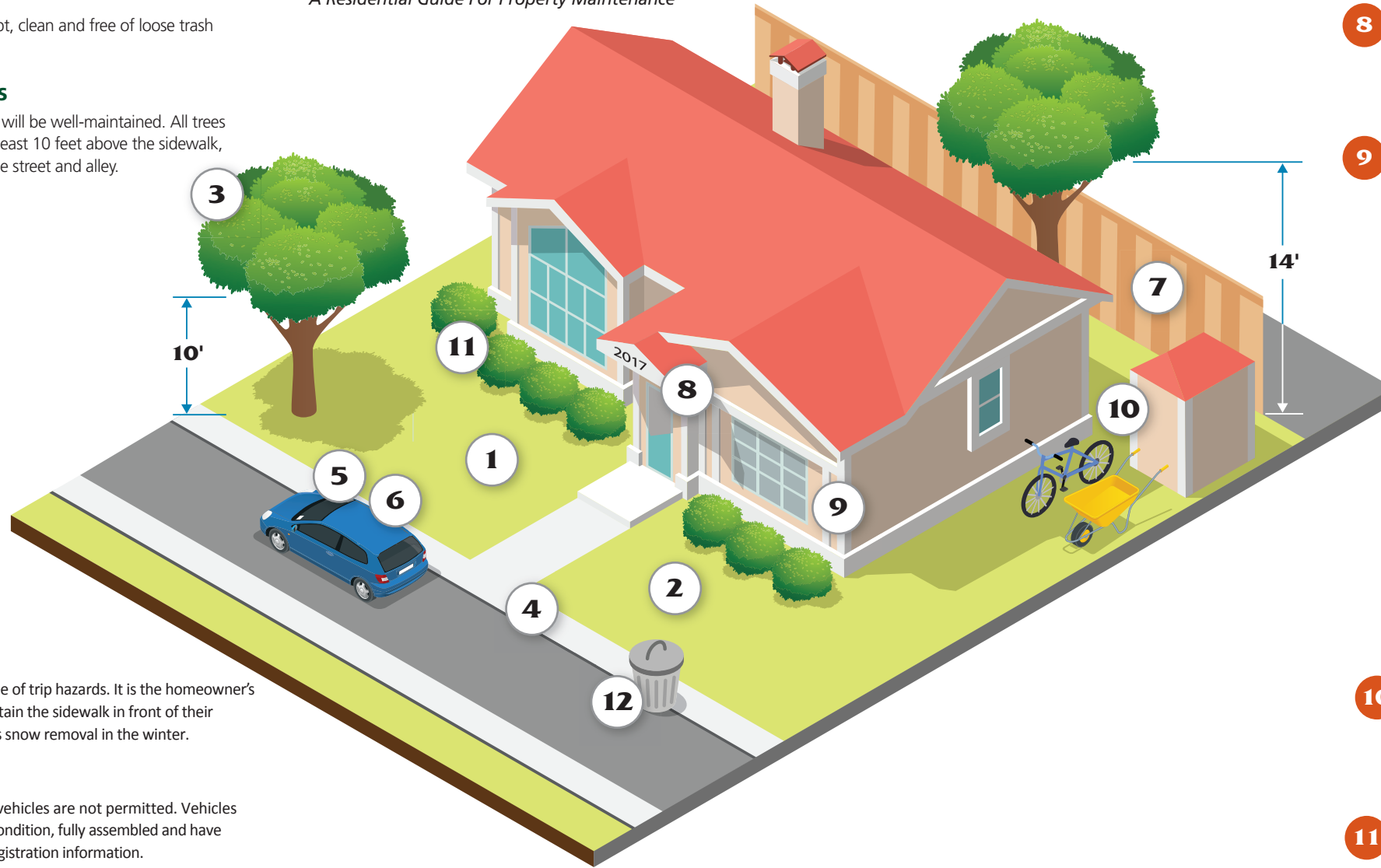
## Q. How can I report a code violation?

A. A violation can be reported by leaving an anonymous report via voicemail at (248) 547-9800 ext 218, or by visiting the Township's website:  
<http://www.royaloaktwp.com/index.php/services/code-enforcement>

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## 1 Grass

Grass must be mowed and no higher than 8 inches tall.

## 2 Clean Yard

Yards will be well-kept, clean and free of loose trash and debris.

## 3 Trimmed Trees

Trees and vegetation will be well-maintained. All trees must be trimmed at least 10 feet above the sidewalk, and 14 feet above the street and alley.

## 4 Sidewalks

Sidewalks must be free of trip hazards. It is the homeowner's responsibility to maintain the sidewalk in front of their property, this includes snow removal in the winter.

## 5 Vehicles

Junk and inoperable vehicles are not permitted. Vehicles must be in working condition, fully assembled and have current license and registration information.

## 6 Parking

All vehicles must be parked on an improved surface. No vehicles are allowed to be parked on the grass or side yard.

## 7 Fences

All fences must be well-maintained and comply with the fence ordinance. Incomplete fencing is not permitted.

## 8 Address Numbers

All homes must have address numbers posted at the front of the property. Numbers must be visible from the street.

## 9 Paint and Siding

Paint must be well-maintained without chipping, and siding must be intact. Vacant housing must be secured and maintained according to the standards within the Blighted Properties ordinance.

## 10 Outdoor Storage

Outdoor items must be stored in a neat and orderly fashion. Indoor furniture, appliances, equipment, and trash may not be stored outside.

## 11 Landscaping

Landscaping must be well-maintained and may not be overgrown or disrupting the orderly development of fences and buildings.

## 12 Trash

Trash must be bagged and/or placed in receptacles within the owner / tenant's property boundaries. Trash may not be placed for pick-up on a neighbor's property or elsewhere in the Township.