

# MEMORANDUM



**TO:** MEMBERS OF THE PLANNING COMMISSION  
**FROM:** KIRSTEN MELLEME, PLANNER  
**THROUGH:** BARBARA MCBETH, *AICP*, CITY PLANNER  
**SUBJECT:** SET PUBLIC HEARING FOR TEXT AMENDMENT 18.285  
**DATE:** JUNE 12, 2017

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Section 5.2.12 of the City of Novi's Zoning Ordinance provides for the required off-street parking minimums for all developments in the City. Attached you will find a proposed ordinance amendment that addresses changes to the minimum requirements in order to better meet the needs of the City's current and future land uses. The Planning staff has done extensive research of neighboring communities, comparison cities, and industry standards from the Institute of Transportation Engineers (ITE) in order to identify areas of improvement and to recommend any changes. The following items have been highlighted as important changes to the ordinance:

## **Proposed Changes**

Staff reviewed all the uses that dealt with floor area to change from gross leasable area to gross floor area in order to be consistent between site plans, as applicant's tend to use different reduction factors for leasable area.

### Places of Worship

- Accommodating for square footages that are not used for worship space, but are general assembly areas to accommodate the needed parking spaces.

### Private Tennis Clubs

- Reduction in the number of spaces per court from 6 to 3, but also accommodating required employees on the largest shift.

### Golf Courses

- Reduction in the number of spaces per hole from 6 to 4.

### Health clubs and facilities

- Changing the requirements to the gross floor area instead of based on memberships

### Dance Halls, billiards, roller rink, assembly hall without fixed seats

- Decreased from 1 for each 2 to 1 for each 3 persons allowed within the maximum occupancy

### Furniture and appliance show rooms

- Adding that planning staff may approve a land-banked parking area if certain conditions are met

### Miniature golf courses

- Decreased from 3 spaces for each 1 hole to 2 spaces for each 1 hole

#### Mortuary establishments

- Changing to gross floor area (easier to calculate)
- Only including the assembly rooms, excluding any employee-only rooms

#### Banks

- Decreased required spaces from 1 per 150 gross leasable area to 1 per 250 usable floor area

#### Warehouse and wholesale establishments

- Decreased from 1 per 700 usable floor area to 1 per 1,000 usable floor area
- Eliminated the minimum of 5 spaces for the Planning Commission waiver

### **Land Uses Consolidated**

Some land uses have changed over the years and how we interact with them has resulted in a recommendation to consolidate the uses together.

- a. Conference facilities, now includes banquet hall
- b. Lumber and building material stores, now includes hardware store

### **Land Uses Eliminated**

Some land uses have never been established in the City of Novi and it is anticipated that these items will not be needed in the future.

- a. Fraternities and sororities

### **Set Public Hearing**

**The Planning Commission is asked to review the proposed amendments, and if acceptable, to set a Public Hearing on July 26, 2017.** At that time, the Planning Commission may make a recommendation to the City Council, who will ultimately approve or deny the amendment and may propose alterations as well. The attached staff version of the proposed amendment is subject to review and changes by City staff and/or the City Attorney's Office. Any questions please contact Kirsten Mellem at 248-347-0484 or kmellem@cityofnovi.org.

**TEXT AMENDMENT 18.285  
PARKING MINIMUMS UPDATE  
MARKED-UP VERSION**

STATE OF MICHIGAN

COUNTY OF OAKLAND

CITY OF NOVI

ORDINANCE NO. 17-18.285

AN ORDINANCE TO AMEND THE CITY OF NOVI ZONING ORDINANCE, AMENDING ARTICLE 5, SITE STANDARDS, SECTION 5.2.12, OFF-STREET PARKING SPACES, TO MODIFY THE MINIMUM OFF-STREET PARKING REQUIREMENTS TO BETTER MEET THE NEEDS OF THE CITY'S CURRENT AND FUTURE LAND USES.

THE CITY OF NOVI ORDAINS:

Part I. That The City of Novi Zoning Ordinance is amended, by amending Section 5.2.12, in Article 5 – Off-Street Parking Spaces, to read as follows:

5.2.12 Off-Street Parking Spaces		
<u>Land Use</u>	Minimum Number of Parking Spaces per Unit of Measure	
A. Residential		
Residential, one-family and two-family	Two (2) for each dwelling unit	
Residential, multiple-family	Two (2) for each dwelling unit having two (2) or less bedrooms and two and one-half (2 ½) for each dwelling unit having three (3) or more bedrooms	
<del>Fraternities or sororities</del>	<del>One (1) for each five (5) permitted active members, or one (1) for each two (2) beds, whichever is greater</del>	
Housing for elderly:		
1.	Shared elderly housing	Two (2) for each dwelling unit
2.	Independent elderly	One (1) for each dwelling unit and one (1) for each employee
3.	Congregate elderly	Three (3) for each four (4) units and one (1) for each employee
Mobile home park		Two (2) for each mobile home site
B. Institutional		
Places of worship	One (1) for each three (3) seats or persons permitted to capacity as regulated by <del>local, county or state fire or</del> building codes or six (6) feet or pews in the main unit of worship, whichever is the greater, <u>and one (1) for each thirty (30) square feet of assembly floor area</u>	

5.2.12 Off-Street Parking Spaces	
Land Use	Minimum Number of Parking Spaces per Unit of Measure
	<a href="#">without fixed seats, including all areas used for worship service at any one time</a> , plus parking for accessory uses, if determined necessary by the City
Hospitals	Two and seven-tenths (2.7) for each one (1) bed plus parking for related uses
Assisted living convalescent care, homes for the aged, and nursing homes	One (1) for each four (4) beds and one (1) for each employee
Elementary and junior high schools	One (1) for each one (1) teacher, administrator and other day employee or the requirements of the auditorium, whichever is the greater
Senior high schools	One (1) for each one (1) teacher, administrator, and other day employee, and one (1) for each four (4) students over the driving age, or the requirements of the auditorium, whichever is the greater
Private clubs or lodge halls	One (1) for each three (3) persons allowed within the maximum occupancy load as established by local, county, or state fire, building, or health codes
Private golf clubs, swimming pool clubs or other similar uses	One (1) for each two (2) member families or individuals plus spaces required for each accessory use such as a restaurant or bar
Private tennis clubs or other similar uses	<del>Six (6)</del> <a href="#">Three (3)</a> for each one (1) tennis court plus <a href="#">one (1) parking space per employee based on the greatest number of employees in any one shift</a> , plus spaces required for each accessory use
Golf courses open to the general public, except miniature or "par-3" courses	<del>Six (6)</del> <a href="#">Four (4)</a> for each one (1) golf hole and one (1) for each one (1) employee, plus spaces required for each accessory use, such as a restaurant or bar
Stadiums, sports arenas, or similar place of outdoor assembly	One (1) for each three (3) seats or five (5) feet of benches
Theaters and auditoriums	One (1) for each three and four-tenths (3.4) seats plus one (1) for each two (2) employees
Nursery schools, day nurseries or child care centers	One (1) for each three hundred fifty (350) square feet of usable floor area plus one (1)

5.2.12 Off-Street Parking Spaces		
Land Use	Minimum Number of Parking Spaces per Unit of Measure	
	space for each employee	
Libraries, museums, post offices	One (1) for each three hundred fifty (350) <u>square feet</u> of gross floor area	
Health clubs and facilities:		
a.	30,000 <u>square feet</u> or less	One (1) for <u>every two hundred (200) square feet of gross floor area each 5.5 memberships (family or individual)</u>
b.	Greater than 30,000 <u>square feet</u>	One (1) for <u>every two hundred (200) square feet of gross floor area each 9 memberships (family or individual)</u>
Swimming clubs (private)	One (1) for each four (4) member families (under max membership)	
Swimming pools (public)	One (1) for each four (4) persons permitted under maximum capacity of the facility	
C. Business and Commercial		
Auto washes (automatic)	Two (2) spaces plus one (1) for each employee plus one (1) for each vacuum station or similar area	
Auto washes (self-service or coin-operated)	Two (2) spaces plus one (1) for each employee plus one (1) for each vacuum station or similar area	
Beauty parlors or barbershops	Three (3) spaces for each of the first two (2) beauty or barber chairs, and one and one-half (1 ½) spaces for additional chair	
Bowling alleys	Five (5) spaces for each one (1) bowling lane plus parking for accessory uses	
Planned commercial or shopping centers	<p>One (1) for each 250 square feet gross leasable area (GLA) for developments under 400,000 square feet (4.0 spaces per 1,000 square feet GLA)</p> <p>For developments between 400,000 and 600,000 square feet, a sliding scale where the parking ratio increases/ decreases proportionally with the centers' square footage, from one (1) for each 250 square feet of GLA (4 spaces per 1,000 square feet GLA) at 400,000 square feet to (1) for each 222 square feet of GLA (4.5 spaces per 1,000 square feet GLA) at 600,000 square feet.</p>	

5.2.12 Off-Street Parking Spaces	
<u>Land</u> Use	Minimum Number of Parking Spaces per Unit of Measure
	<p>For developments 600,000 square feet GLA and larger, one (1) for each 222 square feet (4.5 per 1,000 square feet GLA). If the combined GLA of restaurant, cinema, and entertainment uses exceeds 20% of the total GLA for the shopping center, a shared parking study shall be undertaken to determine the appropriate parking ratio for the shopping center.</p> <p>Any single use over 30,000 square feet and within a shopping center shall have its portion of the parking requirement calculated from the appropriate standards for the use, if one exists.</p>
Dance halls, pool or billiard parlors, roller skating rinks, exhibition halls, and assembly halls without fixed seats	One (1) for each <del>three</del> (32) persons allowed within the maximum occupancy load as established by <del>local, county or state fire,</del> building <del>or health</del> codes.
Restaurants and other establishments for sale and consumption on the premises of beverages, food or refreshments:	
a. Sit-down	One (1) for each seventy (70) square feet gross floor area (14.3 spaces per one-thousand (1,000) square feet), or one (1) for each two (2) employees, plus one (1) for each two (2) customers allowed under maximum capacity (including waiting areas), whichever is greater
b. Fast food	One (1) for every two (2) employees, plus (1) for every two (2) customers allowed under maximum capacity (including waiting areas) plus compliance with the requirements for stacking spaces outlined in <a href="#">Section 5.3.11</a>
Drive-in restaurants	One (1) for each thirty (30) square feet of usable floor area
Furniture and appliance, household equipment, repair shops, showroom of a plumber, decorator, electrician, or similar trade, shoe repair and other repair uses	1. One (1) space for each two hundred (200) square feet of gross leasable floor area
	2. Upon approval by the Planning Commission <a href="#">or Staff</a> , granted pursuant to <a href="#">Section 5.2.14</a> , the paved area for off-street parking may be reduced to an area comprising one (1) space for each eight hundred (800) square feet of

5.2.12 Off-Street Parking Spaces	
Land Use	Minimum Number of Parking Spaces per Unit of Measure
	usable floor area, and one (1) additional space for each two (2) employees working in processing areas, provided that a surplus area is provided on the site to accommodate the construction of additional off-street parking to fulfill the requirements of preceding paragraph if needed.
Fueling stations (with accessory service garage)	Two (2) for each service bay; and one (1) for each fuel dispensing stand; and one (1) for each vehicle used as part of the equipment of the service station; and spaces for accessory uses
Fueling stations (without accessory service garage)	One (1) fueling space for each fuel dispensing stand. In addition, one (1) space per 200 square feet usable floor area (not to include vehicle fueling spaces located at the pump) plus parking for accessory uses. In no instance shall such facility provide less than three (3) parking spaces. In no instance shall a required parking space or its maneuvering area conflict with vehicles being fueled or awaiting fuel
Laundromats and coin-operated dry cleaners	One (1) for each two (2) machines (washing and dry cleaning)
Miniature or "par-3" golf courses	<del>Two</del> <u>three (3)</u> for each one (1) hole <del>plus one (1) for each one (1) employee</del>
Mortuary establishments	One (1) for each fifty (50) square feet of <u>gross usable</u> floor area <u>in each assembly room</u>
Motels, hotels, or other commercial lodging establishments	One (1) for each one (1) occupancy unit plus one (1) for each one employee, plus parking for accessory uses
Motor vehicle sales and service establishments	One (1) for each two hundred (200) square feet of usable floor area of sales room and one (1) for each one (1) auto service stall in the service room
Retail stores except as otherwise specified herein	One (1) for each two hundred (200) square feet of gross leasable floor area
Conference <u>and banquet hall</u> facilities	One (1) for every three (3) persons allowed within the maximum occupancy load as established by <del>local, county or state fire,</del> building <del>or health</del> -codes. Requirements for



5.2.12 Off-Street Parking Spaces	
<a href="#">Land Use</a>	Minimum Number of Parking Spaces per Unit of Measure
	hotel, motel, restaurants, lounges, offices and other uses associated with a conference facility shall also be met as established for such uses in <a href="#">Section 5.2</a>
Exposition facilities	1. One (1) for every one hundred twenty (120) square feet of gross floor area in exhibition hall space and ancillary conference room space available for use, plus parking for general office space, restaurants, museum area, warehousing and other permitted uses per requirements at <a href="#">Section 5.2.12</a> . In addition, a minimum of ten (10) tractor-trailer truck parking spaces shall be provided for an exhibition facility. Truck spaces shall be a minimum of fourteen (14) feet wide and fifty-five (55) feet long, with adequate maneuvering area located adjacent to said truck spaces.
	2. The parking requirements for an exposition facility may be satisfied by construction of seventy-five (75) percent of the minimum required spaces, provided that an area sufficient to construct the remaining twenty-five (25) percent of required spaces is reserved on the site, or on a site owned by the applicant which is within three hundred (300) feet of the site pursuant to <a href="#">Section 5.2.3</a> . Thereafter, the applicant shall on an annual basis submit a report to the Building Division listing each event held at the facility, the number of attendees, the total number of vehicles parked on site each for the event, and the peak number of vehicles parked on site at a given time during the event. The Building Division shall also have provided to it by City consultants and departments, any additional information pertinent to the reasonable adequacy of the usable parking at the facility. The Building Division shall make a determination on an annual basis as to whether additional parking shall be constructed on the land reserved or a

5.2.12 Off-Street Parking Spaces	
Land Use	Minimum Number of Parking Spaces per Unit of Measure
	portion of the land reserved.
Oil change facilities, mini-lubes	Two and one-half (2.5) for each service bay
<del>Hardware/building supply stores (free-standing)</del>	<del>One (1) per two hundred forty (240) square feet of gross floor area (interior and exterior)</del>
<del>Banquet halls</del>	<del>One (1) for each three (3) persons permitted under maximum capacity</del>
Microbreweries; brewpubs	One (1) for each seventy (70) square feet of gross floor area (14.3 spaces per one-thousand (1,000) square feet), or one (1) for each two (2) customers allowed under maximum capacity (including waiting areas) in the taproom/restaurant, whichever is greater, plus one (1) for each one and one-half (1 ½) employees in largest working shift in the taproom/restaurant and in the microbrewery or brewpub. Above requirements apply for either a freestanding facility or for a facility attached to other retail uses in a planned commercial center
Pet boarding facilities	One (1) for each seven hundred (700) square feet of usable floor area
Warehouse stores, characterized by the collocation of sales and storage functions, where aisles are designed to frequently accommodate both customers and powered material handling equipment simultaneously	One (1) for each seven hundred (700) square feet of gross leasable floor area
Lumber, <u>hardware</u> , and building material stores <del>over 75,000 sq ft</del>	<u>Under seventy-five thousand (75,000) square feet gross floor area: one (1) space for every two hundred forty (240) square feet of gross floor area (interior and exterior)</u>  <u>Seventy-five thousand (75,000) square feet gross floor area and over: One (1) for each seven hundred (700) square feet of gross leasable floor area (interior and exterior)</u>

5.2.12 Off-Street Parking Spaces	
<u>Land Use</u>	Minimum Number of Parking Spaces per Unit of Measure
D. Offices	
Banks	One (1) for each <del>two</del> <del>one</del> hundred fifty (2+50) square feet of gross floor area ( <del>four (46-7)</del> spaces per <u>one thousand (1,000) square feet- gross floor areaGFA</u> )
Business offices or professional offices except as indicated below	One (1) for each two hundred twenty-two (222) square feet <u>usable floor areaGLA</u> ( <del>four and one-half (4.5)</del> spaces per <u>one thousand (1,000) square feet-GLA usable floor area</u> ) for buildings up to <u>one hundred thousand (100,000) square feet</u> .  For buildings greater than <u>one hundred thousand (100,000) square feet</u> , one (1) per two hundred eighty-six (286) square feet <u>usable floor areaGLA</u> ( <del>three and one-half (3.5)</del> spaces per <u>one thousand (1,000) square feet-GLA usable floor area</u> )
Professional offices of doctors, dentists, veterinarian or similar professions; outpatient clinics	One (1) for each one hundred sixty-seven ( <u>167</u> ) square feet <u>usable floor areaGLA</u> ( <del>six (6)</del> spaces per <u>thousand (1,000) square feet-GLA usable floor area</u> ) for buildings up to <u>five thousand (5,000) square feet</u> .  For buildings greater than <u>five thousand (5,000) square feet</u> , one (1) per one hundred seventy-five (175) square feet <u>usable floor areaGLA</u> ( <del>five and seven-tenths (5.7)</del> spaces per <u>thousand (1,000) square feet-GLA usable floor area</u> )
E. Industrial	
Industrial or research establishments and related accessory offices	One (1) space for each seven hundred (700) square feet of usable floor area or five (5) plus one (1) for each one and one-half (1 ½) employees in the largest working shift, whichever is greater. Space on site shall also be provided for all construction workers during periods of plant construction.
Warehouses and wholesale establishments and related accessory offices	1. One (1) space for each <del>thousandseven hundred (71,000)</del> square feet of usable floor area

5.2.12 Off-Street Parking Spaces	
Land Use	Minimum Number of Parking Spaces per Unit of Measure
	2. Upon approval from the Planning Commission, granted pursuant to Section 5.2.14, the paved area for off-street parking may be reduced to <del>an area comprising five (5) spaces plus</del> one (1) for every one (1) employee in the largest working shift, or <del>five (5) spaces plus</del> one (1) for every seventeen hundred 1,700 square feet of usable floor area, whichever is greater, provided that a surplus area is provided on the site to accommodate the construction of additional off-street parking to fulfill the requirements of the preceding paragraph if needed.
Automobile service establishments, (major and minor services)	Two (2) spaces for each service bay, plus one (1) space for every employee. No wrecked or partially dismantled vehicles, or vehicles without current license plates shall be stored outside
Mini warehouses	Five (5) spaces at the office. Access to individual storage units shall provide for loading/unloading of vehicles adjacent to units without impeding thru traffic flow

**PART III.**

**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 IV.**

**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 V.**

**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 VI.**

**DRAFT 6-12-2017**

**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 \_\_\_\_\_, 2017.

\_\_\_\_\_  
ROBERT J. GATT, MAYOR

\_\_\_\_\_  
CORTNEY HANSON, CITY CLERK

Ayes:  
Nays:  
Abstentions:  
Absent:

**TEXT AMENDMENT 18.285  
PARKING MINIMUMS UPDATE  
CLEAN VERSION**

STATE OF MICHIGAN

COUNTY OF OAKLAND

CITY OF NOVI

ORDINANCE NO. 17-18.285

AN ORDINANCE TO AMEND THE CITY OF NOVI ZONING ORDINANCE, AMENDING ARTICLE 5, SITE STANDARDS, SECTION 5.2.12, OFF-STREET PARKING SPACES, TO MODIFY THE MINIMUM OFF-STREET PARKING REQUIREMENTS TO BETTER MEET THE NEEDS OF THE CITY'S CURRENT AND FUTURE LAND USES.

THE CITY OF NOVI ORDAINS:

Part I. That The City of Novi Zoning Ordinance is amended, by amending Section 5.2.12, in Article 5 – Off-Street Parking Spaces, to read as follows:

5.2.12 Off-Street Parking Spaces	
Land Use	Minimum Number of Parking Spaces per Unit of Measure
<b>A. Residential</b>	
Residential, one-family and two-family	Two (2) for each dwelling unit
Residential, multiple-family	Two (2) for each dwelling unit having two (2) or less bedrooms and two and one-half (2 ½) for each dwelling unit having three (3) or more bedrooms
Housing for elderly:	
1. Shared elderly housing	Two (2) for each dwelling unit
2. Independent elderly	One (1) for each dwelling unit and one (1) for each employee
3. Congregate elderly	Three (3) for each four (4) units and one (1) for each employee
Mobile home park	Two (2) for each mobile home site
<b>B. Institutional</b>	
Places of worship	One (1) for each three (3) seats or persons permitted to capacity as regulated by building code or six (6) feet or pews in the main unit of worship, whichever is the greater, and one (1) for each thirty (30) square feet of assembly floor area without fixed seats, including all areas used for worship service at any one time, plus parking for accessory uses, if determined necessary by

5.2.12 Off-Street Parking Spaces	
Land Use	Minimum Number of Parking Spaces per Unit of Measure
	the City
Hospitals	Two and seven-tenths (2.7) for each one (1) bed plus parking for related uses
Assisted living convalescent care, homes for the aged, and nursing homes	One (1) for each four (4) beds and one (1) for each employee
Elementary and junior high schools	One (1) for each one (1) teacher, administrator and other day employee or the requirements of the auditorium, whichever is the greater
Senior high schools	One (1) for each one (1) teacher, administrator, and other day employee, and one (1) for each four (4) students over the driving age, or the requirements of the auditorium, whichever is the greater
Private clubs or lodge halls	One (1) for each three (3) persons allowed within the maximum occupancy load as established by local, county, or state fire, building, or health codes
Private golf clubs, swimming pool clubs or other similar uses	One (1) for each two (2) member families or individuals plus spaces required for each accessory use such as a restaurant or bar
Private tennis clubs or other similar uses	Three (3) for each one (1) tennis court plus one (1) parking space per employee based on the greatest number of employees in any one shift, plus spaces required for each accessory use
Golf courses open to the general public, except miniature or "par-3" courses	Four (4) for each one (1) golf hole and one (1) for each one (1) employee, plus spaces required for each accessory use, such as a restaurant or bar
Stadiums, sports arenas, or similar place of outdoor assembly	One (1) for each three (3) seats or five (5) feet of benches
Theaters and auditoriums	One (1) for each three and four-tenths (3.4) seats plus one (1) for each two (2) employees
Nursery schools, day nurseries or child care centers	One (1) for each three hundred fifty (350) square feet of usable floor area plus one (1) space for each employee
Libraries, museums, post offices	One (1) for each three hundred fifty (350) square feet of gross floor area
Health clubs and facilities:	



5.2.12 Off-Street Parking Spaces		
Land Use		Minimum Number of Parking Spaces per Unit of Measure
a.	30,000 square feet or less	One (1) for every two hundred (200) square feet of gross floor area
b.	Greater than 30,000 square feet	One (1) for every two hundred (200) square feet of gross floor area
Swimming clubs (private)		One (1) for each four (4) member families (under max membership)
Swimming pools (public)		One (1) for each four (4) persons permitted under maximum capacity of the facility
C. Business and Commercial		
Auto washes (automatic)		Two (2) spaces plus one (1) for each employee plus one (1) for each vacuum station or similar area
Auto washes (self-service or coin-operated)		Two (2) spaces plus one (1) for each employee plus one (1) for each vacuum station or similar area
Beauty parlors or barbershops		Three (3) spaces for each of the first two (2) beauty or barber chairs, and one and one-half (1 ½) spaces for additional chair
Bowling alleys		Five (5) spaces for each one (1) bowling lane plus parking for accessory uses
Planned commercial or shopping centers		<p>One (1) for each 250 square feet gross leasable area (GLA) for developments under 400,000 square feet (4.0 spaces per 1,000 square feet GLA)</p> <p>For developments between 400,000 and 600,000 square feet, a sliding scale where the parking ratio increases/ decreases proportionally with the centers' square footage, from one (1) for each 250 square feet of GLA (4 spaces per 1,000 square feet GLA) at 400,000 square feet to (1) for each 222 square feet of GLA (4.5 spaces per 1,000 square feet GLA) at 600,000 square feet.</p> <p>For developments 600,000 square feet GLA and larger, one (1) for each 222 square feet (4.5 per 1,000 square feet GLA). If the combined GLA of restaurant, cinema, and entertainment uses</p>

5.2.12 Off-Street Parking Spaces	
Land Use	Minimum Number of Parking Spaces per Unit of Measure
	<p>exceeds 20% of the total GLA for the shopping center, a shared parking study shall be undertaken to determine the appropriate parking ratio for the shopping center.</p> <p>Any single use over 30,000 square feet and within a shopping center shall have its portion of the parking requirement calculated from the appropriate standards for the use, if one exists.</p>
Dance halls, pool or billiard parlors, roller skating rinks, exhibition halls, and assembly halls without fixed seats	One (1) for each three (3) persons allowed within the maximum occupancy load as established by building code.
Restaurants and other establishments for sale and consumption on the premises of beverages, food or refreshments:	
a. Sit-down	One (1) for each seventy (70) square feet gross floor area (14.3 spaces per one-thousand (1,000) square feet), or one (1) for each two (2) employees, plus one (1) for each two (2) customers allowed under maximum capacity (including waiting areas), whichever is greater
b. Fast food	One (1) for every two (2) employees, plus (1) for every two (2) customers allowed under maximum capacity (including waiting areas) plus compliance with the requirements for stacking spaces outlined in <a href="#">Section 5.3.11</a>
Drive-in restaurants	One (1) for each thirty (30) square feet of usable floor area
Furniture and appliance, household equipment, repair shops, showroom of a plumber, decorator, electrician, or similar trade, shoe repair and other repair uses	1. One (1) space for each two hundred (200) square feet of gross leasable floor area
	2. Upon approval by the Planning Commission or Staff, granted pursuant to <a href="#">Section 5.2.14</a> , the paved area for off-street parking may be reduced to an area comprising one (1) space for each eight hundred (800) square feet of usable floor area, and one (1) additional space for each two (2) employees working in processing areas, provided that a surplus area is provided on the site to accommodate the construction of additional off-street parking to

5.2.12 Off-Street Parking Spaces	
Land Use	Minimum Number of Parking Spaces per Unit of Measure
	fulfill the requirements of preceding paragraph if needed.
Fueling stations (with accessory service garage)	Two (2) for each service bay; and one (1) for each fuel dispensing stand; and one (1) for each vehicle used as part of the equipment of the service station; and spaces for accessory uses
Fueling stations (without accessory service garage)	One (1) fueling space for each fuel dispensing stand. In addition, one (1) space per 200 square feet usable floor area (not to include vehicle fueling spaces located at the pump) plus parking for accessory uses. In no instance shall such facility provide less than three (3) parking spaces. In no instance shall a required parking space or its maneuvering area conflict with vehicles being fueled or awaiting fuel
Laundromats and coin-operated dry cleaners	One (1) for each two (2) machines (washing and dry cleaning)
Miniature or "par-3" golf courses	Two (2) for each one (1) hole
Mortuary establishments	One (1) for each fifty (50) square feet of gross floor area in each assembly room
Motels, hotels, or other commercial lodging establishments	One (1) for each one (1) occupancy unit plus one (1) for each one employee, plus parking for accessory uses
Motor vehicle sales and service establishments	One (1) for each two hundred (200) square feet of usable floor area of sales room and one (1) for each one (1) auto service stall in the service room
Retail stores except as otherwise specified herein	One (1) for each two hundred (200) square feet of gross leasable floor area
Conference and banquet hall facilities	One (1) for every three (3) persons allowed within the maximum occupancy load as established by building code. Requirements for hotel, motel, restaurants, lounges, offices and other uses associated with a conference facility shall also be met as established for such uses in <a href="#">Section 5.2</a>

5.2.12 Off-Street Parking Spaces	
Land Use	Minimum Number of Parking Spaces per Unit of Measure
Exposition facilities	<p>1. One (1) for every one hundred twenty (120) square feet of gross floor area in exhibition hall space and ancillary conference room space available for use, plus parking for general office space, restaurants, museum area, warehousing and other permitted uses per requirements at <a href="#">Section 5.2.12</a>. In addition, a minimum of ten (10) tractor-trailer truck parking spaces shall be provided for an exhibition facility. Truck spaces shall be a minimum of fourteen (14) feet wide and fifty-five (55) feet long, with adequate maneuvering area located adjacent to said truck spaces.</p>
	<p>2. The parking requirements for an exposition facility may be satisfied by construction of seventy-five (75) percent of the minimum required spaces, provided that an area sufficient to construct the remaining twenty-five (25) percent of required spaces is reserved on the site, or on a site owned by the applicant which is within three hundred (300) feet of the site pursuant to <a href="#">Section 5.2.3</a>. Thereafter, the applicant shall on an annual basis submit a report to the Building Division listing each event held at the facility, the number of attendees, the total number of vehicles parked on site each for the event, and the peak number of vehicles parked on site at a given time during the event. The Building Division shall also have provided to it by City consultants and departments, any additional information pertinent to the reasonable adequacy of the usable parking at the facility. The Building Division shall make a determination on an annual basis as to whether additional parking shall be constructed on the land reserved or a portion of the land reserved.</p>
Oil change facilities, mini-lubes	Two and one-half (2.5) for each service bay

5.2.12 Off-Street Parking Spaces	
Land Use	Minimum Number of Parking Spaces per Unit of Measure
Microbreweries; brewpubs	One (1) for each seventy (70) square feet of gross floor area (14.3 spaces per one-thousand (1,000) square feet), or one (1) for each two (2) customers allowed under maximum capacity (including waiting areas) in the taproom/restaurant, whichever is greater, plus one (1) for each one and one-half (1 ½) employees in largest working shift in the taproom/restaurant and in the microbrewery or brewpub. Above requirements apply for either a freestanding facility or for a facility attached to other retail uses in a planned commercial center
Pet boarding facilities	One (1) for each seven hundred (700) square feet of usable floor area
Warehouse stores, characterized by the collocation of sales and storage functions, where aisles are designed to frequently accommodate both customers and powered material handling equipment simultaneously	One (1) for each seven hundred (700) square feet of gross leasable floor area
Lumber, hardware, and building material stores	Under seventy-five thousand (75,000) square feet gross floor area: one (1) space for every two hundred forty (240) square feet of gross floor area (interior and exterior)  Seventy-five thousand (75,000) square feet gross floor area and over: One (1) for each seven hundred (700) square feet of gross floor area (interior and exterior)
D. Offices	
Banks	One (1) for each two hundred fifty (250) square feet of gross floor area (four (4) spaces per one thousand (1,000) square feet gross floor area)
Business offices or professional offices except as indicated	One (1) for each two hundred twenty-two (222) square feet usable floor area (four and one-half

5.2.12 Off-Street Parking Spaces	
Land Use	Minimum Number of Parking Spaces per Unit of Measure
below	<p>(4.5) spaces per one thousand (1,000) square feet usable floor area) for buildings up to one hundred thousand (100,000) square feet.</p> <p>For buildings greater than one hundred thousand (100,000) square feet, one (1) per two hundred eighty-six (286) square feet usable floor area (three and one-half (3.5) spaces per one thousand (1,000) square feet usable floor area)</p>
Professional offices of doctors, dentists, veterinarian or similar professions; outpatient clinics	<p>One (1) for each one hundred sixty-seven (167) square feet usable floor area (six (6) spaces per thousand (1,000) square feet usable floor area) for buildings up to five thousand (5,000) square feet.</p> <p>For buildings greater than five thousand (5,000) square feet, one (1) per one hundred seventy-five (175) square feet usable floor area (five and seven-tenths (5.7) spaces per thousand (1,000) square feet usable floor area)</p>
E. Industrial	
Industrial or research establishments and related accessory offices	<p>One (1) space for each seven hundred (700) square feet of usable floor area or five (5) plus one (1) for each one and one-half (1 ½) employees in the largest working shift, whichever is greater. Space on site shall also be provided for all construction workers during periods of plant construction.</p>
Warehouses and wholesale establishments and related accessory offices	<p>1. One (1) space for each thousand (1,000) square feet of usable floor area</p>
	<p>2. Upon approval from the Planning Commission, granted pursuant to <a href="#">Section 5.2.14</a>, the paved area for off-street parking may be reduced to one (1) for every one (1) employee in the largest working shift, or one (1) for every seventeen hundred 1,700 square feet of usable floor area, whichever is greater, provided that a surplus area is provided on the site to accommodate the construction of additional off-street parking to fulfill the requirements of the</p>

5.2.12 Off-Street Parking Spaces	
Land Use	Minimum Number of Parking Spaces per Unit of Measure
	preceding paragraph if needed.
Automobile service establishments, (major and minor services)	Two (2) spaces for each service bay, plus one (1) space for every employee. No wrecked or partially dismantled vehicles, or vehicles without current license plates shall be stored outside
Mini warehouses	Five (5) spaces at the office. Access to individual storage units shall provide for loading/unloading of vehicles adjacent to units without impeding thru traffic flow

**PART III.**

**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 IV.**

**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 V.**

**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 VI.**

**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 \_\_\_\_\_, 2017.

**DRAFT 6-12-2017**

ROBERT J. GATT, MAYOR

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CORTNEY HANSON, CITY CLERK

Ayes:  
Nays:  
Abstentions:  
Absent: