

CODIFIED ORDINANCES OF SHELBY

PART FOURTEEN - BUILDING AND HOUSING CODE

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TITLE TWO - Building

Chap. 1420. State Construction Code.

Chap. 1422. Numbering of Buildings.

TITLE FOUR - Housing

Chap. 1442. Trailer Coaches.

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TITLE TWO - Building

Chap. 1420. State Construction Code.

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CHAPTER 1420

State Construction Code

- 1420.01 Adoption by reference.
- 1420.02 Purpose.
- 1420.03 File and distribution copies.

1420.04 Conflicts of laws.  
1420.05 Enforcing agency.  
1420.99 Penalty.

## CROSS REFERENCES

Adoption of building code by reference - see CHTR. Ch. VI, §4

Demolition of buildings - see CHTR. Ch. X, §11

State Construction Code - see M.C.L.A. §§125.1501 et seq.

Dangerous buildings - see GEN. OFF. 670.07

Height of buildings - see P. & Z. 1286.04

Numbering of buildings - see B. & H. Ch. 1422

1420.01 ADOPTION BY REFERENCE.

Pursuant to Chapter VI, Section 4, of the Village Charter and Section 9 of the State Construction Code Act (Act 230 of the Public Acts of 1972, as amended) there is hereby adopted by and for the Village the State Construction Code, and each and all of the regulations, provisions, penalties, conditions and terms of the said State Construction Code are hereby referred to, adopted and made a part hereof as if fully set out in this chapter, including any amendments made by the State Legislature to Act 230 of the Public Acts of 1972, as of the effective date of this section or any time thereafter.

1420.02 PURPOSE.

The purpose of the State Construction Code, as adopted in Section 1420.01, is to establish rules and regulations for the control of buildings and structures as therein provided.

1420.03 FILE AND DISTRIBUTION COPIES.

At least one copy of the State Construction Code, as adopted in Section 1420.01, is on file with the Village Clerk for inspection by the public. At least one copy of such Code is also on file in the County Law Library. In addition, the Village Clerk shall keep copies of such Code available for distribution to the public, at cost.

1420.04 CONFLICTS OF LAWS.

(a) In the event of a conflict between any of the provisions of the State Construction Code, as adopted in Section 1420.01, and a provision of any other State law, the stricter standard shall control.

(b) In the event of a conflict between any of the provisions of the State Construction Code, as adopted in Section 1420.01, and a provision of a local ordinance, resolution, rule or regulation, the State Construction Code shall control.

(c) In the event of a conflict between any of the provisions of the State Construction Code, as adopted in Section 1420.01, and a provision of any other technical code adopted by the Village by reference, the stricter standard shall control.

1420.05 ENFORCING AGENCY.

The County Building Department is hereby authorized and directed to administer and enforce the State Construction Code within the corporate limits of the Village, and the County Building Official is hereby designated as the enforcing agency to discharge the responsibilities of the Village under Act 230 of the Public Acts of 1972, as amended.

1420.99 PENALTY.

(EDITOR'S NOTE: See Section 202.99 of the Administration Code for the general Code penalty if no specific penalty is provided.)

The application of the penalty provided in Section 202.99 shall not be deemed to prevent the enforced removal of prohibited conditions or the application of any other applicable remedy.

CHAPTER 1422

Numbering of Buildings

- 1422.01 Purpose and intent.
- 1422.02 Definitions.
- 1442.03 Administration of chapter by House-Numbering Director; zoning permits.
- 1420.04 Duty to obtain and display numbers.

1422.05 Master Address Map.  
1422.06 Violations; notice; failure to comply; remedy of Village; costs.  
1422.99 Penalty.



## CROSS REFERENCES

Subdivision Control Law - see M.C.L.A. §§560.101 et seq.

Unsafe or vacant buildings - see GEN. OFF. 670.07

Compliance of buildings with zoning district standards - see P. & Z.  
1262.03

### 1422.01 PURPOSE AND INTENT.

The Village Council of the Village of Shelby, Michigan, finds that the health, safety and welfare of Village residents, property owners and taxpayers would be enhanced by the establishment of this chapter, which will enable law enforcement, fire, medical and other emergency response agencies and services, utility companies, postal and delivery services, governmental agencies and others to more rapidly identify and locate properties within the Village of Shelby.

(Ord. 170. Passed 11-22-93.)

## 1422.02 DEFINITIONS.

For the purposes of this chapter, words shall be accorded their common meanings and usages, except for certain words and terms which are defined as follows:

(a) Agent. A property owner's authorized agent is an attorney, trustee, realtor, broker, purchaser, tenant or receiver.

(b) Diagonal Road. A road whose course does not run in either an approximate north-south or east-west direction.

(c) Display. The manner in which the house number is affixed to the primary structure so that it is readily identifiable pursuant to this chapter.

(d) House Number. The number assigned to primary structures at consecutive intervals along a street, road or thoroughfare pursuant to the House-Number Assignment Formula contained herein.

(e) House-Number Assignment Formula. Beginning from the point of origin, two house numbers (one even and one odd) shall be assigned for each interval. The house numbers assigned shall increase consecutively by equal distance from the point of origin.

(f) Interval (or Frontage Unit). A distance along a roadway of 6.6 feet, except as may be determined by the House-Numbering Director along diagonal roads, curvilinear streets, circle streets, loop streets or horseshoe-shaped streets or for buildings in group housing projects, Business and Industrial Districts and pre-numbered subdivision plats of record. Intervals of greater or lesser length than 6.6 feet may be determined by dividing the actual length of the road within the section by 800.

(g) Point of Origin. The intersection of an east-west base line and a north-south base line from where all intervals begin. The north-south base line is the center line of Michigan Avenue extended northerly and southerly to the respective limits of the Village of Shelby, and the east-west base line is the east-west quarter line of Section 17, Town 14 North, Range 18 West (the center line of First Street, extended easterly to the east limits to the Village of Shelby).

(h) Primary Structure or Structures. Includes, but is not limited to, residential buildings, mobile home parks, commercial buildings, industrial buildings, office buildings, public buildings, garages, wells (other than agricultural), sub stations, transformers, utility facilities, lighted billboards and lighted outdoor displays/storage facilities affixed firmly to a lot or parcel.

(i) Private Access or Easement. Any road, street or thoroughfare located on private property with no public right-of-way with more than one primary structure.

(j) Village Grid System or Grid System. A general east and west and north and south division of the Village of Shelby into four parts to facilitate an assignment of identifying house numbers, with the provision of allowing 800 house numbers per mile for each mile of distance from the base lines. (Ord. 170. Passed 11-22-93.)

1422.03 ADMINISTRATION OF CHAPTER BY HOUSE-NUMBERING DIRECTOR; ZONING PERMITS.

(a) The Village Manager of the Village of Shelby shall be the House-Numbering Director and shall administer the rules and guidelines for the operation of this chapter and the assignment and placing of house numbers for all intervals along roadways emanating from the point of origin, including diagonal roads, pursuant to this chapter.

(b) Zoning permits will not be issued until the primary structure or the prospective primary structure has been issued a house number in accordance with this chapter.

(c) The House-Numbering Director shall, upon application by the property owner or his or her authorized agent, assign a house number and approve the display, provided that said display is consistent with the provisions for display as contained herein.

(Ord. 170. Passed 11-22-73.)

1422.04 DUTY TO OBTAIN AND DISPLAY NUMBERS.

(a) The owners of all property in the Village of Shelby shall obtain and display a house number in accordance with this chapter

(b) The Village Manager is hereby empowered to promulgate rules for house-number display. Said rules shall be effective upon the approval of the Village Council.

(Ord. 170. Passed 11-22-73.)

1422.05 MASTER ADDRESS MAP.

The House-Numbering Director shall cause to be created and maintained an accurate Master Address Map of all streets and roads within the Village of Shelby and shall make house- numbers available for each interval along the roadway. Said Map shall be the official repository of said house-number assignments.

(Ord. 170. Passed 11-22-73.)

1422.06 VIOLATIONS; NOTICE; FAILURE TO COMPLY; REMEDY OF VILLAGE; COSTS.

When the House-Numbering Director learns of a violation of this chapter, he or she shall personally serve, or send by certified mail, a notice, in writing, to the owner of the property which is the site of the alleged violation, requesting compliance with the provisions of this chapter. If the owner does not comply within fifteen days from the date the notice is mailed, the House-Numbering Director may direct that appropriate actions be taken by a law enforcement

officer or other public safety official to remedy the violation by posting the house number in accordance with this chapter or seek the institution of legal proceedings to enforce this chapter. The cost of any remedial action shall become joint and severable obligations of the property owners and occupants and may be placed as a lien upon the primary structure, collectible in the same manner as ad valorem property taxes. (Ord. 170. Passed 11-22-93.)

1422.99 PENALTY.

(EDITOR'S NOTE: See Section 202.99 of the Administration Code for the general Code penalty if no specific penalty is provided.)

TITLE FOUR - Housing  
Chap. 1440. Trailer Coaches.

CHAPTER 1440  
Trailer Coaches

- 1440.01 Definitions.
- 1440.02 Permit for use as residences.
- 1440.03 Permit applications.
- 1440.04 Permitted locations.
- 1440.05 Registration fee; effective period of permit.

1440.06 Connection to septic tank disposal system.  
1440.07 Connection to public water supply.  
1440.08 Connection to electric service.  
1440.99 Penalty.

## CROSS REFERENCES

Location outside licensed parks - see M.C.L.A. §§125.741 et seq.

Uniform Mobile Homes Warranty Act - see M.C.L.A. §§125.991  
et seq.

Mobile Home Park Act - see M.C.L.A. §§125.1001 et seq.

Mobile Home Commission Act - see M.C.L.A. §§125.1101 et seq.

T-1 Mobile Home District - see P. & Z. Ch. 1280

## 1440.01 DEFINITIONS.

As used in this chapter:

(a) "Self-contained trailer coach" means a trailer coach equipped with a toilet and lavatory within the trailer coach or within a permanent structure attached to the trailer coach which is accessible from the trailer coach without the need of outside exposure.

(b) "Septic tank" means a watertight enclosure used for storage and decomposition of human excrement and domestic wastes.

(c) "Trailer coach" or "trailer" means any vehicle, with or without motor power, designed for carrying property or persons and so constructed as to permit occupancy as a dwelling or sleeping place by one or more persons.

(Ord. 119. Passed 5-28-62.)

#### 1440.02 PERMIT FOR USE AS RESIDENCE.

No person shall use or permit the use of any trailer coach as a residence on any site, lot, field or tract of land not specifically licensed as a trailer coach park for more than three days, except by written permit as provided for in this chapter and except under such regulations as are herein set forth. (Ord. 119. Passed 5-28-62.)

#### 1440.03 PERMIT APPLICATIONS.

All applications for a permit shall be made to the Village Clerk and shall contain:

(a) The name of the owner of the trailer coach and the names of all occupants, including the ages of all children.

(b) The location of the proposed parking site as to street or road and house number, or by legal property description where no house number is available.

(c) The make and length of the trailer coach and its vehicle license number, if any.

(d) The date of application.

(e) The signature of the property owner, accepting his or her responsibilities under the permit.

(f) The signature of the health officer that waste disposal facilities and sanitation of the premises are in compliance with all applicable statutes and local regulations.

(g) The signature of the applicant.

(Ord. 119. Passed 5-28-62.)

#### 1440.04 PERMITTED LOCATIONS.

No trailer coach shall be placed in the Village of Shelby except upon the following described land therein:

(a) Blocks 110, 111, 115, 116, 117 and 118 of the Standard Map or Plat of the Village of Shelby; and

(b) That part of the Northeast Quarter of the Northwest Quarter, Section 20, Township 14 North, Range 18 West, Village of Shelby, Oceana County, Michigan, located west of the U.S. 31 Highway right of way.

(Ord. 123. Passed 11-27-67.)



1440.05 REGISTRATION FEE; EFFECTIVE PERIOD OF PERMIT.

(a) A registration fee of five dollars (\$5.00) shall accompany the application to the Village Clerk. Upon approval of the application and receipt of the registration fee, the Clerk shall issue a permit for occupancy of the trailer coach. The permit shall expire and be subject to renewal twelve months from the date issued. (Ord. 119. Passed 5-28-62.)

(b) Upon the first and each subsequent renewal of the permit for occupancy, the registration fee shall not be required if the trailer coach shall be assessed as part of the real property upon which it is located on the tax day next preceding the date of renewal.

(c) The permit for occupancy of a trailer coach shall immediately expire upon the removal of the trailer coach from the location of the proposed parking site as stated in the application for a permit. (Ord. 120. Passed 8-13-62.)

1440.06 CONNECTION TO SEPTIC TANK DISPOSAL SYSTEM.

Each occupied trailer shall be a self-contained trailer coach and shall be connected through a water-tight connection from the trailer water drainage outlet or outlets to a septic tank disposal system of such size and design as to properly care for all wastes produced. Septic tanks shall have adequate capacity to receive the normal twenty-four hour flow of sewage, but in no case shall be less than 500 gallons. No wastewater from trailer coaches shall be deposited on the surface of the ground. All septic tanks and disposal fields shall be located at least seventy-five feet from the casing or any part of a section pipe of a groundwater supply. Disposal field tile or a seepage pit or pits must have capacity sufficient to receive the normal flow of septic tank tank effluent. (Ord. 119. Passed 5-28-62.)

1440.07 CONNECTION TO PUBLIC WATER SUPPLY.

Every occupied trailer coach shall be connected to a Municipal water supply if it is available and accessible, and the same shall be metered through an individual meter for each occupied trailer coach. If a connection to the Municipal supply is not available and accessible, a water supply shall be obtained from a properly constructed drilled or driven well. Water under pressure shall at all times be connected to every occupied trailer coach. The use of hand pumps is hereby prohibited. (Ord. 119. Passed 5-28-62.)

1440.08 CONNECTION TO ELECTRIC SERVICE.

Every occupied trailer coach requiring electrical energy shall be connected to a separate electrical service entrance, properly grounded, at the trailer site. No occupied trailer coach shall be connected to electrical service through extension cords connected to electrical service at another building or trailer. (Ord. 115. Passed 5-28-62.)

1440.99 PENALTY.

(EDITOR'S NOTE: See Section 202.99 of the Administration Code for the general Code penalty if no specific penalty is provided.)