

DDA Code Enforcement Report August 2025

Address	Property Owner	Violation	Category	Status
26621 SOUTHFIELD RD	SMJ BUILDING LLC BUSINESS LICENSE	BUSINESS REQUIRED	LICENSE Operating Without Business License	Door Tagged, Letter

Sec. 18-29. - Unlicensed Businesses.

No person required to obtain and maintain a license under section 18-30 shall conduct business in this city unless the person is licensed, and no natural person or individual shall, by actions taken within this city, aid or abet another in the conduct of such unlicensed business.

INSPECTOR COMMENTS: Business License Required

28871 Southfield Rd	G & A Real Estate Investors	Debris, pallets, appliances stored in public view at rear - Remove	Debris	Letter Sent
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308.1 Accumulation of rubbish or garbage.

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

INSPECTOR COMMENTS: Debris, pallets, appliances stored in public view at rear – Remove.

308.3 Disposal of garbage.

Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers.

INSPECTOR COMMENTS: Debris, pallets, appliances stored in public view at rear – Remove.

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Sec. 54-66. - Use of outside storage for unsightly or offensive materials.

No person shall cause or permit the premises he owns or otherwise has under his occupancy or control or the adjoining right-of-way to be used for the outside storage (outside of an appropriate container or building) of garbage, sewage, filth, refuse, dead or cut tree branches, waste, including yard waste, trash, debris, litter, rubbish, including cans, bottles, wastepaper, cartons, boxes, crates, inoperable machinery, discarded building materials, discarded household goods, or any unsightly, offensive or obnoxious materials. All land areas found to be used for such purposes or to be strewn with such materials are declared to be public nuisances.

INSPECTOR COMMENTS: Debris, pallets, appliances stored in public view at rear – Remove.

28871 Southfield Rd	G & A Real Estate Investors	Debris, pallets, appliances stored in public view at rear - Remove	Debris	Letter Sent
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5.13 OFF-STREET PARKING

Limitation of parking facility use. No off-street parking facility shall be used for the repair or service of motor vehicles, for the display of vehicles or goods for sale, for display signs (whether attached to vehicles or otherwise) or for any commercial purpose other than the parking of passenger vehicles not exceeding a net weight of three tons for periods of less than 48 hours by occupants, employees, patrons and invitees of buildings and uses providing such parking. Any area once designated and developed for off-street parking shall not be changed to any other use unless or until equal facilities are provided elsewhere. Off-street parking existing at the effective date of this article in connection with the operation of an existing building or use shall not be reduced to an amount less than hereinafter required for a similar new building or new use.

INSPECTOR COMMENTS: Remove donation bin from parking lot.

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Address	Property Owner	Violation	Category	Status
27601 Southfield Rd	Oakland Development Company	Animated signs not permitted - Rita's Ice "Open Sign" - Discontinue use - final notice	Sign Violation	Complied

Sec. 52-28. - Prohibited signs.

The following signs are prohibited:

(1) Add-on signs (2) Animated signs (3) Beacon lights (4) Banners (except street banners advertising community/special events) (5) Feather and flutter signs (6) Festoons (7) Inflatable signs (8) Mirrors or mirrored signs (9) Moving signs (10) Obsolete signs (11) Pennants (12) Pole signs (13) Roof signs (14) Snipe signs

INSPECTOR COMMENTS: Animated Signs Not Permitted - Rita's Ice "Open Sign" - Discontinue Use - FINAL NOTICE

27601 Southfield Rd	Oakland Development Company	Trailer storage not permitted - remove from public view	Trailer Storage Violation	Letter Sent
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4.1 OUTSIDE STORAGE AND PARKING REGULATIONS, VEHICLES, ETC.

5. The outside storage of garden trailers, snowmobiles, all-terrain vehicles, trailers for the aforementioned, or the like, unless they are stored in the rear or side yards and screened from the view of persons on public streets. The aforementioned shall not be stored closer than five feet to any building or within five feet of the rear or side yard property line, nor shall they be more than six feet in height above the surface upon which the aforementioned are parked or stored. All such storage shall be upon a parking surface of concrete, asphalt or brick pavers and the driveway access to the parking surface shall be of the same or similar material. A violation of this subsection shall be a civil infraction.

INSPECTOR COMMENTS: trailer not to be store in public view - REMOVE

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Address	Property Owner	Violation	Category	Status
28821 Southfield Rd	G & L Real Estate Investors	Sign backlighting not to spread further than 4" from sign components and must be white in color	Sign Violation	Letter Sent

Sec. 52-23. - (k) (5) Illumination.

Backlit signs shall use only white for illumination. Such signs shall spread their illumination a maximum of four inches beyond the sign limits.

INSPECTOR COMMENTS: sign backlighting not to spread further than 4" from sign components and must be white in color only.