AN ORDINANCE TO AMEND THE CITY OF NOVI ZONING ORDINANCE AT ARTICLE 4, USE STANDARDS, SECTION 4.82, RESIDENTIAL DWELLINGS; IN ORDER TO RECONCILE THE STANDARDS FOR MULTIPLE-FAMILY USES FOR MIXED USE DEVELOPMENTS AND NON-MIXED USE DEVELOPMENTS.

THE CITY OF NOVI ORDAINS:

Part 1. That the City of Novi Zoning Ordinance, as amended, Article 4, Use Standards, Section 4.82, Residential Dwellings, is hereby amended to read as follows:

4.29 RESIDENTIAL DWELLINGS

1. [Unchanged.]
2. Multiple-housing dwelling units and attached single family units (i.e. cluster housing, duplex, townhouse) shall meet the requirements of the RM-1 district and/or cluster housing option as modified herein.

In a multiple-family development within the TC and TC-1 districts, the total number of rooms (not including kitchen, dining and sanitary facilities) shall not have more than the area of the parcel in square feet, divided by a factor of one-thousand two-hundred (1,200). If such multiple housing is within a mixed use development, the total number of rooms shall not be more than the area of the parcel in square feet, divided by a factor of eight hundred (800). All public utilities must be available.

<table>
<thead>
<tr>
<th></th>
<th>Room Count</th>
<th>Maximum Density (Units/Acre)</th>
<th>Max. % of Dwelling Units</th>
<th>Off-Street Parking Spaces Per Unit</th>
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<tbody>
<tr>
<td>Efficiency - 400</td>
<td>1</td>
<td>-</td>
<td>5%</td>
<td>1</td>
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<tr>
<td>1 BR - 500</td>
<td>2</td>
<td>18.15 (a)</td>
<td>25%</td>
<td>1</td>
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<tr>
<td>2 BR - 750</td>
<td>3</td>
<td>12.1</td>
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<td>3 BR - 900</td>
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<td>4+BR - 1,000</td>
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<td>7.26</td>
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<tr>
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<tr>
<td>900</td>
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<td>13.61</td>
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<tr>
<td>1,000</td>
<td>6</td>
<td>10.89</td>
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</tbody>
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Notes to Table

(a)This density not attainable owing to cap on number of 1 BR units.
In a mixed-use development, an applicant shall be required to provide, as part of site plan approval for a development, conceptual floor plan layouts for each dwelling unit to establish the maximum number of rooms permitted per building. After the maximum rooms per building has been established, an applicant may modify the individual unit floor plans, provided that the maximum rooms and maximum percentage of each type of dwelling unit are not exceeded for the development.

The minimum distance between buildings shall be ten (10) feet.

Building setback to any property line shall be thirty (30) feet, except where adjacent to single-family residential property, in which case the setback shall be seventy-five (75) feet. Driveways, parking and walls may be within the setback as long as a ten (10) foot green belt area is placed between the property line and any improvement.

Off-street parking shall not be placed within ten (10) feet to any wall of a dwelling structure which contains openings involving living areas, and no closer than five (5) feet to any wall that does not contain such openings. Units which have garages may be permitted parking on garage aprons. No off-street parking, maneuvering lanes, service drives or loading areas shall be located closer than ten (10) feet from any street right-of-way and five (5) feet from any other property line, except where adjacent to single-family residential property, in which case such facilities shall be no closer than thirty (30) feet from the property line.

3. [Unchanged.]
4. [Unchanged.]
5. [Unchanged.]
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 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 20th day of April, 2015.

Adopted: 04/20/2015
Published: 04/30/2015
Effective: 05/07/2015

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 21st day of April, 2015.

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

I do further certify that on the 30th day of April, 2015 said Zoning Text Amendment 18.274 was published in brief in the Novi News, a newspaper published and circulated in said City.

Maryanne Cornelius, City Clerk