

STATE OF MICHIGAN

COUNTY OF OAKLAND

CITY OF NOVI

ORDINANCE NO. 18.290

AN ORDINANCE TO AMEND THE CITY OF NOVI ZONING ORDINANCE AT ARTICLE 2.0 DEFINITIONS, SECTION 2.2 DEFINITIONS; ARTICLE 3.0 ZONING DISTRICTS, SECTION 3.1 DISTRICTS ESTABLISHED, TO UPDATE THE HOTEL TERMINOLOGY IN APPLICABLE SECTIONS OF B-2, B-3, C, EXPO, EXO, FS, I-2, I-1, OSC, OST, RC, TC, TC-1 AND PD-2 ZONING DISTRICTS; ARTICLE 4.0 USE STANDARDS, SECTION 4.28 HOTELS, MOTELS AND TRANSIENT LODGING FACILITIES; ARTICLE 5.0 SITE STANDARDS, SECTION 5.2.12 OFF-STREET PARKING SPACES IN ORDER TO CLARIFY THE DEFINITION OF HOTEL, REVISE THE MINIMUM PARKING AND LOADING AREA REQUIREMENTS FOR HOTEL USE;

THE CITY OF NOVI ORDAINS:

**Part I.**

That the City of Novi Zoning Ordinance, as amended, Article 2, Definitions, Section 2.2. Definitions, is hereby amended to include the following definitions:

**Section 2.2 Definitions**

Motel: A series of attached, semidetached or detached rental units containing a bedroom, bathroom and closet space. Buildings may contain exterior corridors accessing the rooms. Units shall provide for overnight lodging and are offered to the public for compensation, have limited supporting facilities and shall cater primarily to the public traveling by motor vehicle.

Hotel: A building or part of a building, with a common entrance or entrances, in which the units are used primarily for transient occupancy including extended stay , and in which one or more of the following services are offered: maid service, furnishing of linen,, breakfast service, room service and a business center. A hotel may include a restaurant or cocktail lounge, public banquet halls, ballrooms, or meeting rooms.

**Part II.**

That the City of Novi Zoning Ordinance, as amended, Article 4, Use Standards, Section 4.28 Hotels, Motels, and Transient Lodging Facilities, is hereby amended to read as follows:

**Section 4.28 Hotels and Motels**

1. In the B-2 district, hotels and motels are a permitted use provided the site does not abut a residential district.
2. In the B-3 district, motels are permitted as a special land use subject to the following conditions:
  - A. Access shall be provided so as not to conflict with the adjacent business uses or adversely affect traffic flow on major thoroughfare
  - B. Each unit shall contain not less than two- hundred and fifty (250) square feet of floor area.
  - C. No unit shall be occupied as a permanent residence.

3. In the FS district, motels and hotels but not including tent sites and campgrounds are permitted uses, provided that each living unit shall not contain less than two-hundred fifty (250) square feet of floor area, and provided further that no unit shall be occupied as a permanent residence.
4. In the OST district and EXO Overlay district, hotels are a permitted use when such are designed to be an integral part of an overall design of an OST district development under Section 3.1.23.B, which shall be constructed at the same time as or after one (1) of the principal permitted use
5. All hotels and motels in all districts, shall provide a minimum of 30 square feet of usable open space for each room subject to the following conditions:
  - A. Usable open space shall include an unobstructed portion of a site which has a minimum dimension of ten feet in any direction, is landscaped and developed for active and passive recreational use, and is conveniently located and accessible;
  - B. The usable open space may include amenities such as pavers, benches and other landscape design elements with pervious surface materials. All such areas shall be for the benefit of the hotel patrons;
  - C. For TC, TC-1 and PD-2 districts, the usable open space required per this section can be counted towards the minimum usable open space requirements for respective district standards;
  - D. The usable open space shall not be counted toward any minimum landscaping or other open space requirements of the Zoning Ordinance and required parking setback area, except as otherwise provided in this section;
6. The Planning Commission may approve a reduction in the minimum loading area requirements of Section 5.4 for all hotels and motels, subject to the Planning Commission making the following findings:
  - A. The proposed loading area is sufficient for the largest truck that will access the site, and considering any accessory uses proposed such as banquet halls, restaurants and gathering spaces such as conference spaces;
  - B. The proposed location shall provide a safe and convenient access to related uses inside the building in order to prevent the use of existing maneuvering lanes as a temporary loading area;
  - C. The reduction in the minimum loading areas shall not negatively affect the site or surrounding properties.

**Part III.**

That the City of Novi Zoning Ordinance, as amended, Article 3, Zoning Districts, is hereby amended in the following Sections to read as follows:

C: Conference

**3.1.13. C. ii. Special Land Uses**

Hotels and motels §4.28.5

EXO: Exposition Overlay

**3.1.15. B .v. Permitted Uses**

Hotels §4.28.4

FS: Freeway Service

**3.1.17. B. iv. Permitted Uses**

Hotels and motels §4.28

OSC: Office Service Commercial

**3.1.22. B. xi. Permitted Uses**  
Hotels §4.28.5

OST: Office Service Technology

**3.1.23. B. v. Permitted Uses**  
Hotels §4.28.4

RC: Regional Center

**3.1.24. xiii. Permitted Uses**  
Hotels §4.28.5

TC Town Center

**3.1.25. B. xix. Permitted Uses**  
Hotels §4.28.5

TC-1: Town Center-1

**3.1.26. B. xix. Permitted Uses**  
Hotels §4.28.5

PD-2: Planned Development

**3.31.7. B. i. Permitted Uses**  
Convention centers including hotels

**Part IV.**

That the City of Novi Zoning Ordinance, as amended, Article 5, Site Standards, Section 5.2.12, Off-Street Parking Spaces is hereby amended to read as follows:

**Section 5.2.12. Off-Street Parking Spaces**

Sec. 5.2.12.C Motels and hotels

0.85 space for each one (1) occupancy unit plus one (1) for each one (1) employee in largest working shift. Minimum required spaces for other accessory uses such as restaurants, conference facilities shall be calculated per requirements at Section 5.2.12 in addition to the minimum required for a hotel.

**Part V.**

That the City of Novi Zoning Ordinance, as amended, Article 5, Site Standards, Section 5.2.12, Off-Street Parking Spaces is hereby amended to read as follows:

**Section 5.4. Off-street Loading and Unloading**

Items 1 through 5 unchanged

- 6. For hotels and motels, the Planning Commission may permit reduction in minimum loading area requirements in accordance with conditions listed in section 4.28. 6.

**PART VI.**

**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 VII.**

**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.

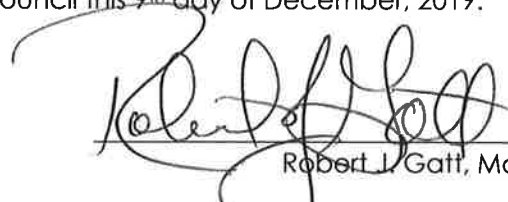
**PART VIII.**

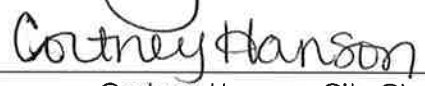
**Repealer.** All other Ordinance or parts of Ordinance in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

**PART IX.**

**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 9<sup>th</sup> day of December, 2019.

  
\_\_\_\_\_  
Robert L. Gatt, Mayor

  
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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 9<sup>th</sup> day of December, 2019.

  
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Cortney Hanson, City Clerk

Adopted: 12/09/2019  
Published: 12/19/2019  
Effective: 12/26/2019

**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 10<sup>th</sup> day of December, 2019.

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

I do further certify that on the 19<sup>th</sup> day of December, 2019 said Ordinance Amendment 18.290 was published in brief in the Novi News, a newspaper published and circulated in said City.

Courtney Hanson  
Courtney Hanson, City Clerk