

ORDINANCE NO. 231
STREET ADDRESS NUMBER ORDINANCE
AN ORDINANCE TO REGULATE THE PLACEMENT, SIZE AND DISPLAY OF STREET
ADDRESS NUMBERS FOR BUILDINGS WITHIN THE CITY OF WAKEFIELD, THE COUNCIL
OF THE CITY OF WAKEFIELD ORDAINS:

This Ordinance is enacted by the City of Wakefield City Council under the authority vested in the Council by Act No. 279 of the Public Acts of the State of Michigan of 1909, as amended.

Section 1. Title. This Ordinance shall be known as the City of Wakefield Street Address Number Ordinance (referred to herein as the Ordinance).

Section 2. Purpose. This Ordinance is enacted to protect the health, safety and general welfare of the residents of the City of Wakefield by requiring the uniform placement, size and display of street address numbers for all buildings within the City so that each building or building unit, as applicable, can be readily and clearly identified and located by vehicles responding to emergencies and so as to reduce uncertainty as to the address of each building or building unit for other general purposes. Further, this Ordinance is intended to prevent visual blight within the Township by limiting address numbers to a size no larger than required to clearly identify and locate buildings, and to prevent the unregulated use of address numbers for commercial purposes or for other purposes not related to protection of the health, safety and general welfare of the residents of the City.

Section 3. Scope. This Ordinance provides standards for the placement, size and display of all street address numbers for buildings or building units within the City. It is not intended by this Ordinance to repeal, abrogate, annul or in any way impair or interfere with existing provisions of other laws or ordinances, except as specifically provided by this Ordinance. All existing buildings and all buildings constructed in the future shall comply with the requirements of this Ordinance.

Section 4. Definitions. For purposes of this Ordinance, the following terms are defined as follows

- (a) Address Number shall mean the number assigned by the City of Wakefield to a building or building unit in the City for purposes of identifying the address of the building or building unit. As used in this Ordinance, an address numbers does not include a number placed on or near a building for commercial or advertising purposes, such as a number included in the name of a business, even if that number and the address number are the same (e.g., the 504 Club) located at 504 Main Street). Address numbers may be displayed by either Arabic numerals or script.
- (b) Building units shall mean an individual dwelling unit, office, business or other portion of a building which is assigned its own address number.
- (c) A Roadway includes public and private streets, roads, avenues, boulevards, parkways and other public or private roadways and rights-of-way, as applicable to the property in question.

Section 5. Placement. Address numbers for all residential dwelling units and non- residential principal buildings within the City shall be placed as follows:

(a) Residential Buildings.

- (1) A residential dwelling served by one driveway, located less than one hundred ten (110) feet from the closest roadway shall have its address number displayed on the front of the building (either on the front of the dwelling unit or as close to the front door as is practicable) in a manner readily visible and clearly ascertainable from the abutting roadway or on a post located not more than ten (10) feet from the roadway right-of-way or on a regulation United States Postal Service mail box. The post or mail box shall be located on the same side of the roadway as, and directly in front of, the dwelling unit. The address number on the post or mail box shall be readily visible and clearly ascertainable from both directions from the abutting roadway.
- (2) A residential dwelling unit that is located more than one hundred ten (110) feet from the closest roadway shall have its address number displayed on the front of the building (either on the front of the dwelling unit or as close to the front door as is practicable) in a manner readily visible and clearly ascertainable from the abutting roadway and on a post located not more than ten (10) feet from the roadway right-of-way or on a regulation United States Postal Service mail box. The post or mail box shall be located on the same side of the roadway as, and directly in front of, the dwelling unit. The address number on the post or mail box shall be readily visible and clearly ascertainable from both directions from the abutting roadway.
- (3) Multi-family residential buildings shall have a building address sign on or at the front of the building that identifies the addresses of all dwelling units located within the building if the addresses of the individual dwelling units are not otherwise required by this Ordinance to be displayed on the exterior of the building.

(b) Non-Residential Buildings.

- (1) A principal building used primarily for business or other non-residential purposes shall have its address number displayed on the front of the building (either on the front entrance of the building or as close to the front door as is practicable), or on a sign directly in front of the building in a manner readily visible and clearly ascertainable from the abutting roadway.
- (2) In addition to the address number displayed on or in the front of the building as required by subsection 5(b)(1) of this Ordinance, a non-residential building that is either (a) located more than one hundred ten (110) feet from the closest roadway, or (b) located in a manner such that the address number on the front of the building is not readily visible and clearly ascertainable from the closest roadway (due to trees, vegetation topography, or any other reason), shall also have its address number displayed on a post or mail box as provided by subsection 5(a)(2) of this Ordinance.
- (3) If a place of business is located in a building common to two or more separate businesses, and the business has, in addition to its front or main entrance, a rear entrance not common to the other businesses and which leads to a hard-surfaced area upon which vehicular traffic may maneuver, the additional entrance shall be separately identified with the address number of the place of business. Further, a building containing two or more separate businesses or building units with separate addresses shall have a building address sign on or at the front of the building that identifies the addresses of all building units located within

the building if the addresses of the individual units are not otherwise required by this Ordinance to be displayed on the exterior of the building.

(c) If due to the particular circumstances an address number cannot be placed in strict compliance with subsections 5(a) and 5(b) above, then the address number shall be located in a manner to be determined by the City Fire Chief which complies as closely as possible with the purposes and intent of this Ordinance and as required by the public health, safety and general welfare.

Section 6. Size.

(a) Residential Buildings.

(1) Address numbers displayed on the front of a residential building shall be at least three inches (3) in height, or of such greater size as to permit them to be readily visible and clearly ascertainable from the abutting roadway.

(2) Address numbers displayed on a post or on a mail box as required by subsection 5(a) (2) of this Ordinance shall be at least three inches (3) in height, with a maximum height of six inches (6).

(b) Non-residential Buildings.

(1) Address numbers displayed on the front of a nonresidential building or on a sign in front of the building shall be at least three (3) in height, or of such greater size as to permit them to be readily visible and clearly ascertainable from the abutting roadway, provided that the maximum height of the numbers shall not exceed twenty four inches (24).

(2) (2) Address numbers displayed on a post or on a mail box as required by subsection 5(b)(2) of this Ordinance shall be at least three inches (3) in height, with a maximum height of six inches (6).

Section 7. Visibility.

(a) The color of an address number shall be in contrast to the immediate background on which it is mounted (e.g., light on dark, or dark on light).

(b) The address number shall be displayed in a manner that will permit the number to be clearly ascertainable during all hours of normal daylight.

(c) The visibility of the address number must be maintained in compliance with the requirements of this Ordinance and so as not to become obscured by trees, vegetation, snow, parked cars, awnings, overhangs, or other appurtenances or obstructions. The duty and responsibility of insuring compliance with this Ordinance shall apply to both the owner and occupant of the particular residential building, non-residential building, or building unit.

Section 8. Building Permits and Certificates of Occupancy.

All applicants for building permits for new construction or alterations of existing structures shall be given a copy of the requirements for numbering the buildings and shall comply with the requirements of this

Ordinance before a building permit shall be issued. In addition, the issuance of a certificate of occupancy shall be conditioned upon compliance with the requirements of the Ordinance. The address numbers required by this Ordinance shall be permanently affixed at the time of any final inspection of a building.

Section 9. Buildings Under Construction. Street address numbers shall be displayed so as to be clearly ascertainable from the abutting roadway at all premises where a building is under construction.

Section 10. Time for Compliance. For existing buildings, the requirements of this Ordinance shall be complied with within six (6) months from the effective date of this Ordinance. For buildings not yet constructed, the requirements of this Ordinance shall be complied with as provided by Section 8 of this Ordinance.

Section 11. Relationship to Zoning Ordinance.

- (a) A number which qualifies as an address number within the meaning of this Ordinance and which complies with the size and placement standards provided by this Ordinance shall not be included for purposes of calculating sign area requirements, should the City adopt a Sign Ordinance. Further, to the extent that there is a conflict between the provisions of this Ordinance and provisions of the City Zoning Ordinance regarding location or placement of an address number, the placement provisions of this Ordinance shall control.
- (b) A number which does not qualify as an address number within the meaning of this Ordinance or which does not comply with the size and placement standards provided by this Ordinance shall be regulated for all purposes as a sign under any future Zoning Ordinance.

Section 12. Municipal Civil Infraction.

- (a) Any person who violates any provision of this Ordinance is responsible for a municipal civil infraction, subject to payment of a civil fine of not less than \$50.00, plus costs and other sanctions, for each violation (as authorized by Municipal Civil Infraction Ordinance 221).
- (b) Repeat offenses under this Ordinance shall be subject to increased fines as provided by this Section, below. As used in this Section, a repeat offense means a second (or any subsequent) violation of the same requirement or provision of this Ordinance (i) committed by a person within any 90 day period and (ii) for which the person admits responsibility or is determined to be responsible. The increased fine for a repeat offense under this Ordinance shall be as follows:
 - 1. The fine for any offense which is a first repeat offense shall be not less than \$100.00, plus costs.
 - 2. The fine for any offense which is a second repeat offense, or any subsequent repeat offense, shall be not less than \$200.00 each, plus costs.
- (c) Each day on which any violation of this Ordinance occurs or continues constitutes a separate offense subject to separate sanctions.
- (d) The City Manager, their designee, or the Building Inspector is hereby designated as an authorized City official to issue municipal civil infraction citations for violations of this Ordinance, as provided by the City of Wakefield Municipal Civil Infraction Ordinance. As used in this

Ordinance, A Building Inspector means the City official, employee, agent or other entity appointed by the City Council to perform the functions and tasks assigned by this Ordinance to the a Building Inspector.

(e) In addition to any remedies available at law, the City may bring an action for an injunction or other process against any person to restrain, prevent or abate any violation of this Ordinance.

Section 13. Nuisance Per se. A violation of this Ordinance constitutes a nuisance per se.

Section 14. Remedies. In addition to any other remedy available at law, the City may bring an action for an injunction or other process to restrain or prevent any violation of the provisions of this Ordinance.

Section 15. Severability. The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

Section 16. Effective Date. This Ordinance shall become effective thirty (30) days after its publication (or publication of a summary thereof) in a newspaper in general circulation within the City of Wakefield.

Section 17. Publication. After its adoption, this ordinance or a summary thereof, as permitted by law, shall be published by the City Clerk in a newspaper of general circulation in the City.

CERTIFICATION:

Ordained and Enacted into an Ordinance at a regular meeting of the City Council of the City of Wakefield this _____ day of _____, 2019.

First Reading: October 15, 2019

Public Hearing: November 12, 2019

Second Reading: November 12, 2019

Published:

ATTEST:

Susan Ahonen, City Clerk