STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI
ORDINANCE NO. 18.276


THE CITY OF NOVI ORDAINS:

Part I. That the City of Novi Zoning Ordinance, as amended, Article 3, “Zoning Districts,” Section 3.1.25, “TC Town Center District,” is hereby amended to read as follows:

3.1.25. TC Town Center District

A. INTENT

The TC, Town Center district is designed and intended to promote the development of a mixed use/pedestrian-oriented, regional commercial service district in which a variety of retail, commercial, office, civic, residential uses and open space are permitted. Each use shall be complementary to the stated function and purpose of the district and shall not have adverse impact upon adjacent street capacity and safety, utilities, and other City services.

The TC Town Center district is further designed and intended to encourage the development of common off-street parking facilities designed to accommodate the needs of several individual uses. Furthermore, it is recognized that uses which have as their principal function the sale or servicing of motor vehicles, such as automobile service establishments, car washes, or new and used motor vehicle sales or service establishments, and drive-in restaurants and restaurants with drive-through facilities, have a disruptive effect on the intended pedestrian orientation of the districts.
B. PRINCIPAL PERMITTED USES

I. Retail businesses use
II. Retail business service uses
III. Dry cleaning establishments, or pick-up stations, dealing directly with the consumer
IV. Business establishments which perform services on the premises
V. Professional services
VI. Post office and similar governmental office buildings, serving persons living in the adjacent residential area
VII. Off-street parking lots
VIII. Private clubs, fraternal organizations and lodge halls
IX. Places of worship
X. Retail business
XI. Service establishments of and office showroom or workshop nature
XII. Restaurants (sit-down), banquet facilities or other places serving food or beverage
XIII. Theaters, assembly halls, concert halls, museums or similar places of assembly
XIV. Business schools and colleges or private schools operated for profit
XV. Offices and office buildings
XVI. Municipal uses
XVII. Indoor commercial recreation facilities
XVIII. Outdoor theaters, plazas, parks, public gathering places, including those along a river walk, and like public facilities
XIX. Hotels
XX. Transient residential uses
XXI. Financial institutions
XXII. Residential dwellings
XXIII. Day care centers and adult day care centers
XXIV. Instructional centers
XXV. Other uses similar to the above uses subject to conditions noted
XXVI. Accessory structures and uses customarily incidental to the above permitted uses

C. SPECIAL LAND USES

[Unchanged.]

D. DEVELOPMENT STANDARDS

[Unchanged.]

Part II. That the City of Novi Zoning Ordinance, as amended, Article 3, "Zoning Districts," Section 3.1.26, "TC-1 Town Center-1 District," is hereby amended to read as follows:
3.1.26. TC-1 Town Center-1 District

A. INTENT

The TC-1, Town Center district is designed and intended to promote the development of a pedestrian-oriented, neighborhood-scaled commercial service district in which a variety of retail, commercial, office, civic, residential uses and open space are permitted. Each use shall be complementary to the stated function and purpose of the district and shall not have adverse impact upon adjacent street capacity and safety, utilities, and other City services.

The TC-1 Town Center district is further designed and intended to encourage the development of common off-street parking facilities designed to accommodate the needs of several individual uses. Furthermore, it is recognized that uses which have as their principal function the sale or servicing of motor vehicles, such as automobile service establishments, car washes, or new and used motor vehicle sales or service establishments, and drive-in restaurants and restaurants with drive-through facilities, have a disruptive effect on the intended pedestrian orientation of the districts.

The TC-1 District is especially designed to encourage developments of an urban "Main Street" with mixed land uses and shared parking. Flexible regulations regarding streetscape design, landscape design, provision of parking facilities, architectural and facade design, residential dwelling units, and setback standards are intended.

B. PRINCIPAL PERMITTED USES

i. Retail businesses
ii. Retail business service uses
iii. Dry cleaning establishments, or pick-up stations, dealing directly with the consumer
iv. Business establishments which perform services on the premises
v. Professional services
vi. Post office and similar governmental office buildings, serving persons living in the adjacent residential area
vii. Off-street parking lots
viii. Private clubs, fraternal organizations and lodge halls
ix. Places of worship
x. Retail business
xi. Service establishments of and office showroom or workshop nature
xii. Restaurants (sit-down), banquet facilities or other places serving food or beverage
xiii. Theaters, assembly halls, concert halls, museums or similar places of assembly
xiv. Business schools and colleges or private schools operated for profit
xv. Offices and office buildings
xvi. Public and quasi-public
xvii. Indoor commercial recreation facilities
xviii. Brewpubs
xix. Outdoor theaters, plazas, parks, public gathering places, including those along a river walk, and like public facilities
xx. Hotels
xxi. Transient residential uses
xxii. Financial institutions
xxiii. Residential dwellings
xxiv. Day care centers and adult day care centers
xxv. Instructional Centers
xxvi. Other uses similar to the above uses subject to conditions noted
xxvii. Accessory structures and uses customarily incidental to the above permitted uses

C. SPECIAL LAND USES

[Unchanged.]

D. DEVELOPMENT STANDARDS

[Unchanged.]

Part III. That the City of Novi Zoning Ordinance, as amended, Article 3, "Zoning Districts," Section 3.27, "TC and TC-1 District Required Conditions," is hereby amended to read as follows:

3.27 TC AND TC-1 DISTRICT REQUIRED CONDITIONS

1. The following standards shall apply to all uses permitted in the TC and TC-1 districts:
   A. [Unchanged.]
   B. [Unchanged.]
   C. Building Setbacks. Minimum building setback requirements, except as otherwise specified herein, shall be:

<table>
<thead>
<tr>
<th>3.27.1.C Minimum Building Setback Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TC District</strong></td>
</tr>
<tr>
<td><strong>Interior (feet)</strong></td>
</tr>
<tr>
<td><strong>Front</strong> 15 (for setbacks between separate building on same site)</td>
</tr>
<tr>
<td><strong>Each Side</strong> 10</td>
</tr>
<tr>
<td><strong>Rear</strong> 10</td>
</tr>
</tbody>
</table>

TC-1 District

4
<table>
<thead>
<tr>
<th>Arterials</th>
<th>Interior (feet)</th>
<th>Exterior (feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>15</td>
<td>No less than 80, and no greater than 137, as measured from the centerline of the arterial</td>
</tr>
<tr>
<td>Side</td>
<td>10</td>
<td>50 (See §3.6.2.H)</td>
</tr>
<tr>
<td>Rear</td>
<td>10</td>
<td>50 (See §3.6.2.H)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Nonresidential collectors and local streets</th>
<th>Minimum (feet)</th>
<th>Maximum (feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front (1)</td>
<td>0</td>
<td>10</td>
</tr>
<tr>
<td>Side</td>
<td>0</td>
<td>None</td>
</tr>
<tr>
<td>Rear</td>
<td>0</td>
<td>None</td>
</tr>
</tbody>
</table>

Notes to Table
1. The front yard setback shall be increased at intersections where necessary to obtain a clear vision area for vehicular traffic. Clear vision area shall comply with standards set forth in Section 5.9 Corner Clearance. Awning and projecting signs shall not be deemed in violation of setback requirement, provided that:
   (1) awning signs project no further than five (5) feet into the right-of-way;
   (2) they are at least eight and one-half (8½) feet above the surface of any sidewalk;
   and
   (3) they comply with the sign regulations set forth in Chapter 28 of the Novi Code of Ordinances.

The setback requirements noted above may be reduced where strict adherence would serve no good purpose or where the overall intent of the TC and TC-1 district would be better served by allowing a lesser setback, provided the conditions listed in subparts i. through iii. here in are found to exist. Such reduction may be made by the Planning Commission for developments on lots of less than five acres in area. For any development on a lot of five acres or more, such reduction may only be made by the City Council:

i. That a reduction in setback, or waiver of a setback altogether, will not impair the health, safety or general welfare of the City as related to the use of the premises or adjacent premise;

ii. That waiver of the setback along a common parcel line between two premises would result in a more desirable relationship between a proposed building and an existing building; and

iii. The adherence to a minimum required setback would result in the establishment of non-usable land area that could create maintenance problems.

In addition to providing for adequate light and air, a setback may also be required by the Planning Commission or City Council in those instances where exterior access to the rear of the building or to land or to uses beyond the
premises would be desirable and where it can be found that such exterior open space would be in keeping with the pedestrian-oriented intent and purpose of the district.

Where the Planning Commission or City Council finds that such exterior open areas (setbacks) are desirable, they shall be developed as pedestrian plazas or court areas and made an integral part of the site’s landscaping. Wherever such open spaces shall be created, they shall be physically connected, when possible, to adjacent open space areas and shall be designed and constructed so as to be in harmony of appearance and function with the connecting open space areas.

D. Parking Setbacks. Off-street parking areas shall be set back a minimum of twenty (20) feet from the right-of-way line of any street or roadway, presently existing or as planned by the Road Commission for Oakland County or the City of Novi Master Plan. Surface parking lots shall be screened from all public rights-of-way and internal roads by either (1) a two and one-half (2.5) foot ornamental brick-on-brick wall, or (2) semi-transparent screening such as brick pilaster with metal decorative fence in order to maintain attractive streetscapes as approved by the City’s landscape Architect or (3) a landscaped berm. The landscaping of such areas shall comply with the standards set forth in Section 5.5. Notwithstanding the above, within the TC-1 district there shall be no front yard or side yard parking on any non-residential collector. Access to such rear yard parking shall be provided by alleyways which provide access to parking areas of adjacent parcels.

E. Architecture/Pedestrian Orientation. Proposed uses, through innovative architecture, shall create a significant pedestrian orientation in keeping with the intent and purpose of these districts. No building in the TC-1 district shall be in excess of one-hundred twenty-five (125) feet in width, unless pedestrian entranceways are provided at least every one-hundred twenty-five (125) feet of frontage. Architectural amenities shall include pedestrian walkways, brick or other approved decorative paving to achieve the same effect of safe, tidy and well- landscaped plaza, coordinated pedestrian scale lighting, benches, trash receptacles, small scale landscape treatments, and major architectural features at entranceways and focal points of the development (e.g., arch, gateway, bell tower, fountain).

Architectural design and facade material are to be complimentary to existing or proposed buildings within the site and the surrounding area. It is not intended that contrasts in architectural design and use of facade materials is to be discouraged, but care shall be taken so that any such contrasts will not
be so out of character with existing building designs and façade materials so as to create an adverse effect on the stability and value of the surrounding area.

F- G.  [Unchanged.]

H. Parking, Loading, Signs, Landscaping, Lighting, Etc. All sites must comply with Article 5, Site Standards, regarding off-street parking requirements, off-street parking standards, off-street loading/unloading, signs, landscaping, exterior lighting, and obscuring screens as those standards relate to uses permitted in the TC and TC-1 districts. Notwithstanding the above, all loading and unloading within the TC-1 district shall be in rear yards. In those areas where on-street parking is permitted, off-street parking requirements may be reduced by the number of on-street parking spaces adjacent to a use. Parking requirements may be reduced when the Planning Commission (or City Council for site of five (5) acres or greater) determines that given parking areas serve dual functions by providing parking capacity for separate uses which have peak parking demand periods which do not overlap only after the submittal by the applicant of a Shared Parking Study based on requirements set forth in Section 5.2.7. Applicant shall also provide information on cross-access and maintenance agreements. Shared parking is the use of a parking space to serve two or more individual land uses without conflict or encroachment.

In those instances when a parking structure, underground parking or municipal surface parking lot is constructed pursuant to a special assessment district, a parking exempt district shall be created for that area served by the improvement and assessed for its cost.
1. [Unchanged.]

J. Bicycle Paths. Bicycle paths shall be designed throughout the Town Center area to link up with other adjacent residential and nonresidential areas. Proposed bicycle parking shall comply with standards set forth in Section 5.16 Bicycle parking facility requirements.

K - N. [Unchanged.]

2. [Unchanged.]

Part IV. 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:

4.82 RESIDENTIAL DWELLINGS

In the TC and TC-1 districts, residential dwellings are a permitted use, provided the following conditions are met:

1. [Unchanged.]

2. Multiple-housing dwelling units and attached single family units (i.e., cluster housing, duplex, and town house) shall meet requirements of the RM-1 district and/or cluster housing option as modified herein, notwithstanding other provisions of this section.

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).

<table>
<thead>
<tr>
<th>4.82.2 Residential Guidelines for Development</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential Guidelines for Non Mixed-Use Development</strong></td>
</tr>
<tr>
<td>Minimum Dwelling Unit Size</td>
</tr>
<tr>
<td>Efficiency-400</td>
</tr>
<tr>
<td>1 BR - 500</td>
</tr>
<tr>
<td>2 BR - 750</td>
</tr>
<tr>
<td>3 BR - 900</td>
</tr>
<tr>
<td>4+ BR - 1,000</td>
</tr>
</tbody>
</table>

**Residential Guidelines for Mixed-Use Development**
<table>
<thead>
<tr>
<th>Minimum Dwelling Unit Size</th>
<th>Maximum Room Count</th>
<th>Maximum Density (Units/Acre)</th>
<th>Max. % of Dwelling Units</th>
<th>Off-Street Parking Spaces Per Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Efficiency-400</td>
<td>1</td>
<td>--</td>
<td>5%</td>
<td>1</td>
</tr>
<tr>
<td>500</td>
<td>2</td>
<td>27.23 (a)</td>
<td>50%</td>
<td>1</td>
</tr>
<tr>
<td>750</td>
<td>3</td>
<td>18.15</td>
<td>100%</td>
<td>2</td>
</tr>
<tr>
<td>900</td>
<td>4</td>
<td>13.61</td>
<td>100%</td>
<td>2</td>
</tr>
<tr>
<td>1000</td>
<td>5</td>
<td>10.89</td>
<td>100%</td>
<td>2</td>
</tr>
</tbody>
</table>

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 all property lines shall be fifteen (15) feet, except when interfering with corner clearance areas as listed in Section 5.9 Corner Clearance, 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. Off-street parking shall either be provided within the building, within a parking structure physically attached to the building, or in a designated off-street parking
area within three hundred (300) feet of the building. Individual garages shall not be placed on a front-facing façade.

5. Open space as set forth in the Development Standards of each district shall be provided for each multiple dwelling unit. The dimensional requirements for rooftop open space may be modified where such dimensions cannot be met due to the size of the building.

Part V. That the City of Novi Zoning Ordinance, as amended, Article 5, “Site Standards,” Section 5.15, “Exterior Building Wall Façade Materials,” “5.15 Schedule Regulating Façade Materials,” is hereby amended to read as follows:

5.15 EXTERIOR BUILDING WALL FAÇADE MATERIALS

<table>
<thead>
<tr>
<th>5.15 Schedule Regulating Facade Materials</th>
</tr>
</thead>
<tbody>
<tr>
<td>FACADE REGIONS</td>
</tr>
<tr>
<td>REGION 1 BUILDINGS LOCATED IN THE TC, TC-1 (NOTE 7), RC, RA, R, RM-1, RM-2 PSLR, AND GE DISTRICTS AND ALL BUILDINGS LOCATED WITHIN 500 FEET OF THE R.O.W. OF A FREEWAY OR MAJOR THOROUGHFARE, AS DEFINED IN THE CITY’S MASTER PLAN FOR LAND USE.</td>
</tr>
<tr>
<td>REGION 2 ALL BUILDINGS IN DISTRICTS OTHER THAN I-1 AND I-2, OTHER THAN THOSE IN REGION 1.</td>
</tr>
<tr>
<td>REGION 3 BUILDINGS IN I-1 AND I-2 DISTRICTS, OTHER THAN THOSE IN REGION 1.</td>
</tr>
</tbody>
</table>

MAXIMUM ALLOWABLE PERCENTAGES

<table>
<thead>
<tr>
<th>WALL MATERIALS</th>
<th>REGION 1</th>
<th>REGION 2</th>
<th>REGION 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brick natural clay</td>
<td>100 (note 9)</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>Glazed brick &amp; ceramic tile</td>
<td>25</td>
<td>75</td>
<td>100 (1)</td>
</tr>
<tr>
<td>Panel brick</td>
<td>0</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Limestone</td>
<td>50</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>Stone field, cobble, etc.</td>
<td>50</td>
<td>75</td>
<td>100</td>
</tr>
<tr>
<td>Granite/marble, polished</td>
<td>50</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>Fluted &amp; split faced c.m.u.</td>
<td>10</td>
<td>50</td>
<td>75 (2, 13)</td>
</tr>
<tr>
<td>Striated scored c.m.u.</td>
<td>0</td>
<td>0</td>
<td>25 (2, 13)</td>
</tr>
<tr>
<td>Concrete &quot;C&quot; brick (note 14)</td>
<td>25</td>
<td>50</td>
<td>75</td>
</tr>
<tr>
<td>Precast colored exposed agg.</td>
<td>0</td>
<td>25</td>
<td>50</td>
</tr>
<tr>
<td>Precast, other</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Flat metal panels (urethane backed)</td>
<td>50 (10)</td>
<td>50</td>
<td>75</td>
</tr>
<tr>
<td>Standing seam metal</td>
<td>25 (3)</td>
<td>50</td>
<td>75 (8)</td>
</tr>
<tr>
<td>Ribbed metal panels</td>
<td>0</td>
<td>25</td>
<td>50 (8)</td>
</tr>
<tr>
<td>Spandrel glass</td>
<td>50</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>Glass block</td>
<td>0</td>
<td>25</td>
<td>50</td>
</tr>
<tr>
<td>Display glass</td>
<td>25</td>
<td>25</td>
<td>25 (4)</td>
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<tr>
<td>Material</td>
<td>TC</td>
<td>TC-1</td>
<td>PSLR</td>
</tr>
<tr>
<td>--------------------------------------------</td>
<td>------</td>
<td>------</td>
<td>------</td>
</tr>
<tr>
<td>Molded cornices, trim, columns, surrounds</td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Wood siding, painted, t &amp; g and batten siding</td>
<td>0 (11)</td>
<td>25 (11)</td>
<td>50</td>
</tr>
<tr>
<td>Vinyl &amp; aluminum siding</td>
<td>0</td>
<td>0</td>
<td>50 (12)</td>
</tr>
<tr>
<td>E.I.F.S. (dryvit)</td>
<td>25</td>
<td>50</td>
<td>75 (5)</td>
</tr>
<tr>
<td>Cast stone &amp; G.F.R.C.</td>
<td>25</td>
<td>50</td>
<td>75</td>
</tr>
<tr>
<td>Cement plaster</td>
<td>0</td>
<td>25</td>
<td>25</td>
</tr>
<tr>
<td>Canvas awnings</td>
<td>10</td>
<td>15</td>
<td>15 (6)</td>
</tr>
<tr>
<td>Asphalt shingles</td>
<td>25</td>
<td>25</td>
<td>50</td>
</tr>
</tbody>
</table>

Referenced Notes to Table

1. Allowed only if earth tone color and matte finish.
2. Plain faced C.M.U.'s are not permitted. Ground, polished, burnished and striated faced C.M.U.'s are only permitted if laid in a stacked bond pattern.
3. Copper or Copper bearing painted finish is preferred in the TC and TC-1 districts. The Community Development Department may approve alternate colors or materials provided it is determined to be complementary to copper finish.
4. Where vision glass areas are intended through exposure to thoroughfares or pedestrian ways and lighting methods to strongly emphasize the materials and items displayed within the window area, and where such items are a permanent part of the building design, such items shall be deemed as part of the building facade and shall be so regulated by this section.
5. Must be designed to simulate stone via joint pattern. Maximum joint spacing shall be three (3) feet on center horizontally and four (4) feet on center vertically.
6. Adjacent permanent facade materials shall extend behind awnings, backlit translucent awnings are not permitted except as regulated as a building sign.
7. Refer also to Section 3.27.1.G for additional TC and TC-1 districts facade requirements and Section 3.21.2.C for additional PSLR overlay district facade requirements.
8. Must have factory applied permanent colored finish.
9. All buildings in Region 1, except those in I-1 and I-2 districts, shall have a minimum of thirty (30) percent brick.
10. Zero (0) percent allowed in the TC and TC-1 districts.
11. The percentage of wood siding may be increased to fifty (50) percent in zoning districts RA through R4, RM-1 and RM-2, when the use of wood siding is consistent with residential style architecture.
12. One-eighths (1/8) inch gauge wood grain textured solid vinyl siding and three-eighths (3/8) inch gauge wood grain textured fibrous concrete siding shall be considered wood siding with respect to this ordinance.
13. The combined maximum amount of all C.M.U. shall not be greater than 75% of any one building and/or facade.
14. Concrete "C" brick shall be a maximum size of 16" wide by 4" high. Color shall be rich dark earth tone hues consistent with brown or red bodied fired clay brick. Colors using white cement base and/or substantial quantities of light colored aggregate are not allowed.
**General Notes to Table**

- Roof areas having slopes 6:12 and greater shall be considered facades.
- Vision glass and doors shall be omitted from facade material area calculations and percentages.
- Detached dwellings are not subject to facade chart.
- Backlit translucent plastic, backlit awnings, neon lighting and other such facade materials designed to visually attract attention for the purpose of commercial activity are not permitted (or shall be considered signage).

**Part VI**

**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 VII.**

**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 VIII.**

**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 IX.**

**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.
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 28th day of November, 2016.

Cortney Hanson, City Clerk

Adopted: 11/28/2016
Published: 12/08/2016
Effective: 12/15/2016

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 1st day of December, 2016.

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

I do further certify that on the 8th day of December, 2016 said Zoning Text Amendment 18.276 was published in brief in the Novi News, a newspaper published and circulated in said City.

Cortney Hanson, City Clerk