AN ORDINANCE TO AMEND THE CITY OF NOVI ZONING ORDINANCE AT ARTICLE 4.0, USE STANDARDS, SECTION 4.10, PLACES OF WORSHIP, IN ORDER TO ALLOW ADDITIONAL HEIGHT FOR PLACES OF WORSHIP UNDER CERTAIN CONDITIONS.

THE CITY OF NOVI ORDAINS:

Part I. That Ordinance No. 14-18.271, the City of Novi Zoning Ordinance, as amended, Article 4.0, Use Standards, Section 4.10, Places of Worship, hereby amended to read as follows:

4.10 PLACES OF WORSHIP

In the RA, R-1, R-2, R-3, R-4 and NCC districts, churches and other facilities normally incidental thereto are permitted as a special land use subject to the following conditions:

1. Minimum site size shall be three (3) acres.
2. Minimum site width shall be two-hundred (200) feet along front yard.
3. All access to the site shall be onto a Major Arterial, Arterial or Minor Arterial road as shown on the City's Thoroughfare Plan.
4. Minimum building setbacks shall be seventy-five (75) feet from all property lines.
5. Maximum building height shall be as provided in Article 24, provided that, on sites exceeding thirty (30) acres, buildings may be constructed up to sixty-five (65) feet in height if:
   (a) the minimum front, side, and rear yard building setbacks are increased by one and one-half (1.5) feet for every one (1) foot of building height in excess of thirty-five (35) feet;
   (b) the site abuts a freeway or a Major Arterial road;
   (c) the Planning Commission finds that the increased height will be compatible with, and will not have a material negative impact upon, existing and planned uses located on adjacent and surrounding properties, taking into consideration the size and configuration of the site and the proposed building(s), the size and nature of the improvements on the adjacent and surrounding properties, the aesthetic quality of the proposed building(s), including design, exterior materials, and landscaping, and any other relevant aspects of the site or proposed building(s).
6. There shall be no parking in front yard, nor closer than twenty (20) feet from any side or rear lot line, except in those instances where the lot abuts a residential lot and in those instances, no closer than thirty-five (35) feet.
7. Screening of vehicular parking areas shall be in conformity with requirements at Section 5.5.3.
8. A noise impact statement is required subject to the standards of Section 5.14.10.B.

[Note: The section numbers of this Ordinance amendment have been revised since First Reading on January 12, 2015, as a result of the adoption and effective date of the revisions completely re-formatting the Zoning Ordinance.]

**Part II**

**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 III.**

**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 IV.**

**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 V.**

**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.

ROBERT J. GATT, MAYOR

MARYANNE CORNELIUS, 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 26th day of January, 2015.

Maryanne Cornelius, City Clerk
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 27th day of January, 2015.

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

I do further certify that on the 5th day of February, 2015 said Ordinance Text Amendment 18.273 was published in brief in the Novi News, a newspaper published and circulated in said City.