STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI

ORDINANCE NO. 18.278


THE CITY OF NOVI ORDAINS:

Part I.

That the City of Novi Zoning Ordinance, as amended, Article 2, Definitions, Section 2.2, is hereby amended to read as follows:

Section 2.2 Definitions

Pet Boarding and Training Facility: A facility for the daily observation and care of dogs, cats, or other household pets, but not including farm animals or livestock, which may provide services such as grooming and training. The facility may be operated for profit and may offer overnight stays.

That the City of Novi Zoning Ordinance, as amended, Article 3, Zoning Districts, Section 3.1.12, is hereby amended to read as follows:

Section 3.1.12 B-3 General Business District

A. [unchanged]

B. Principal Permitted Uses

i. Retail business uses
ii. Retail business service uses
iii. Dry cleaning establishments, or pick-up stations, dealing directly with the consumer §4.24
iv. Business establishments which perform services on the premises
v. Professional services
vi. Retail business or retail business service establishments §4.27
vii. Professional and medical offices, including laboratories
viii. Fueling station §4.29
ix. Sale of produce and seasonal plant materials outdoors §4.30
x. Auto wash §4.32
xi. Bus passenger stations
xii. New and used car salesroom, showroom, or office
xiii. Other uses similar to the above uses
xiv. Tattoo parlors
xv. Publicly owned and operated parks, parkways, and outdoor recreational facilities
xvi. Accessory structures and uses §4.19 customarily incident to the above permitted uses
xvii. Public or private health and fitness facilities and clubs
xviii. Microbreweries §4.35
xix. Brewpubs §4.35
xx. Day care centers, and adult day care centers §4.12.2

C. [unchanged]

D. [unchanged]

That the City of Novi Zoning Ordinance, as amended, Article 3, Zoning Districts, Section 3.1.18, is hereby amended to read as follows:

Section 3.1.18 I-1 Light Industrial District

A. [unchanged]

B. [unchanged]

C. [unchanged]

D. Development Standards

Lot Size
[unchanged]

Lot Coverage
[unchanged]

Setbacks
[unchanged]
Building Height
[unchanged]

Parking Setbacks
Minimum front yard setback: See Section 3.6.2.E
Minimum rear yard setback: 10 ft
Minimum side yard setback: 10 ft

NOTES
[unchanged]

That the City of Novi Zoning Ordinance, as amended, Article 3, Zoning Districts, Section 3.6, is hereby amended to read as follows:

Section 3.6 Note to District Standards
1. [unchanged]
2. Notes:
   
   A-P. [unchanged]

   Q. The Planning Commission may modify parking setback requirements in those instances where it determines that such modification may result in improved use of the site and/or in improved landscaping; provided, however, that such modification of the parking setback requirements does not reduce the total area of parking setback on a site below the minimum setback area requirements of this Section.

That the City of Novi Zoning Ordinance, as amended, Article 3, Zoning Districts, Section 3.32, is hereby amended to read as follows:

Section 3.32 General Exceptions

Area, Height, and Use Exceptions. The regulations in this Ordinance shall be subject to the following interpretations and exceptions.

1. [unchanged]
2. [unchanged]
3. Height Limit. The height limitations of this Ordinance shall not apply to farm buildings, chimneys, church spires, flagpoles, public monuments or commercial wireless transmission towers; provided, however, that the Zoning Board of Appeals may specify a height limit for any such structure requires authorization as a special land
use and provided further that the height of any such structure shall not be greater than the distance to the nearest property line.

4. Lot Area. Any lot existing and of record on the effective date of this Ordinance may be used for any principal use permitted in the district [in] which such lot is located, other than special land uses for which special lot area requirements are specified in this Ordinance, whether or not such lot complies with the lot area and width requirements of this Ordinance. Such use may be made provided that all requirements other than lot area and width prescribed in this Ordinance are complied with, and provided that not more than one (1) dwelling unit shall occupy any lot except in conformance with the provisions of this Ordinance for required lot area for each dwelling unit, and except as provided for in Section 7.1.2, of this Ordinance.

5. – 11. [unchanged]

That the City of Novi Zoning Ordinance, as amended, Article 4, Use Standards, Section 4.46, is hereby amended to read as follows:

Section 4.46  Pet Boarding and Training Facilities

In the I-1 and I-2 districts, pet boarding and training facilities are permitted, subject to the following conditions:

1. The facilities are allowed in single-tenant buildings on lots one acre or larger, or in buildings with multiple tenants on lots two acres or larger.

2. [unchanged]

3. [unchanged]

4. [unchanged]

5. Animal wastes, biohazard materials or byproducts shall be disposed of as recommended by the Michigan Department of Public Health, and/or other duly appointed authority at the discretion of the City. All other wastes shall be contained in leak-proof and odor proof containers. No animal wastes, biohazard materials or byproducts shall be buried, composted, or incinerated on-site, or allowed to enter into groundwater.

6. Noise shall be minimized through the combined use of screening, site isolation, and sound dampening materials in compliance with Section 5.5, 5.14, and Section 5.11.

That the City of Novi Zoning Ordinance, as amended, Article 7, Administration, Appeals, and Enforcement, Section 7.4, is hereby amended to read as follows:
Section 7.4  Plot Plan

1. [unchanged]

2. Where the proposed structure is part of a development requiring site plan approval, copies of the approved final site plan may serve as the plot plan required by this Section; provided, that the applicant additionally submit to the Building Department a digital copy of the approved final site plan. The digital copy shall be in the format approved by the Director of Public Services.

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.
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 18.278 was published in brief in the Novi News, a newspaper published and circulated in said City.

Cortney Hanson, City Clerk