

STATE OF MICHIGAN

COUNTY OF OAKLAND

CITY OF NOVI

ORDINANCE NO. 18.305

AN ORDINANCE TO AMEND THE CITY OF NOVI ZONING ORDINANCE, AMENDING ARTICLE 4, USE STANDARDS, AT SECTION 4.12.1 AND 4.12.3 DAY CARE CENTERS, AND ADULT DAY CARE CENTERS, TO ALLOW EXPANDED ACCOMODATION FOR DAY CARE CENTERS AT CERTAIN LOCATIONS AND OF A MINIMUM SIZE, AND OTHER CHANGES AS DETERMINED NECESSARY.

THE CITY OF NOVI ORDAINS:

Part I. That The City of Novi Zoning Ordinance is amended, by amending Section 4.12 in Article 4, Use Standards, to read as follows:

4.12 GROUP DAY CARE HOMES, DAY CARE CENTERS, AND ADULT DAY CARE CENTERS

1. In the RA, R-1, R-2, R-3, and R-4 districts, group day care homes, day care centers, and adult day care centers are permitted as a special land use, as follows:

A. Group Day Care Homes, subject to the following:

- i. [unchanged]
- ii. [unchanged]
- iii. [unchanged]
- iv. [unchanged]
- v. [unchanged]
- vi. [unchanged]
- vii. [unchanged]

B. Day Care Centers accommodating no more than fifty (50) children, and Adult Day Care Centers accommodating no more than twenty-five (25) persons, subject to the following:

- i. The minimum parcel size for a Day Care Center or Adult Day Care Center shall be one (1) acre.
- ii. Outside recreation area required, unless modified by the Planning Commission based on justification provided by the applicant, as follows:
 - a. For each person cared for, there shall be provided and maintained a minimum of one-hundred fifty (150) square feet of outdoor recreation area.

- b. Such recreation area shall have a total minimum area of not less than two-thousand eight-hundred (2800) square feet.
 - c. The recreation area shall be securely fenced and screened from any adjoining lot in any residential district, with appropriate fence and landscape materials as reviewed by the City's Landscape Architect to provide opaque screening for the outside activities. These screening requirements are in addition to the requirements of Section 5.5
 - iii. The hours of operation shall be limited to the period between 6 a.m. and 7 p.m.
 - iv. The parcel shall abut and have access to a major thoroughfare or section line collector road. The driveways shall be designed so that vehicles can exit the site without having to back onto a major thoroughfare.
 - v. The licensee shall register with the City Clerk and the licensed premises may be subject to a fire department inspection and shall provide a smoke detector in all daytime sleeping areas.
 - vi. Any refuse bins or outside trash receptacles shall be located as far away as is practical from properties zoned for residential uses.
 - vii. The exterior building facades shall comply with Section 5.15. Additionally, the City's Facade Consultant shall review the proposed architectural style of the structure to ensure the residential character of the neighborhood is maintained with regard to design and facade elements. The following materials shall be allowed up to a maximum of twenty-five (25) percent of the building facade, with a finding that these materials will be compatible with the adjacent residential areas: wood siding, painted siding, tongue and groove siding, batten siding, and aluminum siding. These materials are subject to footnote 11 of the Schedule Regulating Facade Materials, in Section 5.15.
 - viii. A noise impact statement is required subject to the standards of Section 5.14.10.B.
- C. Day care centers exceeding fifty (50) children, but not more than seventy-five (75) children, subject to the provisions of Section 4.12.1.B.ii through section 4.12.1.b.viii, and provided the following conditions are met:
 - i. The minimum parcel size shall be 1.5 acres.
 - ii. The site shall be located at the corner of a major thoroughfare and another public street with at least 200 feet of frontage along the major thoroughfare.
 - iii. Building setbacks shall meet the setback requirements of the Zoning District, but in no case shall a building be closer than 25 feet to any property line.

- D. Day care centers exceeding fifty (50) children, but not more than one-hundred and twenty (120) children, and adult day care centers exceeding twenty-five (25) persons, but not more than sixty (60) persons, providing the following conditions are met:
- i. The minimum parcel size shall be 3 acres.
 - ii. Subject to the standards contained in Section 4.12.1.B.ii through Section 4.12.1.B.viii.
 - iii. At least one lot line must abut land zoned NCC, OS-1, OSC, TC, TC-1, RC, FS, I-1, P-1, C, or OST, or that is part of a site occupied by a use other than one-family residential in a RA, R-1, R-2, R-3 and R-4 Districts.
2. [unchanged]
3. In the NCC district, day care centers and adult day care centers are permitted subject to the regulations in Sections 4.12.1.B.ii through Section 4.12.1.B.viii., except that day care centers may accommodate in excess of fifty (50) children, and adult day care centers may exceed twenty-five (25) persons.

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.

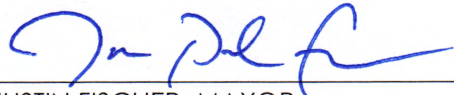
PART IV.

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.

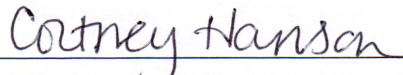
PART V.

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.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI, OAKLAND COUNTY,
MICHIGAN, ON THE 19TH DAY OF MAY, 2025.



JUSTIN FISCHER, 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 19th day of May, 2025.

Cortney Hanson

Cortney Hanson, City Clerk

Adopted: 05/19/2025
Published: 05/29/2025
Effective: 06/03/2025

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 20th day of May, 2025.

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

I do further certify that on the 29th day of May, 2025 said Ordinance Text Amendment 18.305 was published in brief in the Novi News, a newspaper published and circulated in said City.

Cortney Hanson

Cortney Hanson, City Clerk