

STATE OF MICHIGAN

COUNTY OF OAKLAND

CITY OF NOVI

ORDINANCE NO. 18.294

AN ORDINANCE TO AMEND THE CITY OF NOVI ZONING ORDINANCE, AMENDING ARTICLE 4, USE STANDARDS, AT SECTION 4.64, FACILITIES FOR HUMAN CARE, TO REDUCE THE MINIMUM LOT SIZE REQUIREMENT.

THE CITY OF NOVI ORDAINS:

Part I. That the City of Novi Zoning Ordinance is amended, by amending Section 4.64, in Article 4, Use Standards, to read as follows:

In the OS-1, OSC, and OST districts and the EXO Overlay district, facilities for human care such as

general hospitals, sanitariums, convalescent homes, hospice care facilities and assisted living facilities are a permitted use subject to the following requirements:

1. General hospitals shall be developed only on sites consisting of not less than twenty (20) acres.
2. The minimum distance of any main or accessory building from any lot line or street shall be at least fifty (50) feet for all two (2) story structures. For every story above two (2), the minimum yard setback for any yard shall be increased by no less than twenty (20) feet for each floor over two (2), or the setback requirements of the particular zoning district wherein located, whichever is greater.
3. General hospitals may exceed the maximum height restrictions of the district provided that all structures shall be limited to five (5) stories and to sixty-five (65) feet in height.

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.

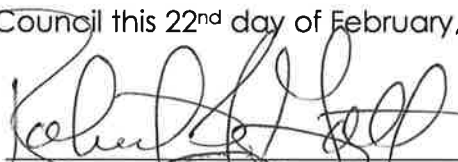
PART IV.

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 All other Ordinance or parts of Ordinance in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

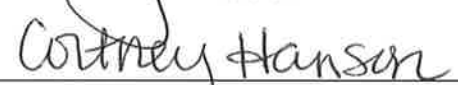
PART V.

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 Novi City Council this 22nd day of February, 2021.



Robert J. Gatt, 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 22nd day of February, 2021.



Cortney Hanson, City Clerk

Adopted: 02/22/2021
Published: 03/18/2021
Effective: 03/25/2021

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 5th day of March, 2021.

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

I do further certify that on the 18th day of March, 2021 said Ordinance Amendment 18.294 was published in brief in the Novi News, a newspaper published and circulated in said City.



Cortney Hanson, City Clerk