

ORDINANCE NO. 30-1014

AN ORDINANCE TO AMEND THE PENALTY SECTIONS OF THE ZONING ORDINANCE.

THE CITY OF WARREN ORDAINS:

**SECTION 1.** That Appendix A, Article XXIII, Section 23.02 of the Code of Ordinances of the City of Warren, Michigan, is hereby amended to read as follows:

**Section 23.02. Penalty; compliance required; nuisance abatement.**

- (a) Unless the ordinance specifies it is a misdemeanor offense, a violation of this Zoning Ordinance is a blight violation. The Administrative Hearings Bureau shall punish a violator as provided in Warren Code of Ordinances, Chapter 2.5, Section 2.5-7.
- (b) A violator with any unpaid civil fines or costs imposed under Chapter 2.5 of the Warren Code of Ordinances may be ineligible to apply for rezoning, site plan approval, special land use approval, planned unit development approval, variance, or other zoning authorization, except if:
  - (1) The violator (1) became the owner of the property by foreclosure or by taking a deed in lieu of foreclosure and (2) is a government-sponsored enterprise, a financial institution, a mortgage servicer, or a credit union service organization, as defined by Chapter 2.5, Section 2.5-2; or
  - (2) The violator shows that the zoning authorization will correct, in whole or in part, the blight violation that was the subject of the unpaid fines, costs, or justice system assessments.
- (c) The imposition of any sentence shall not exempt the offender from compliance with the requirements of this Ordinance.
- (d) Any violation of this ordinance is a nuisance per se and may be abated by the Circuit Court through injunctive relief.

State law reference – MCL 125.3406

**SECTION 2.** This Ordinance shall take effect on October 12, 2015.

I HEREBY CERTIFY that the foregoing Ordinance No. 30-1014 was adopted by the Council of the City of Warren at its meeting held on August 11, 2015.

Published: August 26, 2015

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PAUL WOJNO  
City Clerk