

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI
ORDINANCE NO. 18.299

AN ORDINANCE TO AMEND THE CITY OF NOVI CODE OF ORDINANCES, ORDINANCE 14-271, THE CITY OF NOVI ZONING ORDINANCE, AS AMENDED, AT ARTICLE 2, DEFINITIONS, AT SECTION 2.2, DEFINITIONS, IN ORDER TO ADD DEFINITIONS FOR DRIVE-UP SELF-STORAGE FACILITIES AND CLIMATE-CONTROLLED SELF-STORAGE FACILITIES; AND AT ARTICLE 4, USE STANDARDS, AT SECTION 4.51, SELF-STORAGE FACILITIES AND ARTICLE 5, SITE STANDARDS, AT SECTION 5.2.12, OFF-STREET PARKING REQUIREMENTS, IN ORDER TO ALLOW FOR AND ADD REGULATIONS RELATING TO DRIVE-UP SELF-STORAGE FACILITIES AND CLIMATE-CONTROLLED SELF-STORAGE FACILITIES.

THE CITY OF NOVI ORDAINS:

Part I. That Article 2, Definitions, Section 2.2, Definitions, of the City of Novi Zoning Ordinance is hereby amended to add definitions for “Drive-Up Self-Storage Facilities” and “Climate-Controlled Self-Storage Facilities” to read as follows:

Drive-Up Self-Storage Facilities: A building or a group of buildings that are primarily accessed externally without humidity control capability containing compartmentalized stalls or lockers which are rented or leased as individual units for the storage of personal property customarily related to residential, office, and/or local commercial activities.

Climate-Controlled Self-Storage Facilities: A building or a group of buildings that are primarily accessed from common interior spaces with humidity control capability containing fully enclosed, compartmentalized stalls or lockers which are rented or leased as individual units for the storage of personal property customarily related to residential, office, and/or local commercial activities.

Part II. That Article 4, Use Standards, Section 4.51, Self-Storage Facilities of the City of Novi Zoning Ordinance is hereby amended to read as follows:

In the I-1 district, self-storage facilities used to provide temporary storage needs for businesses, apartment dwellers, and other individuals on a self-service basis are permitted as a special land use. In the I-2 district, they are a permitted use. In both districts they are subject to the following:

1. For sites consisting of drive-up self-storage facilities, the following use requirements shall apply:
 - A. The minimum size of the site devoted entirely to such use shall be not less than five (5) acres.

- B. Drive-up self-storage facilities are not permitted adjacent to residentially zoned property.
- C. All ingress and egress from the site shall be directly onto a major thoroughfare as designated on the City's Master Plan.
- D. All yard setbacks established in the I-1 district for buildings shall be complied with, except that setbacks between buildings on the same site may be twenty-five (25) feet apart, side to side or front to rear.
- E. Maximum lot coverage may not exceed forty (40) percent.
- F. Maximum length of any building shall be two-hundred and fifty (250) feet.
- G. No storage of combustible or flammable liquids, combustible fibers, or explosive materials as defined in the fire prevention code, or toxic materials, shall be permitted within the self-storage buildings or upon the premises. A lease agreement between the lessee and lessor shall state (1) that no flammable, combustible or toxic material shall be stored or used on premises, and (2) that the property shall be subject to periodic and unannounced inspections for flammable, toxic and other hazardous materials by City officials.
- H. No storage outside of the buildings shall be permitted.
- I. Except as provided herein, the use of the premises shall be limited to storage only and shall not be used for operating any other business, for maintaining or repairing of any vehicles, recreational equipment or other items, or for any recreational activity, hobby or purpose other than the storage of personal items and business items as hereinbefore set forth.
- J. The entire site shall be surrounded on all non-residentially zoned sides by a six (6) foot tall, opaque fence of vinyl or wood. Where the site abuts an office, recreational facility, a motel/hotel, or restaurant in an I-1 district, screening shall consist of either a face brick wall not less than six (6) feet in height, or a six (6) foot-tall, opaque fence of vinyl or wood and a ten (10) foot wide landscaped greenbelt. With respect to the side of the property that abuts a public street, including an exterior side lot line, screening shall consist of a landscaped berm at least three (3) feet in height and evergreen trees that provides at least 80-90% opacity to a minimum height of six (6) feet in the required forty (40) foot setback yard space.
- K. A security manager shall be permitted to reside on the premises to the extent required by such use and such residence shall be considered an accessory use as provided at Section 2.2.
- L. All access aisles, parking areas and walkways on the site shall be graded, drained, hard-surfaced and maintained in accordance with the standards and specifications of the City of Novi.
- M. Limited retail sales to tenants of products and supplies incidental to the principal use, such as packing materials, packing labels, tape, rope, protective covers, and locks and chains shall be permitted on the site devoted to this use.
- N. Access to the self-service storage facility premises shall be restricted to tenants only, by use of an attendant, mechanical or-electronic locking device or other entrance-control device.

- O. Fire hydrants and fire suppression devices shall be provided, installed and maintained in compliance with the fire prevention code and any other applicable ordinances.
 - P. No building or structure other than the manager's quarters shall exceed fifteen (15) feet in height.
 - Q. In addition to requirements at Section 5.15, Exterior Building Wall I Materials, self-storage facilities, including storage buildings and caretaker's office and quarters, shall be architecturally designed so as not to have a flat roof, and shall instead have a mansard, gable hip or gambrel roof design.
2. For sites consisting of climate-controlled self-storage facilities, the following use requirements shall apply:
- A. The minimum size of the site devoted entirely to such use shall be a minimum of two (2) acres unless the site abuts a residential zoning district in which case the site shall be a minimum of three (3) acres.
 - B. Notwithstanding the provisions of Section 3.1.18.C or Section 3.1.19.B, climate-controlled self-storage facilities may be allowed as a special land use when adjacent to residentially zoned property under the following criteria:
 - i. For any property separated by a major thoroughfare or railroad right-of-way from a residential zoning district, and;
 - ii. Any building or portion of building shall be setback a minimum of 40 feet from the property line abutting a residential district, and shall have a maximum height of 25 feet; provided, however, that for every additional 5 feet of building setback from the property line greater than 40 feet, the maximum building height may be increased 1 additional foot, up to 40 feet in height.
 - iii. Leasing office hours shall be limited to the hours between 8:00 a.m. to 6:00 p.m. Monday through Saturday. Facility access hours shall be limited to the hours between 7:00 a.m. to 10:00 p.m. Monday through Sunday.
 - C. All ingress and egress from the site shall be directly onto a major thoroughfare as designated on the City's Master Plan.
 - D. Building setbacks shall comply with the standards as set forth in the I-1, Light Industrial, or I-2, General Industrial district, as applicable.
 - E. No storage of combustible or flammable liquids, combustible fibers, or explosive materials as defined in the fire prevention code, or toxic materials, shall be permitted within the self-storage buildings or upon the premises. A lease agreement between the lessee and lessor shall state (1) that no flammable, combustible or toxic material shall be stored or used on premises, and (2) that the property shall be subject to periodic and unannounced inspections for flammable, toxic and other hazardous materials by City officials.
 - F. No storage outside of the self-storage buildings shall be permitted.
 - G. Except as provided herein, the use of the premises shall not be used for maintaining or repairing of any vehicles and any other uses as determined by the Planning Commission.

- H. Any principal permitted use in the Light Industrial (I-1) district may be permitted in a mixed-use climate-controlled self-storage facility, subject to the following conditions:
 - i. If the gross leasable area of such use(s) is less than 10% of the total gross leasable area of the overall building, and;
 - ii. If such uses are not associated with the self-storage use of the site, the Planning Commission may require additional amenities with such use(s), and taking into consideration the compatibility of the proposed use with the existing uses of the site and surrounding sites, whether there is adequate parking for the combination of uses, and adequate pedestrian connectivity of the use to other uses on the site.
 - iii. Limited retail sales to tenants of products and supplies incidental to the principal use, such as packing materials, packing labels, tape, rope, protective covers, and locks and chains shall be permitted within a building on the site devoted to this use.
- I. At a minimum, a 25 foot wide landscaped greenbelt is required where the site abuts a residential zoning district or office zoning district. In addition, at least 2 of the required canopy or evergreen trees must be planted between the road right-of-way and building to soften the effects of the building on the abutting residential areas. The Planning Commission may require additional screening measures as necessary.
- J. All access aisles, parking areas and walkways on the site shall be graded, drained, hard-surfaced and maintained in accordance with the standards and specifications of the City of Novi.
- K. Notwithstanding the required fire codes, the following minimum driveway widths shall apply.
 - i. All one-way driveways shall be designed with one ten-foot-wide loading/unloading lane and one 15-foot travel lane.-
 - ii. All two-way driveways shall be designed with one ten-foot-wide loading/unloading lane and two 12-foot travel lanes.-
 - iii. The parking lanes may be eliminated if the driveway does not serve storage units.
 - iv. Signs and painted lines shall be used to indicate parking and traffic direction throughout the site.
- L. Fire hydrants and fire suppression devices shall be provided, installed and maintained in compliance with the fire prevention code and any other applicable ordinances.
- M. The maximum building height shall be consistent with the zoning district that the site is located within.
- N. Exterior building walls visible from a public right-of-way or nonindustrial district shall be finished with brick or other high-quality masonry materials as permitted in Section 5.15.
- O. A demonstrated means of security and management shall be provided.
- P. Any proposed site lighting shall comply with the requirements of Section 5.7. In particular, the standards of Section 5.7.3.L shall apply when a site abutting a residential district or use.

3. For sites consisting of both drive-up self-storage facilities and climate-controlled self-storage facilities, the minimum site size shall be 5 acres and each use will be subject to the conditions stated within this ordinance.

Part III. That Article 5, Site Standards, Section 5.2.12, Off-Street Parking Requirements, Subsection E of the chart of Off-Street Parking Spaces, of the City of Novi Zoning Ordinance is hereby amended to read as follows:

Use	Minimum Number of Parking Spaces per Unit of Measure
E. Industrial	
Self-Storage Facilities	1 space for each 100 storage units, with a minimum of five (5) parking spaces. Access to self-storage units shall provide for loading/unloading of vehicles without impeding through-traffic flow.

PART IV.

Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART V.

Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

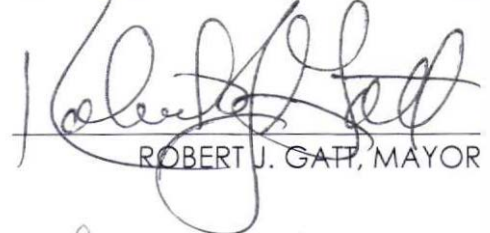
PART VI.

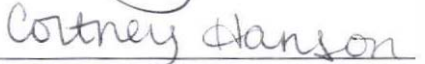
Repealer. All other Ordinance or parts of Ordinance in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART VII.

PART X. Effective Date: Publication. Public hearing having been held hereon pursuant to the provisions of Section 103 of Act 110 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within fifteen (15) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Novi stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00 A.M. to 5:00 P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

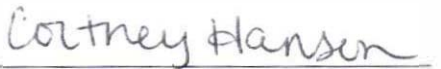
MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ON THE 11TH DAY OF JULY 2022.


ROBERT J. GATT, MAYOR


CORTNEY HANSON, CITY CLERK

Certificate of Adoption

I hereby certify that the foregoing is a true and complete copy of the ordinance adopted at the regular meeting of the Novi City Council held on the 11th day of July 2022.


CORTNEY HANSON, CITY CLERK

Adopted: 07/11/2022
Published: 07/28/2022
Effective: 08/04/2022

Certificate of Clerk

I hereby certify that the foregoing ordinance was published by posting a copy thereof at each of the following times and places within the City of Novi, on the 20th day of July 2022.

1. Novi City Hall 45175 Ten Mile Road
2. Novi Library 45255 Ten Mile Road

I do further certify that on the 28TH day of July 2021 said Ordinance Amendment 18.299 was published in brief in the Novi News, a newspaper published and circulated in said City.


CORTNEY HANSON, CITY CLERK