

Chapter 2 - Address Numbering and Street Naming

1. Purpose - Address Numbering.

There is hereby established a system for numbering buildings and structures fronting on all public and private streets in the City of Troy. All buildings and structures shall be numbered in accordance with the provisions of this Chapter. This Chapter shall establish base lines and set criteria for numbering all buildings or structures in the City of Troy and shall attempt to conform to the numbering system of our neighboring communities where common streets form boundary lines.

(Rev. 07-06-1998)

2. Base Lines.

Fourteen Mile Road shall constitute the base line for numbering buildings or structures along all streets running northerly and southerly except for Dequindre Road. Livernois Road shall constitute the base line for numbering buildings or structures along streets running easterly and westerly except that John R Road shall constitute the base line for Fourteen Mile Road only and Rochester Road shall constitute the base line for South Boulevard only.

(Rev. 07-06-1998)

3. Numbering.

The numbering of buildings and structures on each street shall begin with zero (0) at the base line. (See exception under (B) for Dequindre Road).

(Rev. 02-27-1978)

(A) All numbers applicable to east-west streets shall be assigned on the basis of one thousand (1000) numbers to each mile, extending east and west from the base lines, except that portion of the City located south of Big Beaver and west of Livernois where the numbering system shall follow addresses existing prior to the adoption of this ordinance as closely as possible.

(B) All numbers applicable to north-south streets shall be assigned consecutively as follows: Fourteen Mile to Maple - 1 to 1599, Maple to Big Beaver - 1600 to 2999, each mile thereafter shall be numbered 1000 numbers per mile except that Dequindre Road shall be numbered consecutively starting at 33001 at Fourteen Mile Road utilizing 2000 numbers per mile.

(C) Addresses shall be assigned at a ratio of one number for every five and one-half (5 1/2) lineal feet, where one thousand (1000) numbers are assigned per mile and at a ratio of one number for not more than four (4) lineal feet where more than one thousand (1000) numbers are assigned per mile.

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- (D) The Director of Building and Zoning shall be responsible for assignment of addresses. All addresses shall follow this Chapter whenever possible. If addresses of existing buildings would make conformance to this Chapter impossible, the Director of Building and Zoning shall be responsible for the assignment of an address to be in sequence with the existing addresses.

(Rev. 07-06-1998)

4. Even-Odd Numbers.

All buildings on the right hand side of each street running from the base street shall be assigned an even number. All buildings on the left hand side of each street, running from the base street, shall be assigned an odd number.

(Rev. 06-26-1972)

5. Streets Not Intersecting Base Street.

All buildings facing streets not extending through to the base line shall be assigned the same relative address as if the said street had extended to the appropriate base line.

(Rev. 06-26-1972)

6. Deadline for Placement of Address.

- (A) The proper address shall be displayed on all buildings prior to the building being occupied.
- (B) Change of address: The proper new address shall be displayed on all existing buildings prior to the effective date of the address change as established by resolution of the City Council. (*Resolution #98-343 - Effective 9/9/1999*).

(Rev. 03-20-1978)

7. Placement of Address.

- (A) Each address shall be indicated by digits, placed in a horizontal line or a diagonal line no more than forty-five (45) degrees from horizontal and placed so as to be read properly from left to right or shall be placed vertically so as to be read from top to bottom.

(Rev. 07-09-2001)

- (B) The digits used for an address shall not be less than four (4) inches in height for residential, six (6) inches in height for commercial, office, or industrial, and shall be made of a durable and clearly visible material, which shall contrast with its background. The digit font shall be easily distinguishable and readable from the street under varying natural and artificial light conditions.

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(Rev. 07-06-1998)

- (C) The digits shall be conspicuously placed so that the address can be seen plainly from the Street. Generally, the digits shall be placed immediately above, on or at the side of the main entrance of each building.
- (D) Whenever any building is situated more than 75 feet from the street, either of the following provisions, as determined by the owner of the building, shall apply:
 - 1. The address shall be displayed upon a separate sign or post, placed by the main driveway entrance closest to the property center line and at least one foot off of the ground, so as to be easily discernible from the street.
 - 2. Larger size digits, as approved by the Director of Building and Zoning, may be placed on the building to comply with the provisions of Section 7(C).

(Rev. 07-06-1998)

- (E) Multiple family structures containing three (3) or more dwelling units may be required (1) to display the appropriate address on the individual residences and (2) to display the addresses of all residences included in each building, or court on a separate sign or post at least one foot off of the ground, so as to be easily discernible from the street.
- (F) The owners and/or occupants of all establishments contained within a multi-tenant commercial, office, or industrial building complex which have front and rear entrances shall cause the correct street numbers to be placed on or adjacent to both front and rear doors. The numbers shall comply with all other sections of this Chapter and be at least four (4) inches high. In addition to the street number, each establishment shall be clearly identified both front and rear by display of the name of the business or occupant. If no other visible identification is available, the name shall be clearly printed on the door or beneath the address by letters at least three (3) inches high and shall meet the requirements of Chapter 78 (Sign Ordinance).

(Rev. 07-09-2001)

8. Compliance.

If the proper address is not displayed on a new or existing building on or before the appropriate date as outlined in Section 6 above, it shall be the duty of the Director of Building and Zoning to install the proper address on said building, and to make a charge of Twenty Dollars (\$20.00) for each address so installed. If, after proper notice, said charge remains unpaid, said charge shall become a lien against the premises on which said building is located, and shall be added to the city property tax on said premises for the ensuing year.

(Rev. 07-06-1998)

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9. House Number Records.

- (A) For the purpose of facilitating correct numbering, a plat book of all public and private streets within the City of Troy, showing the proper address of all houses, buildings and platted lots, fronting upon all public or private streets, shall be kept on file in the Building Department. These plats shall be open to inspection of all persons during regular City Hall office hours.

(Rev. 06-26-1972)

- (B) It shall be the duty of the Director of Building and Zoning to inform any party of the address assigned to any building, lot or property as provided in this Chapter.

(Rev. 07-06-1998)

10. Purpose - Street Naming.

There is hereby established a uniform system of street naming in the City of Troy and all public and private streets shall be named in accordance with the provisions of this ordinance.

(Rev. 06-26-1972)

11. Word Suffixes for Streets.

All public or private thoroughfares dedicated or improved for general travel, and used as means of primary access to the front of residential, business or other property shall be termed a "street, avenue, drive, place, parkway, road, or boulevard", with the following defined exceptions:

- (A) "Circle": A public or private thoroughfare which aligns in a full or partial circular configuration and which intersects another thoroughfare at two locations.
- (B) "Court": A public or private thoroughfare with only one present or future means of entrance or exit.
- (C) "Lane": A private thoroughfare generally used only by the abutting property owners.

(Rev. 07-06-1998)

12. Name of New Streets.

- (A) Street names of any new public or private street shall not duplicate or be so similar either in spelling or phonetics to an existing street, so as to cause possible confusion.

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- (B) New street names shall be reviewed by the appropriate City Departments in a manner prescribed by the City Manager.
- (C) New public or private street names shall contain no more than thirteen (13) letters.

(Rev. 06-26-1972)

13. Changing Street Names.

- A. Platted Public Street: The City Council, by resolution, may change, rename or name an existing or newly established platted public street within the City of Troy in accordance with M.S.A. 26.430, Section 256 and M.C.L.A. Chapter 560, Michigan Subdivision Control Act.
- B. Non-Platted and/or Private Street: The Street Name Committee may change, rename, or name an existing or newly established non-platted or private street within the City of Troy.

(Rev. 07-06-1998)

14. Posting of Street Names.

Street name signs shall be uniformly placed on the northeast corner of every intersection and on such other additional corners as deemed necessary by the Superintendent of Public Services to provide proper identification.

(Rev. 06-26-1972)

15. Enforcement.

The Director of Building and Zoning shall be responsible for the enforcement of this Chapter.

(Rev. 07-06-1998)

16. Penalties for Violations.

Except as otherwise provided in specific sections of this Chapter, a violation of any section of Chapter 2 is a Municipal Civil Infraction subject to the provisions of Chapter 100 of the Code of the City of Troy. Each day that a violation continues is a separate Municipal Civil Infraction violation. Sanctions for each violation of Chapter 2 shall include a fine of not more than \$500, costs, damages and injunctive orders as authorized by Chapter 100.

(03-01-2006)