STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI
ORDINANCE NO. 18.284

AN ORDINANCE TO AMEND THE CITY OF NOVI ZONING ORDINANCE AT THE FOLLOWING LOCATIONS: ARTICLE 3, "ZONING DISTRICTS" SECTION 3.20, OST REQUIRED CONDITIONS;" AND ARTICLE 3, "ZONING DISTRICTS" SECTION 3.14, I-1 REQUIRED CONDITIONS;" TO ALLOW OUTDOOR PLACEMENT OF ABOVE GROUND STORAGE TANK AND ARTICLE 3, "ZONING DISTRICTS" SECTION 3.18, "OSC REQUIRED CONDITIONS;" TO ALLOW OUTDOOR DISPLAYS IN CONNECTION WITH A PERMITTED GENERAL HOSPITAL USE.

THE CITY OF NOVI ORDAINS:

Part I.

That the City of Novi Zoning Ordinance, as amended, Article 3, Zoning Districts Section 3.14, is hereby amended to read as follows:

All uses within the I-1 district shall be subject to the Site Plan Review Requirements as set forth in Section 6.1 and must comply with the following required conditions:

1. Uses which may take place within or outside of a completely enclosed building:
   A. [unchanged]
   B. The following uses may be conducted outside of a completely enclosed building:
      i. [unchanged]
      ii. 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:
            (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.
            (3) 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 5.5, herein, or reinforced concrete. Other materials may be used for the gate or doorway to the enclosure.

Part II.

That the City of Novi Zoning Ordinance, as amended, Article 3, Zoning Districts Section 3.20, is hereby amended to read as follows:
1. OST District General Regulations
   A. [unchanged]

2. OST District Required Conditions
   A. [unchanged]
   B. [unchanged]
   C. [unchanged]
   D. The outdoor storage of goods or materials shall be prohibited, unless otherwise permitted in this section
   E. 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 5.5, herein, or reinforced concrete. Other materials may be used for the gate or doorway to the enclosure.

Part III.

That the City of Novi Zoning Ordinance, as amended, Article 3, Zoning Districts Section 3.18, is hereby amended to read as follows:

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 buildings, and to protect the City's tax revenue, the following specified 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 7.6.2.b. subject to the conditions in Section 7.6.3 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 5.7. 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 5.15 of this ordinance.
G. Display pads shall be set back a minimum of 150 feet from a major thoroughfare.

Part IV.

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 V.

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 VI.

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 VII.

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.


[Signatures]
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 31st day of July, 2017.

Cortney Hanson
Cortney Hanson, City Clerk

Adopted: 07/31/2017
Published: 08/10/2017
Effective: 08/17/2017

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 August, 2017.

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

I do further certify that on the 10th day of August, 2017 said Ordinance Amendment 18.284 was published in brief in the Novi News, a newspaper published and circulated in said City.

Cortney Hanson, City Clerk