STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI
ORDINANCE NO. 18.269

AN ORDINANCE TO ORDINANCE NO. 97-18 AS AMENDED, THE CITY OF NOVI ZONING ORDINANCE, ARTICLE 12, “OSC OFFICE SERVICE COMMERCIAL DISTRICT,” SECTION 1203, “REQUIRED CONDITIONS,” IN ORDER TO ALLOW CERTAIN OUTDOOR DISPLAYS IN CONNECTION WITH A PERMITTED GENERAL HOSPITAL USE.

THE CITY OF NOVI ORDAINS:

PART 1. That Article 12, “OSC Office Service Commercial District,” Section 1203, “Required Conditions,” is hereby amended as follows:

Sec. 1203. Required Conditions.

To promote the most desirable use of land in the OSC District in accordance with a well-conceived plan, to provide stability of commercial development, to strengthen the economic base of the City, to protect the character and pattern of desirable development, to conserve the value of land and building, and to protect the City’s tax revenue, the following special conditions shall be met by all uses precedent to location in an OSC District:

1. [Unchanged]

2. They shall be located within a completely enclosed building except for outdoor restaurant seating, off-street parking and public open space or park areas. Outdoor storage and display shall be prohibited except that in conjunction with a permitted general hospital use that is otherwise in compliance with this Article, a display area for use by donors in recognition of a donation of money, goods or services (e.g., art, vehicles, or the like) may be permitted by a temporary special land use permit and permit extensions granted by the Building Official as provided in Section 3004.2.b, subject to the conditions in Section 3004.3 and this section. An application for a temporary special land use permit shall identify the donor, type of item(s) to be displayed, and confirm that those item(s) are owned by the donor, with supplemental or amended applications allowed and required for any changes in the type of item(s) to be displayed.

   a) A maximum of two display pad areas no greater than 20’ x 15’ in size in connection with the general hospital use are allowed, with displayed
items to not occupy more than a 18’ x 9’ area of a display pad so as to allow a 3 feet wide perimeter along the sides for pedestrian access;

b) The displayed items must be compatible with the use of the general hospital campus and the existing building and improvements located thereon;

c) Required corner clearances shall be provided at all intersections and drive aisles;

d) Lighting shall comply with the requirements of Section 2511, Exterior Lighting;

e) One sign shall be permitted to be located on the display of no greater than two (2) square feet in area. All other signs as defined in Chapter 28 of the City Code are prohibited;

f) Display pads shall be required and shall be constructed of concrete, asphalt, pavers, or other similar hard-surface material approved by the Department of Community Development. The location and materials for display pads shall be subject to administrative site plan approval pursuant to Section 2516 of this ordinance.

g) Display pads shall be set back a minimum of 150 feet from a major thoroughfare.

3.-6. [Unchanged]

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 Ordinances or parts of Ordinances 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 102 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 Novi City Council this 25th day of August, 2014.

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 25th day of August, 2014.

Maryanne Cornelius, City Clerk

Adopted: 08/25/2014
Published: 09/04/2014
Effective: 09/11/2014
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 26th day of August, 2014.

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

I do further certify that on the 4th day of September, 2014 said Zoning Ordinance Text Amendment 18.269 was published in brief in the Novi News, a newspaper published and circulated in said City.

Maryanne Cornelius
Maryanne Cornelius, City Clerk