

**STATE OF MICHIGAN  
COUNTY OF OAKLAND  
CITY OF NOVI**

**ORDINANCE NO. 18.291**

**AN ORDINANCE TO AMEND THE CITY OF NOVI CODE OF ORDINANCES, ORDINANCE 14-271, THE CITY OF NOVI ZONING ORDINANCE, AS AMENDED, AT ARTICLE 3.0 ZONING DISTRICTS, ADD SECTION 3.1.29 TO ESTABLISH THE PSV – PAVILION SHORE VILLAGE DISTRICT, AND SECTION 3.32 PAVILION SHORE VILLAGE REQUIRED CONDITIONS, RENUMBERING GENERAL EXCEPTIONS TO SECTION 3.33, AND TO AMEND ARTICLE 4.0 USE STANDARDS, SECTION 4.31 VETERINARY HOSPITALS AND CLINICS AND SECTION 4.71 LIVE/WORK UNITS. ALL BEING DONE TO ADD REQUIREMENTS FOR THE PSV, PAVILION SHORE VILLAGE DISTRICT.**

**THE CITY OF NOVI ORDAINS:**

**Part I.**

That the City of Novi Zoning Ordinance, as amended, Article 3.0, Zoning Districts, Section 3.1 Districts Established, is hereby amended to add a new district as number 29 PSV Pavilion Shore Village District.

**Part II.**

That the City of Novi Zoning Ordinance, as amended, Article 3.0, Zoning Districts, Section 3.1 Districts Established, is hereby amended to add section 3.1.29 as follows:

3.1.29 PSV Pavilion Shore Village District

A. Intent

The Pavilion Shore Village District is established to implement the vision and goals of the City of Novi 2016 Master Plan and specifically address the vision of the Pavilion Shore Village area. The development standards are described to ensure that new development complements the existing community character, promotes walkability, and enhances the overall quality of life in the neighborhood. Small-scale business types that can be supported by the surrounding residents and visitors to the area are encouraged in the areas designated PSV. Uses that would not be compatible with existing land use and community character of the surrounding areas are prohibited.

B. Principal Permitted Uses

- i. Restaurants: Sit-down, Fast Food Carryout or Fast-Food Sit-Down
- ii. Retail Business Uses (Such as specialty food stores, recreational retail, or sporting goods stores)

- iii. Retail Business Service Uses (Such as Pet Grooming, Bicycle Rental and Repair, and Personal Service Establishments)
- iv. Live/work units
- v. Offstreet parking lot
- vi. Uses similar to those listed above, as determined by the Planning Commission
- vii. Accessory Structures and Uses (4.19)

C. Special Land Uses

- i. Veterinary Hospitals or Clinics

D. PSV- Development Standards

**Lot Size**

Minimum lot area: See Section 3.6.2.D

Minimum lot width: See Section 3.6.2.D

**Lot Coverage**

Maximum lot coverage: See Section 3.6.2.D

**Setbacks**

Minimum front yard setback: 0 ft

Maximum front yard setback: 20 ft

Minimum rear yard setback: 25 ft

Minimum side yard setback: 10 ft

**Building Height**

Maximum building height: 30 ft

**Parking Setbacks**

Front yard setback: Front yard parking is not permitted

Rear yard setback: 10 ft

Side yard setback: 10 ft

**Part III.**

That the City of Novi Zoning Ordinance, as amended, Article 3, Zoning Districts, is amended to add a new Section 3.32, Pavilion Shore Village Required Conditions, as follows in its entirety:

Section 3.32 Pavilion Shore Village Required Conditions

- A. Landscaping Standards.

1. Screening shall be provided as a buffer between commercial and residential uses with an opaque fence or masonry wall six (6) feet in height along all property lines abutting a single-family residential district;
2. Where a building exceeding 1 story is proposed in the PSV District, evergreen trees shall be installed near any property line abutting a lot with a single-family home to provide a buffer of sufficient height to protect the privacy of the adjacent residence.
3. Landscaping along the right-of-way and screening for parking lots shall conform to the standards in the table below:

Right-of-Way Buffers	Minimum Standards			
	Greenbelt width	Wall	Greenbelt Trees	Canopy Street Trees**
Adj to parking	10 feet	3 ft masonry wall with landscaping in front	1 subcanopy tree per 25 lf	1 per 25 lf
Not adj to parking	5 feet*	None	1 subcanopy tree per 25 lf	1 per 35 lf

\* Not required where building setback is 0 feet

\*\* Use subcanopy trees where overhead wires exist in right-of-way.

B. The following conditions shall apply to all uses in the area designated as Pavilion Shore Village district, as shown on the Zoning Map:

1. Off-Street Parking Standards
  - a. Side yard parking adjacent to a front yard shall be setback from the front building facade line by a minimum of five (5) feet, or if no building 5 feet from the Right of Way.
  - b. Rear yard parking adjacent to residential zoning shall be set back 10 feet from the shared property line.
  - c. Shared Parking is encouraged and subject to approval by the Planning Commission as described in Section 5.2.7.
  - d. Other off-street parking standards and possible reductions shall follow the standards set forth in Section 5.2 Off-Street Parking Requirements.
2. Ground Floor Transparency Standards.
  - a. Transparency is defined as clear and non-reflecting glass or other clear material that provides unobstructed views into the building interior.
  - b. At least 60 percent of the building facade between 3 and 8 feet elevation height along the primary street frontage shall be transparent in order to engage pedestrians with goods and services being offered, as well as to enhance the overall aesthetics of the street.

3. Streetscape Amenities: The use of decorative, pedestrian-scale parking lot lighting, public pathways, bicycle racks, and similar site features shall be an integral part of any site plan in the PSV district. Amenities along Old Novi Road or 13 Mile Road shall include landscape plantings, seating and other such features that reflect a consistent theme and shall take into consideration the surrounding neighborhood. All such amenities shall be privately maintained and shall be available for public use and enjoyment.
4. Uncovered roof seating areas and general outdoor dining and seating (in accordance with Section 4.84 Outdoor Restaurants) for a restaurant or specialty food store, may be permitted upon a demonstration by the applicant and Planning Commission finding that such seating would not jeopardize public safety and/or privacy of adjoining uses and would not result in any other adverse consequences to the surrounding area, and, particularly, adverse consequences to residential uses.
5. All businesses, services or processing, except for off-street parking or loading and, where permitted, outside dining, shall be conducted within a completely enclosed building. Loading and unloading shall take place in the rear yard or side yard. A designated area of not less than 200 square feet shall be dedicated for loading and unloading purposes. Loading and unloading requirements may be waived by the approving body with a finding that the applicant has provided sufficient justification that the loading and unloading area is unnecessary for their particular business or services.
6. For any proposed non-residential uses abutting existing residential uses, the Planning Commission shall make a determination that the proposed landscaping, screening and/or building design will provide sufficient screening of the view from any proposed upper story onto any adjacent existing one-story residences.
7. The outdoor storage of goods or materials shall be prohibited.
8. All site plans shall be submitted and reviewed according to Section 6.1.

**Part IV.**

That the City of Novi Zoning Ordinance, as amended, Article 3, Zoning Districts, is amended to renumber Section 3.32, General Exceptions to Section 3.33.

**Part V.**

That the City of Novi Zoning Ordinance, as amended, Article 4, Use Standards, Section 4.31 Veterinary Hospitals or Clinics, is amended to read as follows:

**4.31 VETERINARY HOSPITALS OR CLINICS**

Veterinary hospitals or clinics are permitted as a special land use in the B-2, B-3, NCC, PSV, TC, and TC-1 districts. They are also a special land use in the I-1 and EXPO districts when the I-1 and EXPO districts are abutting residential districts. In the I-1 and

EXPO districts, when not abutting a residential district, and in the I-2 district they are a permitted use. In all districts they are subject to the following:

1. In the B-2, B-3, NCC, PSV, TC, TC-1, I-1, I-2 and EXPO districts:
  - A. All activities must be conducted within a totally enclosed building
  - B. All buildings must be set back at least two hundred (200) feet from abutting residential districts on the same side of the street.
2. In the B-2, B-3, NCC, PSV, TC, TC-1, and I-1 (when the I-1 district is abutting residential) districts a noise impact statement is required subject to the standards of Section 5.14.10.B.

**Part VI.**

That the City of Novi Zoning Ordinance, as amended, Article 4, Use Standards, Section 4.71 Live/Work Units, is amended to read as follows:

**4.71 LIVE/WORK UNITS**

Dwelling units providing for living and working areas are permitted as a special land use in the PSLR district and as a principle permitted use in the PSV district, subject to the following restrictions:

1. Units must contain at least one (1) bedroom, one (1) bathroom, and kitchen facilities;
2. Minimum floor area per live/work unit shall be seven-hundred fifty (750) square feet in the PSLR district, and one thousand (1000) square feet in the PSV district.
3. In addition to residential uses the following uses shall be permitted:
  - A. Photography, art, craft, music and similar studios,
  - B. Professional offices of architects, engineers, lawyers, accountants, or other similar professionals.
4. Employees shall be limited to residents of the live/work unit and up to two (2) additional employees.
5. Maximum six and one-half (6.5) dwelling units per net acre in the PSLR district.

**PART VII. Severability.** Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the voidity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

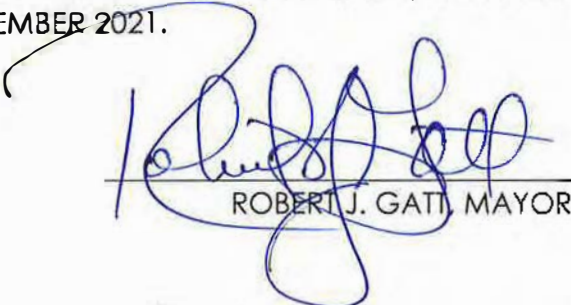
**PART VIII. Savings Clause.** The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right

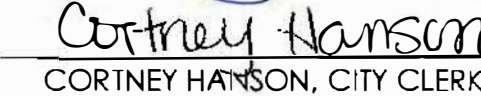
accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

**PART IX. 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 X. 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 CITY COUNCIL OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ON THE 22<sup>nd</sup> DAY OF NOVEMBER 2021.

  
ROBERT J. GATTI, MAYOR

  
CORTNEY HANSON, 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 22<sup>nd</sup> day of November 2021.

  
CORTNEY HANSON, CITY CLERK

Adopted: 11/22/2021  
Published: 12/02/2021  
Effective: 12/09/2021

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 23<sup>rd</sup> day of November 2021.

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

I do further certify that on the 2<sup>nd</sup> day of December 2021 said Ordinance Amendment 18.291 was published in brief in the Novi News, a newspaper published and circulated in said City.

  
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CORTNEY HANSON, CITY CLERK