

**CHARTER TOWNSHIP OF SUPERIOR  
WASHTENAW COUNTY, MICHIGAN  
ORDINANCE NO. 179**

**AN ORDINANCE TO CONTROL THE HEIGHT OF TURF GRASS, WEEDS AND  
BRUSH WHICH REPEALS AND REPLACES ORDINANCE NO. 24 AN ORDINANCE  
TO CONTROL THE HEIGHT OF VEGETATION**

**THE CHARTER TOWNSHIP OF SUPERIOR ORDAINS:**

**Section 179.01 Purpose**

- A. In order to preserve the public health, safety and welfare of the residents of Superior Township, the Superior Township Board determines that the existence of turf grass, weeds and brush more than ten (10) inches in height constitutes a nuisance in areas where there are residences because it is unsightly and its unkempt condition may attract litter and vermin.
  
- B. Nothing in this Ordinance shall apply to:
  - 1. Agricultural crops
  - 2. Trees
  - 3. Shrubs
  - 4. Flowers and ornamental plants under cultivation
  - 5. Wildflowers, but only until such time as seeds have matured following the final blooming of the majority of the plants.
  - 6. Vegetation in woodlands or wetlands.
  
- C. This Ordinance will be in force during the annual growing season defined as between May 1 and October 1 annually.

**Section 179.02 Limitations on Height of Turf Grass, Weeds and Brush**

- A. It shall be the duty of the owner, agent or occupant of any property used for a residence, to mow all turf grass, weeds, and brush on the property as often as may be necessary to comply with the provisions of this Ordinance according to the following standards:
  - 1. All lots and parcels one (1) acre or less in size and developed with a residence, shall have all turf grass, weeds and brush in all yards, maintained at a height of less than ten (10) inches.
  
  - 2. All lots and parcels greater than one (1) acre in size and developed with a residence, shall maintain a minimum mowed yard area thirty (30) feet wide along all sides of the residence. This mowed yard area shall be maintained at a height of less than ten (10) inches. A mowed yard area of ten (10) feet wide shall also be maintained around all accessory buildings on the property.

3. Any undeveloped lot or parcel of any size that is part of a residential development with an approved site plan where at least 60% of the residential structures are built shall have all turf grass, weeds and brush over the entire lot maintained at a height of less than ten (10) inches.
4. Any undeveloped lot or parcel of any size that is part of a residential development with an approved site plan where less than 60% of the residential structures are built shall maintain a minimum mowed yard area of 25 feet from all streets.

### **Section 179.03 Enforcement**

- A. Notice of Violation. If a property owner violates or refuses to comply with Section 179.02 the Township Ordinance Officer shall notify the property owner of the violation. The notice shall include the requirements of this Ordinance and provide ten (10) days to comply with its provisions. The notice shall be sent by first class mail to the owner of record of said property and shall also be posted on or near the front door of each dwelling on the property to which the violation relates, or on or near the front door of the principal building on the property to which the violation relates if there is no dwelling. If, during one growing season, the property owner fails to correct a violation after notice has been given as provided, the Township may enter the property throughout the growing season as necessary to correct further violations without further notice to the owner and may assess the costs thereof as provided in this section.
- B. Noncompliance. All properties not in compliance with this Ordinance after the ten (10) day period provided in Section 179.03(A) above, shall be mowed by the Township and charges billed to the owner of record. Any additional work required to mow the property such as litter removal, will also be charged as provided. An administration fee will also be charged.
- C. Appeal of costs imposed. Within 15 days of the date the statement of costs is mailed to the owner of record, the owner may appeal the reasonableness of the charges by filing a written statement with the Township Board stating why the charges are unreasonable. If the Township Board finds the charges unreasonable, it shall assess the costs as it deems reasonable. The administrative fee shall not be appealable.
- D. Property Lien. All charges which remain unpaid as of November 1, of the current year shall become a lien against the subject property and may be added to the tax rolls for the property.
- E. Penalty for Violation. Any person, corporation, or other legal entity, including an officer, director, or employee, who violates any provision of this Ordinance, or who shall fail to do what is required by the terms of the Ordinance, may be responsible for a municipal civil infraction and may pay a civil fine of not less than one hundred dollars (\$100.00) and not more than five hundred dollars (\$500.00) plus costs and attorney fees,

and is subject to other sanctions as provided for under Chapter 87 of the Revised Judicature Act, P.A. 236 of 1961, being MCL §600.8701 et. seq., as amended.

**Section 179.04 Effective Date** This Ordinance shall be published pursuant to Section 8 of the Charter Township Act, being MCL 42.8 by posting in the Office of the Clerk, 3040 N. Prospect, Ypsilanti, 48198, and on the Township website – [www.superior-twp.org](http://www.superior-twp.org) – with notice of such in *The Ypsilanti Courier*, a newspaper of general circulation in the Township, qualified under state law to publish legal notices, and the same shall be recorded in the Ordinance Book of the Township, and such recording authenticated by the signatures of the Supervisor and Clerk. Per MCL 42.22, said Ordinance shall be effective immediately upon publication thereof.