

MEMORANDUM



TO: PLANNING COMMISSION
THROUGH: BARBARA MCBETH, AICP, DEPUTY DIRECTOR COMMUNITY DEVELOPMENT
FROM: MARK SPENCER, AICP, PLANNER *Mark Spencer*
SUBJECT: PROPOSED RETAIL SERVICE OVERLAY & OFFICE DISTRICT ZONING ORDINANCE AMENDMENTS
DATE: SEPTEMBER 29, 2011

To further the implementation of the Adopted 2010 Master Plan for Land Use, the Planning Staff is proposing the following set of Zoning Ordinance amendments:

- Eliminate the OS-2, Planned Office Service District;
- Amend the OSC, Office Service Commercial District to add uses currently permitted by reference in the OS-2 District;
- Amend the OST, Planned Office Service Technology District to add uses currently permitted by reference in the OS-2 District; and
- Amend the OST District to add, subject to special conditions, a set of retail uses only for those areas designated "Office, Research, Development & Technology with Retail Service Overlay" on the Future Land Use Map in the City of Novi's most recent adopted Master Plan for Land Use.

The 2010 Master Plan for Land Use divided the previously designated "Office" future land use areas into four office use areas:

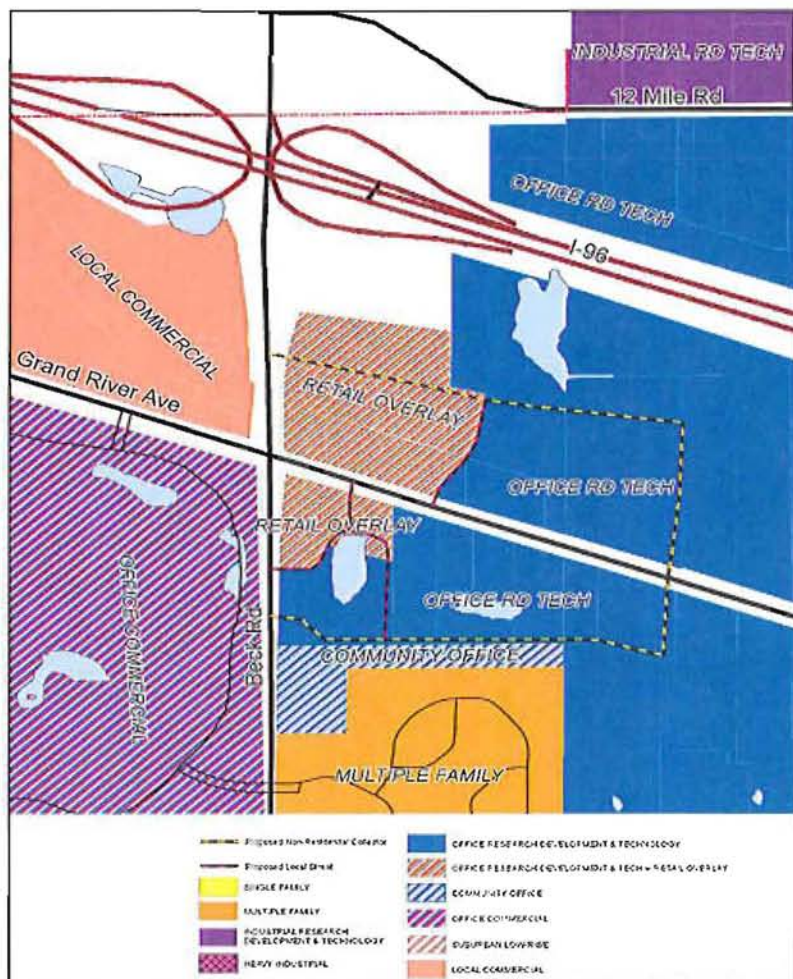
- "Community Office" to coincide with areas zoned OS-1, Office Service District;
- "Office Commercial" to coincide with areas zoned OSC, Office Service Commercial District;
- "Office, Research, Development and Technology" to coincide with areas zoned OST, Planned Office Service Technology District; and
- "Office, Research, Development and Technology with Retail Service Overlay" use area included to permit an additional set of retail uses select office areas.

A use designation to match the OS-2, Planned Office Service District was not proposed, since at the time the Master Plan was under review, only one area of the City was in this district, the Knightsbridge Gate development. The OS-2 zoning for that development did not match the residential uses approved by Consent Judgment.

In May, 2011, the City rezoned the Knightsbridge Gate property from OS-2 to R-4, One-Family Residential. With the OS-2 District no longer depicted on the Zoning Map, it is now appropriate to eliminate the District from the Zoning Ordinance. Staff has drafted a set of Zoning Ordinance amendments to eliminate the OS-2 District and to add OS-2 uses referenced as permitted uses in the OSC and OST Districts to these Districts.

Staff also proposes amending the OST District to add retail service uses as principal permitted uses subject to special conditions in areas designated in the Master Plan's Future Land Use Map as Office, Research, Development and Technology with Retail Service Overlay. The proposed retail services uses include fuel stations, car washes, restaurants (including drive-through) and convenience stores. All of the other uses permitted as principal permitted uses in the OST District would continue to be allowed.

Allowing for a limited amount of retail services to serve the employees and visitors of Office, Research, Development and Technology use areas may make the prospect of developing new businesses in the area more attractive and thus create greater potential for additional development and redevelopment in the nearby OST District. The proposed ordinance conditions would also limit access to these properties from major roads and thus reduce conflicts on Beck Road and Grand River Avenue.



Future Land Use Map
2010 Master Plan for Land Use

At this time, the Planning Staff recommends that the Planning Commission set a public hearing for November 9, 2011 to consider and make a recommendation to City Council on the proposed Zoning Ordinance text amendment to delete the OS-2 District, amend the OSC and OST Districts to add OS-2 referenced uses and to amend the OST District to add retail service uses. If any of the Commissioners would like this matter to go before the Planning Commission's Implementation Committee before a public hearing is held, please contact me or Barb McBeth.

If you have any questions on this matter or if you need any additional information, please feel free to contact me at mspencer@cityofnovi.org or 248-347-0475.

**2010 Master Plan for Land Use
Excerpts**

2010 Master Plan for Land Use Excerpts

Future Land Use Categories

Office, Research, Development and Technology with Retail Service Overlay

This land use is designated with an Office, Research, Development and Technology designation and an additional Retail Services Overlay designation to include additional retail service uses that serve employees and visitors to an office use area, including but not limited to fuel stations, car washes, restaurants (including drive-through) and convenience stores in Office Research, Development and Technology use areas if and when the Zoning Ordinance is modified to permit additional retail services in the OST, Planned Office Service Technology zoning district. This use designation would encourage the development of a limited amount of retail services to serve the employees and visitors of Office, Research, Development and Technology use areas if and when the Zoning Ordinance is modified to permit additional retail services in the OST, Planned Office Service Technology zoning district.

Goals, Objectives and Implementation Strategies

GOAL: Develop the Grand River Avenue and Beck Road Study Area in a manner that supports and complements neighboring areas.

Objective: Develop the Grand River Avenue and Beck Road Study Area in a manner that facilitates the continuing reinvestment in the area and high quality development.

Implementation Strategy: Gradually phase out outdoor storage uses as redevelopment occurs within the Study Area.

Implementation Strategy: Encourage the use of landscaping and other buffering techniques to improve the appearance of the Study Area from I-96, Grand River Avenue and Beck Road.

Objective: Improve traffic circulation in the Grand River Avenue and Beck Road Study Area.

Implementation Strategy: Explore developing a new traffic circulation system as depicted on the Grand River Avenue and Beck Road Study Area Transportation Plan (see Figure 74) to create greater potential for additional development and redevelopment, and reduce conflicts on Beck Road and Grand River Avenue.

GOAL: Ensure that Novi continues to be a desirable place for business investment

Objective: Continue to promote and support development in Novi's Office Service Technology (OST) District.

Implementation Strategy: Investigate amending the Zoning Ordinance to permit retail services within Office, Research, Development and Technology use areas designated on the Future Land Use Map for Office, Research, Development and Technology with a Retail Services Overlay as a special development option conditioned on restricting access to streets other than arterial or section line streets.

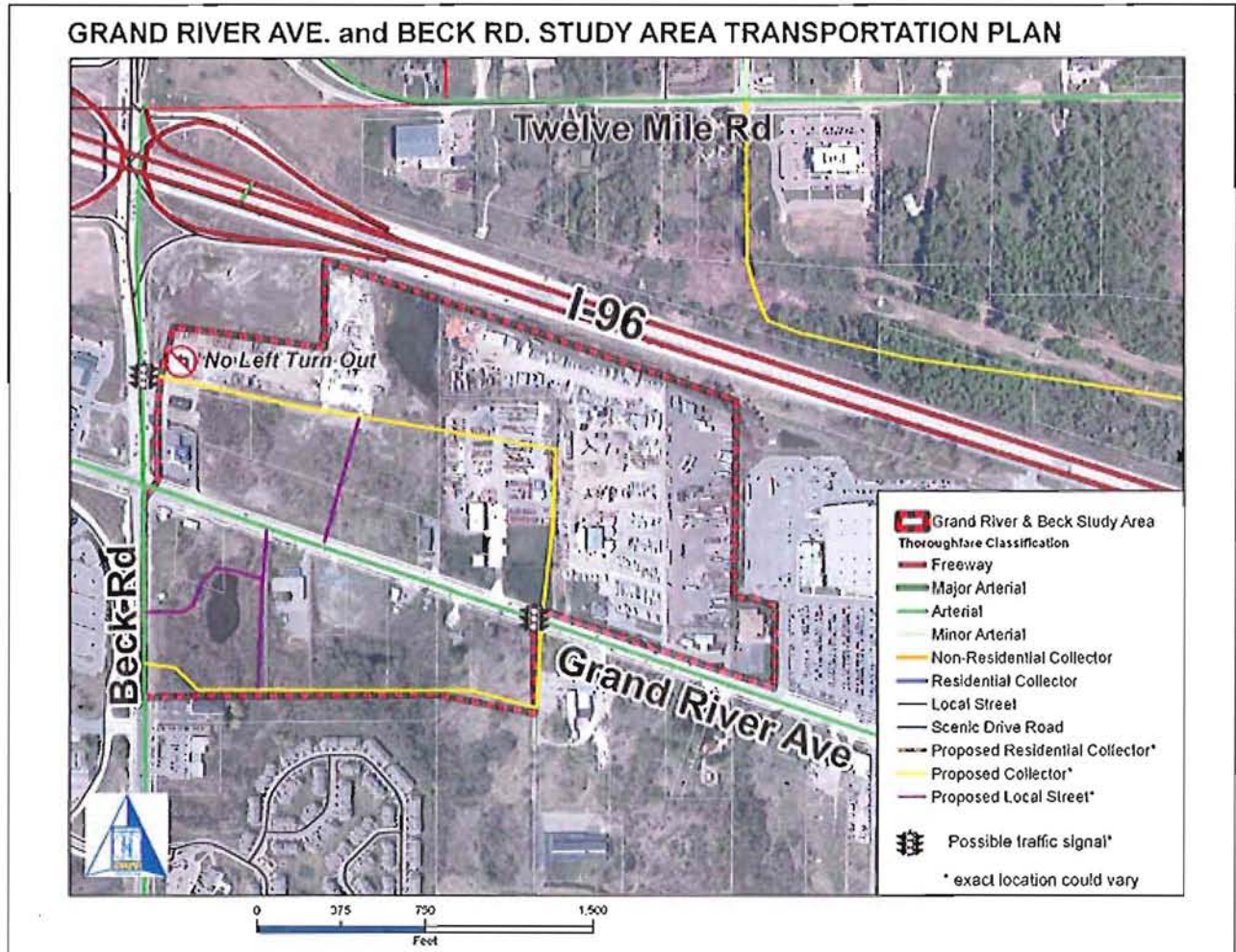


Figure 74 - Grand River Avenue and Beck Road Study Area Transportation Plan

**Office and Retail Service Overlay
Zoning Ordinance Text Amendment 18.254
Strike-Through Version**

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI
ORDINANCE NO. 11- 18 – 254

AN ORDINANCE TO AMEND ORDINANCE NO. 97-18 AS AMENDED, THE CITY OF NOVI ZONING ORDINANCE, DELETE AT ARTICLE 23, PLANNED OFFICE SERVICE DISTRICT TO ELIMINATE AN UNUSED DISTRICT, AMEND AT ARTICLE 12 TO ADD PERMITTED USES PREVIOUSLY REFERENCED IN ARTICLE 23, AMEND ARTICLE 23A, PLANNED OFFICE SERVICE TECHNOLOGY DISTRICT TO ADD USES AND CONDITIONS PREVIOUS REFERENCED IN ARTICLE 23, OS-2 PLANNED OFFICE SERVICE DISTRICT, MINOR CHANGES TO ADD CLARITY AND ADD PRINCIPAL PERMITTED USES SUBJECT TO SPECIAL CONDITIONS TO PROVIDE FOR A SET OF RETAIL SERVICE OVERLAY PROVISIONS; AT ARTICLE 24 SCHEDULE OF REGULATIONS TO REMOVE REFERENCES TO THE OS-2 DISTRICT; AND AT ARTICLE 2, CONSTRUCTION OF LANGUAGE AND DEFINITIONS, ZONING DISTRICTS AND MAPS, IS AMENDED TO DELETE OS-2, PLANNED OFFICE SERVICE AND ADD PREVIOUSLY OMITTED ADDED PSLR, GE AND EXO DISTRICTS.

THE CITY OF NOVI ORDAINS:

Part I. That Article 23, OS-2, Planned Office Service District is deleted from the Ordinance.

ARTICLE 23. ~~OS-2 PLANNED OFFICE SERVICE DISTRICTS~~ Reserved

~~Section 2300. Intent.~~ Reserved

~~The OS-2 Planned Office Service District is designed to provide for various types of office uses performing administrative, professional and personal services and for businesses which provide a service as opposed to selling a product. These districts are intended to be located and planned so as to provide convenient customer parking and pedestrian movement within the District and a minimum of conflict with traffic on abutting major thoroughfares. To assure optimum site planning relationships with minimum internal and external traffic conflict, each use will be reviewed as it relates to its site and abutting properties.~~

~~Section 2301. Principal Uses Permitted.~~ Reserved

~~In an OS-2 Planned Office Service District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance:~~

- ~~1. Office buildings, offices and office sales and service activities for any of the following occupations: Executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, sales and engineering and data processing; corporate offices and headquarters and office support functions, such as conference rooms, dining facilities, photographic facilities and record storage facilities.~~
- ~~2. Medical offices, including laboratories and clinics.~~
- ~~3. Facilities for human care, such as general hospitals, sanitariums, convalescent homes, hospice care facilities and assisted living facilities subject to the requirements of subsection 1101.3.~~
- ~~4. Off-street parking lots.~~
- ~~5. Accessory structures and uses customarily incident to the above permitted uses.~~
- ~~6. Publicly owned and operated parks, parkways and outdoor recreational facilities.~~
- ~~7. Public or private health and fitness facilities and clubs, provided that such facilities or clubs do not exceed two thousand (2,000) square feet in size. All fitness activities shall be contained within a completely enclosed building.~~

Section 2302. Principal Uses Permitted Subject to Special Conditions. Reserved

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use and subject further to approval by the Planning Commission in accordance with the additional requirements of Section 2516.2(c) for special land uses, and with the public hearing requirements set forth and regulated in Section 3006 of this Ordinance:

- ~~1. One or more of the following secondary uses which is accessory to and located in the same building as a principal use authorized by Section 2301: A pharmacy or apothecary shop, medical supply store, optical services, restaurants, barber shops or beauty shops, gift shops, travel agencies, health studios and related services for employees of offices, subject to the following conditions:

 - ~~a. Such uses shall not be permitted in a building of less than fifty thousand (50,000) square feet of floor area.~~
 - ~~b. The floor area devoted to such uses in a building shall not exceed ten (10) percent of the total floor area of the building.~~
 - ~~c. All secondary uses shall have customer entrances from the interior of the principal building in which they are located.~~
 - ~~d. All secondary uses shall provide off-street parking spaces in accordance with the requirements of Section 2505.~~~~

- e. ~~Appropriate floor plans shall be submitted at time of site plan review.~~
- 2. ~~Sit down restaurants, except those possessing the character of a drive-in, drive-through, fast food, or fast food carry out or delivery facility provided:

 - a. ~~All such uses shall have a minimum occupancy of at least one hundred fifty (150) persons.~~
 - b. ~~All such uses shall be located within a principal office building or as an attachment to such principal office building by means of a common party wall with access from the principal office building to such use.~~
 - c. ~~Any such use shall be located as part of an office complex having at least twenty (20) acre parcel size.~~
 - d. ~~Such uses shall be at least five hundred (500) feet from any residentially zoned district.~~
 - e. ~~Employee cafeterias, when accessory to a permitted principal use or a permitted principal use subject to special conditions shall not be subject to the requirements of subparts 2302.2a through d.~~~~
- 3. ~~Public owned buildings, telephone exchange buildings, and public utility offices, but not including storage yards, transformer stations, substations or gas regulator stations.~~
- 4. ~~Banks, credit unions, savings banks, savings and loan associations and other types of financial institution uses with drive-in facilities as an accessory use only.~~
- 5. ~~Public or private indoor recreation facilities, including, but not limited to, health and fitness facilities and clubs greater than two thousand (2,000) square feet in size, swimming pools, tennis and racquetball courts, roller skating facilities, ice skating facilities, soccer facilities, baseball and softball practice areas, indoor archery ranges and similar indoor recreational uses, and private outdoor recreational facilities, including, but not limited to, playfields, playgrounds, soccer fields, swimming pools, tennis and racquetball courts and ice skating facilities. A noise impact statement is required subject o the standards of Section 2519.10(c).~~
- 6. ~~Day Care Centers, and Adult Day Care Centers provided that all of the conditions contained within subsection 1102.4 are met.~~

Section 2303. Required Conditions. Reserved

- 1. ~~No interior display shall be visible from the exterior of the building.~~
- 2. ~~The outdoor storage of goods or materials shall be prohibited.~~

- ~~3. Warehouses or indoor storage of goods or materials, beyond that normally incident to the above permitted uses, shall be prohibited.~~
- ~~4. There shall be compliance with Section 2520 of this Ordinance regulating exterior building wall facade treatments.~~
- ~~5. Signs advertising off-premise businesses are prohibited.~~
- ~~6. Accessory buildings, when such are required for the function of the principal use(s), are permitted provided that all such accessory buildings comply with all setbacks, screening and facade design as are required for principal buildings.~~
- ~~7. The grade level of all proposed structures, including parking structures, shall be oriented for safe pedestrian access. Mounding of earth or berming shall not be permitted which will artificially raise the ground elevation established for the purpose of regulating the number of stories and the height of buildings. Refer to definition of "GRADE" at Section 201. Definitions: G-K.~~
- ~~8. Access to a site shall be in accordance with Section 2518.~~
- ~~9. Site plans shall be prepared in accordance with the requirements of Section 2516 of this Ordinance and shall be subject to approval by the Planning Commission prior to issuance of a building permit.~~
- ~~10. See Article 25, General Provisions, relating to off-street parking, off-street parking layout, landscaping and screening requirements and other sections of the Article as they relate to uses permitted in the district.~~
- ~~11. See Article 24, Schedule of Regulations limiting the height and bulk of buildings, providing minimum yard setbacks and development options. Standards at Section 2406.8.B shall also be met.~~

Part II. That Article 12, OSC, Office Service Commercial District is amended to add principal permitted uses previously permitted as a reference to Article 23.

ARTICLE 12. - OSC, OFFICE SERVICE COMMERCIAL DISTRICT

Section 1200 [unchanged]

Section 1201. - Principal Uses Permitted.

In the OSC District, no building, structure or land shall be used and no building or structure shall be erected except for one more of the following specified uses unless otherwise provided in this Ordinance:

1. All principal uses permitted in OS-1, Office Service District, and the OS-2, Planned Office Service District.

2. Office buildings, offices and office sales and service activities for any of the following occupations: Executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, sales and engineering and data processing; corporate offices and headquarters and office support functions, such as conference rooms, dining facilities, photographic facilities and record storage facilities.

Paragraphs 2. to 7. [renumbered 3. to 8. only]

Section 1202. to 1203. [unchanged]

PART III. That Article 23A OST, Planned Office Service Technology District, is amended to add principal permitted uses previously permitted with conditions as a reference to Article 23, conditions referenced in Article 23, minor changes to add clarity and to add a set of principal uses permitted subject to conditions and the related set of conditions.

ARTICLE 23A. OST PLANNED OFFICE SERVICE TECHNOLOGY DISTRICT

Section 2300A. Intent. [unchanged]

Section 2301A. Principal Uses Permitted.

In an OST, Planned Office Service Technology District no building or land shall be used and no building shall be erected except for one or more of the following specified uses:

1. ~~All uses permitted and as otherwise regulated in the OS-2 District at Section 2301, Section 2302 and Section 2303.~~
Office buildings, offices and office sales and service activities for any of the following occupations: Executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, sales and engineering and data processing; corporate offices and headquarters and office support functions, such as conference rooms, dining facilities, photographic facilities and record storage facilities.

Paragraphs 2. to 7. [unchanged]

8. ~~Accessory buildings and uses customarily and incidental to any of the above permitted uses provided they are integral to and necessary to such permitted uses.~~

Medical offices, including laboratories and clinics.

9. Other uses similar to the above uses and subject to the same conditions noted.

Facilities for human care, such as general hospitals, sanitariums, convalescent homes, hospice care facilities and assisted living facilities subject to the requirements of subsection 1101.3.

10. Off-street parking lots.
11. Publicly owned and operated parks, parkways and outdoor recreational facilities.
12. Public owned buildings, telephone exchange buildings, and public utility offices, but not including storage yards, transformer stations, substations or gas regulator stations.
13. Banks, credit unions, savings banks, savings and loan associations and other types of financial institution uses with drive-in facilities as an accessory use only.
14. Public or private indoor recreation facilities, including, but not limited to, health and fitness facilities and clubs, swimming pools, tennis and racquetball courts, roller skating facilities, ice skating facilities, soccer facilities, baseball and softball practice areas, indoor archery ranges and similar indoor recreational uses, and private outdoor recreational facilities, including, but not limited to, playfields, playgrounds, soccer fields, swimming pools, tennis and racquetball courts and ice skating facilities. A noise impact statement is required subject to the standards of Section 2519.10(c), for all facilities over 2,000 square feet and all outdoor facilities.
15. Day Care Centers, and Adult Day Care Centers provided that all of the conditions in Section 1102.4 are met.
16. One or more of the following secondary uses which is accessory to and located in the same building as a principal use authorized by Section 2301: A pharmacy or apothecary shop, medical supply store, optical services, restaurants, barber shops or beauty shops, gift shops, travel agencies, health studios and related services for employees and customers [added customers since it appears this is the case for medical accessories] of offices, subject to the following conditions:
- a. Such uses shall not be permitted in a building of less than fifty thousand (50,000) square feet of floor area.
 - b. The floor area devoted to such uses in a building shall not exceed ten (10) percent of the total floor area of the building.
 - c. All secondary uses shall have customer entrances from the interior of the principal building in which they are located.

- d. All secondary uses shall provide off-street parking spaces in accordance with the requirements of Section 2505.
- e. Appropriate floor plans shall be submitted at the time of site plan review.
- 17. Sit down restaurants, except those possessing the character of a drive-in, drive-through, fast food, or fast food carry out or delivery facility provided:
 - a. All such uses shall have a minimum occupancy of at least one hundred fifty (150) persons.
 - b. All such uses shall be located within a principal office building, college or university or hotel or motel or as an attachment to such principal office building by means of a common party wall with access from the principal office building to such use.
 - c. Any such use shall be located as part of an office complex having at least twenty (20) acre parcel size.
 - d. Such uses shall be at least five hundred (500) feet from any residentially zoned district.
 - e. Employee cafeterias, when accessory to a permitted principal use or a permitted principal use subject to special conditions and shall not be subject to the requirements of subparts 2301.17 a through d.
- 18. Other uses similar to the above uses and subject to the same conditions noted.
- 19. Accessory buildings and uses customarily and incidental to any of the above permitted uses provided they are integral to and necessary to such permitted uses.

Section 2302A. Retail Service Overlay Uses Permitted Subject to Special Conditions

In order to provide a limited amount of retail and personal services to serve the employees of and visitors to the nearby office use areas, the following additional uses shall be permitted by the Planning Commission on a limited number of properties located in the OST, Planned Office Service Technology District only when located within the areas designated "Office, Research, Development & Technology with Retail Service Overlay" on the Future Land Use Map in the City of Novi's 2010 Master Plan for Land Use. Approval shall be subject to the conditions hereinafter imposed for each use and in accordance with the additional requirements of Section 2516.2(c) for a principal use permitted subject to special conditions. There shall be a public hearing by the Planning Commission in accordance with the requirements set forth and as regulated in Section 3006 of this Ordinance:

- 1. Retail uses and service uses, as follows:
 - a. Generally recognized retail businesses which supply commodities on the premises, such as but not limited to: groceries, meats, dairy products, baked goods or other

- specialty food products, drugs, dry goods, clothing and notions or hardware, subject to the limitations of subsection 2.e., below;
- b. Personal service establishments which perform services on the premises, such as but not limited to: repair shops (watches, radio, television, show, etc.) tailor shops, beauty parlors or barbershops, photographic studios, and self-service laundry and dry cleaners, subject to the limitations of subsection 2.e., below.
 - c. Restaurants, including sit down, fast food carry out, and fast food drive-through, but not including drive-in restaurants, subject to the requirements of Section 1502.9;
 - d. Gasoline service stations and accessory convenience stores;
 - e. Auto wash when completely enclosed in a building.
2. Required conditions for Retail Service Overlay uses:
- a. Access shall be provided from a public or private local street or collector road that loops between two arterial streets. The general location of such streets shall be as depicted in the City of Novi Master Plan for Land Use. To the extent possible, direct access from streets designated major arterial, arterial or minor arterial in the Master Plan for Land Use shall be prohibited.
 - b. Access drives or roads, access easements and non-motorized transportation facilities and easements shall be extended to the property line of neighboring properties in such a manner as determined by the City to provide for future service to the neighboring properties.
 - c. A minimum of 25% of any development site, excluding any required detention or retention facilities, shall be provided as landscaped open space.
 - d. Outdoor sales shall be prohibited.
 - e. Generally recognized retail and personal service establishments shall not to exceed 25% of the total floor space as developed in any one of the specific polygon areas designated "Office, Research, Development & Technology with Retail Service Overlay" on the Future Land Use Map in the City of Novi's adopted Master Plan for Land Use. The City Council shall be authorized to grant deviations from the 25% maximum retail and personal service floor space requirement by approving the requested Special Land Use after a public hearing and recommendation from the Planning Commission provided that the City Council finds that the proposed deviation is in keeping with the intent of this Section, is in the best interest of the City, the need for the requested

deviation is due to unique circumstances or physical conditions of the property involved, and the proposed deviation will not alter the essential character of the neighborhood.

Section 23023A Required Conditions.

1. and 2. [no change].
3. Off-street parking and loading/unloading space shall be provided as required in Section 2505, Section 2506 and Section 2507 of this Ordinance. Required parking for ~~uses specified under Section 2301A, 2-4 inclusive~~ shall be computed based upon amount of floor area utilized for various purposes in accordance with the standards of Section 2505, provided that a floor plan indicating such uses, and ~~usable~~ gross leaseable floor space, as defined, is graphically and statistically shown on site plan.
4. [no change]
5. Uses permitted under subsections ~~2301A.2-5~~ 2301 3-17 shall not be located on property sharing a common boundary with property zoned for R-A, R-1, R-2, R-3, R-4 or MH district use unless one of the following conditions is satisfied: (1) the respective properties are separated by a public right-of-way; (2) a landscaped berm of six (6) to ten (10) feet in height satisfying the standards of Section 2509 is constructed and maintained on the OST property between the use and the adjacent residential land; (3) the owner of the adjacent residential property waives the requirement for such a berm in writing; (4) the abutting or adjacent property is recommended in the Master Plan for uses other than residential; or (5) the abutting residentially zoned property is being used for industrial, commercial or office type use.
6. The outdoor storage of goods or materials shall be prohibited.
7. There shall be compliance with Section 2520 of this Ordinance regulating exterior building wall facade treatments.
8. Signs advertising off-premise businesses are prohibited.

PART IV. That Article 24, Schedule of Regulations is amended to remove all references to the OS-2 District.

ARTICLE 24 SCHEDULE OF REGULATIONS

Section 2400. Schedule limiting height, bulk, density and area by zoning district.

RA to OS-I requirements in table – [unchanged]

Zoning District	Minimum Zoning Lot Size for Each Unit	Minimum Zoning Lot Size for Each Unit		Maximum Height of Structures		Minimum Yard Setback (Per Lot in Feet)			Minimum Pkg. Setback*, ** (Per Lot in Feet)			Open Space Area	Maximum % of Lot Area Covered (By All Buildings)
		Area in Sq. Ft. or Ac.	Width in Feet	Stories	Feet	Front	Each Side	Rear	Front	Each Side	Rear		
OS-2	Planned Office Service	{g}	{g}	{j}	{j}	50 {h, t}	50 {e, m, t}	50 {t, m, t}	20	20	20	==	{g}

OST to GE requirements in table [unchanged]

Table footnotes (a) to (g) [unchanged]

(h) Off-street parking shall be permitted in the front yard of the OS-1, OS-2, OST, EXPO, EXO, B-1, B-2, B-3, NCC, RC, TC and FS Districts, except that said parking shall observe the minimum off-street parking setback requirements of Section 2400 and 2509.7(c) of this ordinance and, with respect to the TC District, Section 1605.3.

No off-street parking shall be permitted in the front yard, being that area between the front property line and the front building façade of the principal building(s) on the lot or parcel, of the OSC, I-1, I-2 Districts unless:

- (1) The parking area serves a development of at least two (2) acres in size;
- (2) The parking area does not extend into the minimum required front yard setback of the district, unless the site is located in the OSC District, located only on a private road, and located at least 100 feet from any public road, then the minimum parking area front yard requirement may be reduced to 25 feet;
- (3) The parking area does not occupy more than fifty (50) percent of area between the minimum front yard setback line and the building façade setback line. This provision is not applicable if the site is located in the OSC District, on a private road and more than 100 feet from any public road;
- (4) The parking area is screened from all public rights-of-way by an ornamental brick-on-brick wall, or landscaped berm that is two and one-half (2 ½) feet in height (as measure from the parking lot surface) and which is

designed in accordance with Sections 2514 and 2509-8;
and

- (5) The Planning Commission finds that the parking area and lighting is compatible with surrounding development.

Table footnotes (i) to (l) [unchanged]

- (m) (1) Where a use abuts any residential district and is not separated therefrom by a thoroughfare as designated in the City's Master Plan for Land Use, or a railroad right-of-way, the minimum distance a building shall set back from a residential district shall be as follows:
- a. OSC, ~~OS-2~~, RC, TC Districts, three (3) feet of horizontal setback for each foot of building height.
 - b. I-1 District, five (5) feet of horizontal setback for each foot of building height, or one hundred (100) feet, whichever is greater.
 - c. I-2 District, five (5) feet of horizontal setback for each foot of building height, or one hundred (100) feet, whichever is greater.
 - d. Except when a site or rear yard is separated from a residential district by a railroad right-of-way, the right-of-way may be included as part of the setback requirement.
- (2) In the ~~OS-2~~, OSC, OST and RC Districts, the distance between buildings shall be governed by the requirements of footnote (e) or by the minimum setback requirements of the district, whichever is greater, except in the case of a planned development of retail commercial outlets, no yards shall be required along interior lot lines when such lines are composed of common party walls, unless otherwise specified in the Building Code.
- (3) In the I, Industrial Districts where more than one principal freestanding industrial building is to be erected on one parcel of land, all applicable requirements of the respective district shall apply to each building as though each were on a separate parcel of land.

Table footnotes (n) to (v) [unchanged]

Balance of Article – [unchanged]

Part V That Article 2, Construction of Language and definitions, zoning districts and maps is amended to delete OS-2, Planned Office Service and add previously omitted added PSLR, GE and EXO Districts.

ARTICLE 2, CONSTRUCTION OF LANGUAGE AND DEFINITIONS, ZONING DISTRICTS AND MAPS

Sections 200 and 201 [unchanged]

Section 202. - Districts Established.

For the purpose of this Ordinance, the City of Novi is hereby divided into the following districts:

<i>Residential Districts:</i>	
RA	— Residential Acreage District
R-1	— One-Family Residential District
R-2	— One-Family Residential District
R-3	— One-Family Residential District
R-4	— One-Family Residential District
RT	— Two-Family Residential District
RM-1	— Low-Density, Low-Rise Multiple-Family Residential District
RM-2	— High-Density, Mid-Rise Multiple-Family Residential District
MH	— Mobile Home District
<i>Nonresidential Districts:</i>	
PSLR	— Planned Suburban Low-Rise Overlay District
OS-1	— Office Service District
OS-2	— Planned Office Service District

OSC	— Office-Service Commercial District
OST	— Planned Office Service Technology
NCC	— Non-Center Commercial District
B-1	— Local Business District
B-2	— Community Business District
B-3	— General Business District
TC	— Town Center District
TC-1	— Town Center District
GE	— Gateway East District
RC	— Regional Center District
FS	— Freeway Service District
I-1	— Light Industrial District
I-2	— General Industrial District
P-1	— Vehicular Parking District
C	— Conference District
EXPO	— Exposition District
EXO	— Exposition Overlay District

Sections 203 through 207 [unchanged]

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 VI.

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 VII.

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 VIII.

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 ___ DAY OF _____, 2011.

DAVID LANDRY, MAYOR

MARYANNE CORNELIUS, CITY CLERK

Ayes:
Nays:
Abstentions:
Absent:

MAPS

Location

Future Land Use

Zoning

Natural Features and Floodplain

OST Retail Service Overlay Area

Location Map and Air Photograph



Map Legend

Streets

- Major Streets
- Tax Parcels



City of Novi
Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

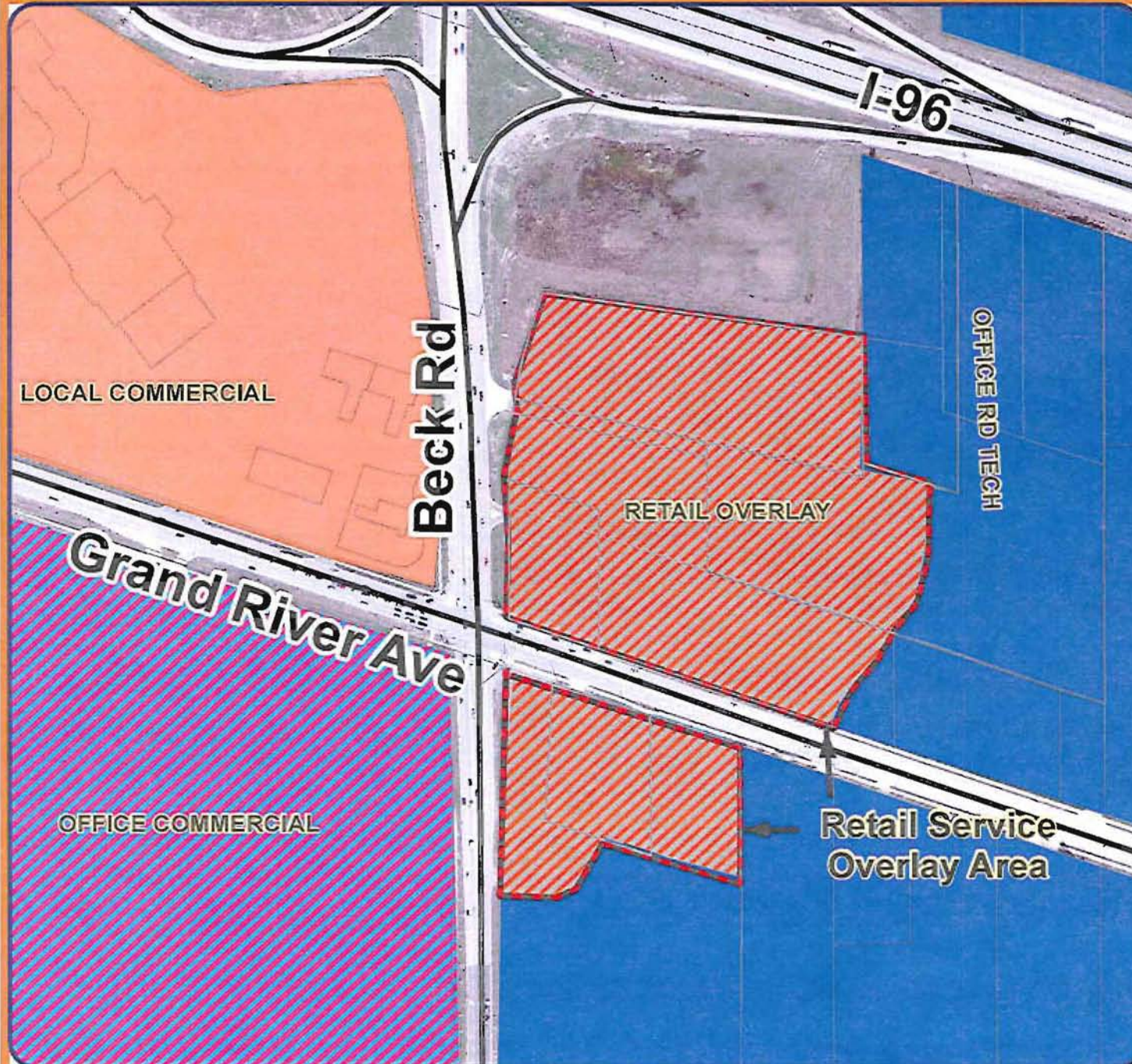
Map Author: Mark Spencer
Date: 9/29/11
Project: Retail Overlay Location
Version #: 1.2

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

OST Retail Service Overlay Area

Future Land Use Map



Map Legend

Streets

- Major Streets
- Tax Parcels

LAND USE CLASSIFICATION

- OFFICE RESEARCH DEVELOPMENT TECHNOLOGY
- OFFICE COMMERCIAL
- OFFICE RD TECH w/RETAIL OVERLAY
- LOCAL COMMERCIAL



City of Novi
 Dept. of Community Development
 City Hall / Civic Center
 45175 W Ten Mile Rd
 Novi, MI 48375
cityofnovi.org

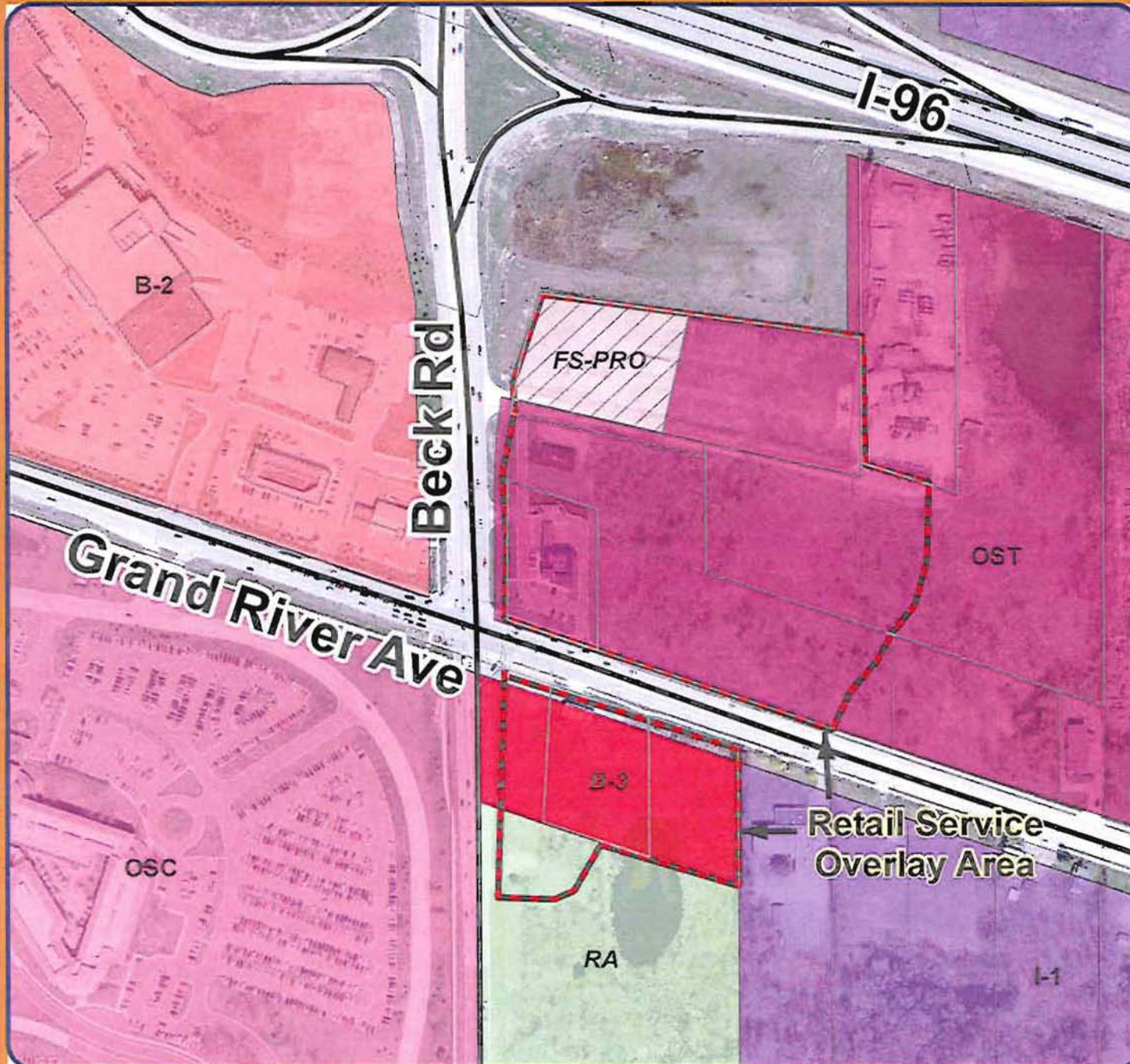
Map Author: Mark Spencer
 Date: 9/29/11
 Project: Retail Overlay FLU
 Version #: 1.2

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

OST Retail Service Overlay Area

Zoning Map



Map Legend

Streets

- Major Streets
- Railroad
- Tax Parcels

Zoning Districts

- R-A: Residential Acreage
- B-2: Community Business
- B-3: General Business
- FS-PRO: Freeway Service PRO
- I-1: Light Industrial
- OSC: Office Service Commercial
- OST: Office Service Technology



City of Novi
 Dept. of Community Development
 City Hall / Civic Center
 45175 W Ten Mile Rd
 Novi, MI 48375
cityofnovi.org

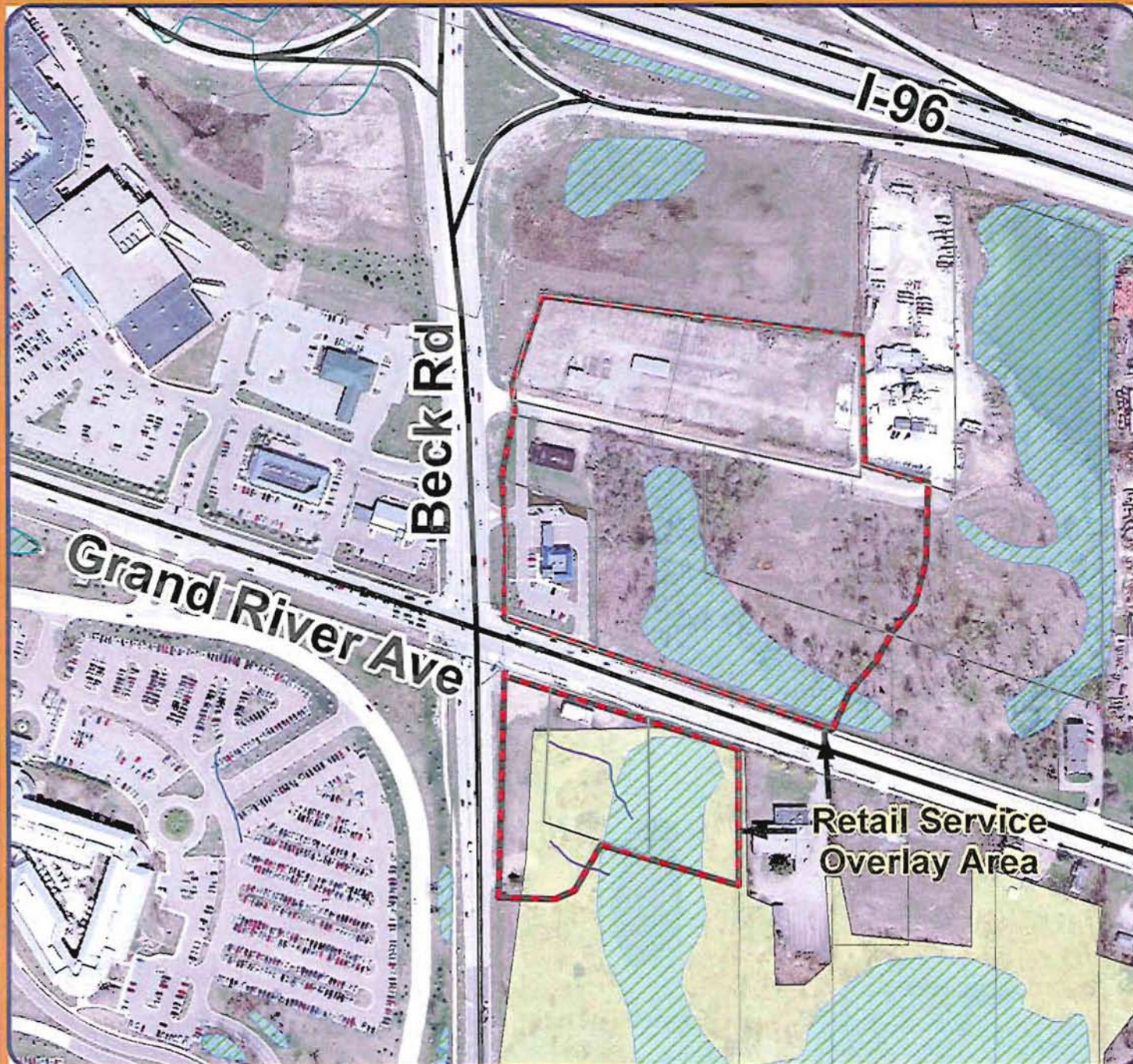
Map Author: Mark Spencer
 Date: 9/29/11
 Project: Retail Overlay zoning
 Version #: 1.2

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

OST Retail Service Overlay Area

Natural Features and Floodplain Map



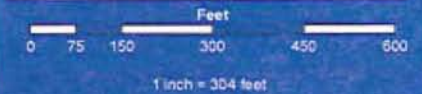
Map Legend

Streets

- Major Streets
- Tax Parcels
- Watercourses
- Lakes
- ▨ Habitat Priority Areas
- ▨ wetlands
- Regulated Woodlands

Flood Zones

- 1.0% Chance Flood Zone A
- 1.0% Chance Flood Zone AE
- 0.2% Chance Flood Zone X



City of Novi

Dept. of Community Development
 City Hall / Civic Center
 45175 W Ten Mile Rd
 Novi, MI 48375
cityofnovi.org

Map Author: Mark Spencer
 Date: 9/29/11
 Project: Retail Overlay Natural Features
 Version #: 1.2

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.