STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI
ORDINANCE NO. 18.270

AN ORDINANCE TO AMEND ORDINANCE NO. 97-18 AS AMENDED, THE CITY OF NOVI ZONING ORDINANCE, AMENDING SECTION 1905 OF THE I-1, LIGHT INDUSTRIAL DISTRICT AND SECTION 2303A OF THE OST, PLANNED OFFICE SERVICE TECHNOLOGY DISTRICT TO PERMIT AND REGULATE ABOVE GROUND STORAGE TANKS.

THE CITY OF NOVI ORDAINS:

Part I.

That Ordinance No. 97-18, the City of Novi Zoning Ordinance, as amended, 19, I-1 Light Industrial District, is hereby amended to read as follows:

Sec. 1905. - Required Conditions

All uses within the I-1 District shall comply with the following required conditions:

1.
   a. Except as provided in subpart (b), below, all uses shall be conducted wholly within a completely enclosed building.
   b. The following uses may be conducted outside of a completely enclosed building:

   (1) Off-street parking.
   (2) Outdoor placement of above-ground storage tanks as follows:
       (i.) Shall be accessory to an otherwise permitted use.
       (ii.) Shall be located in a non-required rear or interior side yard that does not abut a residential district.
       (iii.) Shall be in compliance with the city's adopted fire prevention code and any applicable State of Michigan and federal regulations related to such use.
       (iv.) Shall be enclosed and screened from public view as follows:
           (1) Such screening shall consist of a wall not less than one (1) foot higher than the height of the storage tank placed therein, which completely conceals the tank from public view.
           (2) The inside dimensions of the enclosure shall be such as will permit adequate access to the tank, as well as completely enclose the tank so that it does not project outside of the enclosure.
or reinforced concrete. Other materials may be used for the gate or
doorway to the enclosure.

Part II.

That Ordinance No. 97-18, the City of Novi Zoning Ordinance, as amended, 23A, OST
Planned Office Service Technology District, is hereby amended to read as follows:

Sec. 2303A. – Required Conditions.

6. The outdoor storage of goods or materials shall be prohibited, unless otherwise
   permitted in this Section.

8. Outdoor placement of above-ground storage tanks as follows:
   a. Shall be accessory to an otherwise permitted use.
   b. Shall be located in a non-required rear or interior side yard that does not abut
      a residential district.
   c. Shall be in compliance with the city’s adopted fire prevention code and any
      applicable State of Michigan and federal regulations related to such use.
   d. Shall be enclosed and screened from public view as follows:
      i. Such screening shall consist of a wall not less than one (1) foot higher than
         the height of the storage tank placed therein, which completely conceals
         the tank from public view.
      ii. The inside dimensions of the enclosure shall be such as will permit
          adequate access to the tank, as well as completely enclose the tank so
          that it does not project outside of the enclosure.
      iii. Screening materials shall match the primary building on the site, or consist
          of materials that complement the primary building as permitted under the
          exterior building wall material standards contained in Section 2520, herein,
          or reinforced concrete. Other materials may be used for the gate or
          doorway to the enclosure.

Part III.

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 IV.

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 V.
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 VI.

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 Novi City Council this 6th day of October, 2014.

[Signature]
Robert J. Gatt, Mayor

[Signature]
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 6th day of October, 2014.

[Signature]
Maryanne Cornelius, City Clerk

Adopted: 10/06/2014
Published: 10/16/2014
Effective: 10/23/2014
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 7th day of October, 2014.

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

I do further certify that on the 16th day of October, 2014 said Zoning Text Amendment 18.270 was published in brief in the Novi News, a newspaper published and circulated in said City.

Maryanne Cornelius, City Clerk