

MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
FROM: CHRISTIAN CARROLL, PLANNER
SUBJECT: TEXT AMENDMENT 18.299 – SELF-STORAGE FACILITIES
DATE: FEBRUARY 1, 2022

Attached is a proposed ordinance amendment that the Community Development Department has received for the purpose of allowing multi-story self-storage facilities. The applicant, GHK Development, is primarily interested in developing a self-storage facility on the current Novi Bowl site, which is located on the east side of Novi Road, north of Eight Mile Road. The applicant is requesting to amend Section 4.51 of the Zoning Ordinance, Self-Storage Facilities. Novi Bowl has been in operation since at least 1980. The city has seen increased interest over the past few years in climate controlled multi story self-storage from multiple parties and this request aligns with the preliminary discussions that the applicant had with the city.

The applicant, GHK Development, submitted this request after staff initially reviewed the proposal as a concept. The current self-storage ordinance does not allow for multi-story climate-controlled buildings, so the proposed project would not be feasible without an amendment to the ordinance. Therefore, staff suggested that the applicant submit a proposed text amendment for self-storage facilities. The applicant has submitted two proposed text amendments, labeled as Option #1 and Option #2. Both proposed amendments would allow for the development of multi-story self-storage facilities, but each option takes a slightly different approach.

The applicant has provided a chart providing standards that nearby communities typically require (attached). Staff has noted that many nearby communities allow for greater height and flexibility in lot size, lot coverage, and parking. In some communities, screening requirements, particularly along high volume roads and near residential communities are rather significant. In addition, self-storage adjacent to residential districts is generally allowed, which is not currently permitted in the city's ordinance.

Please note that the text amendment process is separate from the site plan review process and that any approvals of the proposed text amendment would not change the status of the site plan review, which will still be required.

Staff Review

Staff has conducted a review of the two options proposed. Each option approaches the section differently, with option #1 splitting the self-storage requirements into two categories (non-climate controlled self-storage facilities consisting of numerous individual buildings and climate controlled self-storage facilities in a single building) and option #2 subjecting both self-storage types to similar standards. Staff is of the opinion that Option #1 aligns more

closely with the goals of the ordinance as it maintains traditional standards for single-story self-storage while providing separate requirements for multi-story self-storage proposals. Staff has provided a modified version of this request including provisions that staff felt would be beneficial to include within the text amendment. These include some language clarifications, the addition of a self-storage facility definition, revision of the self-storage facility parking requirements, and some additional provisions requiring proper site design, safety, and screening, and appearance.

Zoning District Provisions

Self-Storage facilities are a special land use in the I-1, Light Industrial, Zoning District and permitted by right in the I-2, General Industrial, Zoning District, subject to the conditions of Section 4.51 of the Zoning Ordinance. Section 4.51 is not listed here, but can be found in the draft strike-through versions of the ordinance, as attached. The former Novi Bowl site is within the I-1 Zoning District (Light Industrial). Below are the permitted uses within the I-1 Zoning District:

Principal Permitted Uses

- i. Professional office buildings, offices and office sales and service activities
- ii. Accessory buildings, structures and uses customarily incident to the above permitted uses
- iii. Publicly owned and operated parks, parkways and outdoor recreational facilities
- iv. Public or private health and fitness facilities and clubs
- v. Medical offices, including laboratories and clinics

The following uses are subject to Section 4.45:

- vi. Research and development, technical training and design of pilot or experimental products
- vii. Data processing and computer centers
- viii. Warehousing and wholesale establishments
- ix. Manufacturing
- x. Industrial office sales, service and industrial office related uses
- xi. Trade or industrial schools
- xii. Laboratories experimental, film or testing
- xiii. Greenhouses
- xiv. Public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations, other than outside storage and service yards
- xv. Public or private indoor recreation facilities
- xvi. Private outdoor recreational facilities xvii. Pet boarding facilities
- xvii. Veterinary hospitals& or clinic
- xviii. Motion picture, television, radio and photographic production facilities
- xix. Other uses of a similar and no more objectionable character to the above uses
- xx. Accessory buildings, structures and uses customarily incident to any of the above permitted uses

Special Land Uses

The following uses shall be permitted where the proposed site does not abut a residentially zoned district:

- i. Metal plating, buffing, polishing and molded rubber products
- ii. Uses which serve the limited needs of an industrial district (subject to Section 4.43), as follows:
 - a. Financial institutions, unions, union halls, and industrial trade schools or industrial clinics
 - b. Industrial tool and equipment sales, service, storage and distribution
 - c. Eating and drinking establishments and motels
- iii. Automobile service establishment
- iv. **Self-storage facilities**
- v. Retail sales activities
- vi. Central dry cleaning plants or laundries
- vii. Railroad transfer, classification and storage yards
- viii. Tool, die, gauge and machine shops
- ix. Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies
- x. Municipal uses
- xi. Motion picture, television, radio and photographic production facilities
- xii. Outdoor space for parking of licensed rental motor vehicles
- xiii. Accessory buildings, structures and uses & customarily incident to any of the above permitted uses

Master Plan for Land Use

The 2016 Master Plan for Land Use designates the current Novi Bowl site as Local Commercial, which is consistent with the Local Business (B-1) & Non-Center Commercial (NCC) Zoning District. Areas surrounding the subject property are planned for Local Commercial, Industrial Research Development Technology, and Single Family. Below are descriptions of the land uses as described in the 2016 Master Plan for Land Use.

Local Commercial:

This land use is designated for convenience shopping for residents within nearby neighborhoods. It includes retail, personal service establishments, and small offices.

Industrial Research Development Technology:

This land use is designated for a variety of office, research and development, light industrial and warehousing uses. These uses may range from a single use site to a large mixed use complex. The area may also include facilities for office, research, development and manufacturing support services, higher education and indoor recreation.

Single Family:

This land use is designated for single-family detached residential. The recommended density or the number of dwellings per acre varies throughout the city. Higher density residential

land use is designated in areas that transition to commercial or light industrial developments.

Intent of the Zoning Districts that allow Self-Storage Facilities

The Zoning Ordinance lists the intent of the various zoning districts that allow for the development of self-storage facilities:

The intent of the **I-1 District** is as follows:

The I-1, Light Industrial district is intended to encourage innovations and variety in type, design and arrangement of land uses, but at all times to protect neighboring residential districts from any adverse impacts. The I-1 district is designed so as to primarily accommodate research, office and light industrial uses, including wholesale activities, warehouses, and industrial operations whose external, physical effects are restricted to the area of the district and in no manner affect in a detrimental way any of the surrounding districts. The district is designed to encourage unified complexes of research, office and light industrial uses, with high tech and multi-use facilities characterized by office, light industrial and warehousing activities in a planned environment. The I-1 district is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing, packaging, assembly or treatment of finished or semifinished products from previously prepared material. It is further intended that the processing of raw material for shipment in bulk form, to be used in an industrial operation at another location, not be permitted.

The intent of the **I-2 District** is as follows:

The I-2, General Industrial district is designed primarily for manufacturing, assembling and fabrication activities including large scale or specialized industrial operations, whose external physical effects will be felt to some degree by surrounding districts. The I-2 district is so structured as to permit the manufacturing, processing and compounding of semi-finished or finished products from raw materials.

Staff Recommendation

If the Planning Commission is inclined to support the text amendment as a means to accommodate vertical, multiple-story, climate controlled self-storage facilities on the former Novi Bowl site and other I-1 or I-2 zoned properties throughout the City, staff has put together a draft text amendment that will address this change. If this is the Planning Commission's preference, staff would recommend that **staff option be considered as the request more closely aligns with the intent of the Zoning District and use of the site. The staff option would preserve the current self-storage standards while allowing for the creation and modification of an additional subsection for multi-story self-storage facilities, which is similar to Option #1 provided by the applicant. However, the staff option includes additional screening, safety, and appearance requirements. This option would also include the revision of self-storage parking standards and the addition of a self-storage facility definition within the Zoning Ordinance.**

On February 9, 2022, the Planning Commission is asked to provide direction to staff on this request and to consider setting a Public Hearing for an upcoming Planning Commission meeting. At that time the Planning Commission will hold the public hearing and forward a recommendation to the City Council, for reading and adoption. Additional adjustments may be made to the draft language based on further review by the applicant and the City Attorney's office and will be presented at the public hearing.

APPLICANT COMPARISON CHART

REGULATION OF SELF-STORAGE/MINI WAREHOUSES

Municipality	Zone	Max Height	Minimum Lot Size	Max Lot Coverage	Adjacency to Residential
Novi	I-1 SLU	15'	5 acres	40%	Not allowed
Novi	I-2 PPU	15'	5 acres	40%	Not allowed
Wixom	M-1 SLU	40'	None	75%	Allowed
Wixom	M-2 PPU	60'	None	75%	Allowed
Royal Oak	G-I PPU	50'	None	None	Allowed
Canton Twp	L-I SLU	50'	3 acres		Allowed with minimum setback of 40' unless adjacent to a public street or railroad right-of-way
Canton Twp	G-I PPU	45'	3 acres		
Southfield	I-1 SLU	60'			
Lyon Twp	I-1 SLU	40'	21,780 Sq. ft.	75%	50-foot setback plus five feet for every one additional foot in height above 15'
Troy	G-B SLU	40'			Requires screening
Troy	I-IB PPU	40'			Requires screening
Rochester*	I-1 PPU	50'	10,000 sq. ft.		
Rochester*	I-2 PPU	75'	10,000 sq. ft.		
Ann Arbor*	L-I PPU	35'		40% for structures	
Ann Arbor*	LTD LT-I PPU	35'		40% for structure	
Ann Arbor*	Heavy-I PPU	35'		40% for structure	
Farmington Hills*					
Brighton*	L-1				
Brighton*	Intermediate-I				

* These municipalities do not specifically regulate self-storage/mini warehouse but regulate warehousing generally

STAFF COMPARISON CHART

18.299 Self-Storage Facilities

<i>Municipality</i>	<i>Relevant Sections</i>	<i>Zoning Districts</i>	<i>Max Height</i>	<i>Min. Lot Size</i>	<i>Max Lot Coverage</i>	<i>Adj. to Residential</i>
Novi	Section 4.51	I-1 (Special) , I-2 (Permitted)	15 feet	5 acres	40%	Not allowed
Wixom	Section 18.09.040(E)	M-1 (Special), M-2 (Permitted)	40 feet, 60 feet	None	75% by impervious surface	Not allowed
Royal Oak	770-44; 770-62	G-1 (Permitted)	50 feet	None	None	Allowed, requires screening
Canton Township	Section 6.02.M	L-1 (Special)	50 feet	3 acres	None	Allowed with minimum setback of 40 feet unless adjacent to a public street or railroad right-of-way
Southfield	Section 5.185	I-1 (Special)	60 feet	None	None	Not specified
Lyon Township	Section 36.02; Section 19.02.T	I-1 (Special)	40 feet	3 acres	75%	50 foot setback + 5 feet for every 1 additional foot in height above 15 feet
Troy	Section 6.24	GB (Special), IB (Permitted)	40 feet, 3 stories (GB); 50 feet, 4 stories (IB)	-	40% (IB)	Allowed, requires screening
Farmington Hills*	Section 34-4.46.1	LI-1 (Permitted)	50 feet, 3 stories	None	None	Allowed, requires screening
Brighton*	Section 98-3.20	RM (Permitted)	35 feet, 3 stories	None	70%	Not specified
Commerce Township	Section 18.06	HRC (Special), I (Permitted)	35 feet, 3 stories (HRC)	20,000 sf (I)	None	Not specified
City of Northville	Section 16.12	CSO (Permitted), GCD (Special), SM-O (Special), PR-1 (Permitted), PR-2 (Permitted)	Dependent on Zoning District	2 acres	None	Allowed, requires screening
Northville Township	170-44.1(111)	I (Permitted), CI (Special)	50 feet (I), 30 feet (CI)	None	None	Not specified

*Note: These municipalities do not specifically regulate self-storage/mini warehouse but regulate warehousing generally

**18.299 TEXT AMENDMENT
APPLICANT OPTION #1
(STRIKE-THROUGH)**

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI
ORDINANCE NO. 18.299

AN ORDINANCE TO AMEND THE CITY OF NOVI ZONING ORDINANCE, AMENDING ARTICLE 4, USE STANDARDS, AT SECTION 4.51, SELF-STORAGE FACILITIES, TO ALLOW FOR MULTI-STORY SELF-STORAGE FACILITIES.

THE CITY OF NOVI ORDAINS:

Part I. That The City of Novi Zoning Ordinance is amended, by amending Section 4.51, in Article 4, Use Standards, to read as follows:

In the I-1 district, self-storage facilities used to provide temporary storage needs for businesses, apartment dwellers, and other individuals on a self-service basis are permitted as a special land use. In the I-2 district they are a permitted use. In both districts they are subject to the following:

1. For non-climate controlled self-storage facilities consisting of numerous individual buildings, the following special requirements shall apply:
 - ~~2~~.A. The minimum size of the site devoted entirely to such use shall be not less than five (5) acres.
 - ~~3~~.B. All ingress and egress from the site shall be directly onto a major thoroughfare as designated on the City's Master Plan.
 - ~~4~~.C. All yard setbacks established in the I-1 district for buildings shall be complied with, except that setbacks between mini-warehouses on the same site may be twenty-five (25) feet apart, side to side or front to rear.
 - ~~5~~.D. Maximum lot coverage may not exceed forty (40) percent.
 - ~~6~~.E. Maximum length of any mini-warehouse shall be two-hundred and fifty (250) feet.
 - ~~7~~.F. No storage of combustible or flammable liquids, combustible fibers, or explosive materials as defined in the fire prevention code, or toxic materials, shall be permitted within the self-storage buildings or upon the premises. A lease agreement between the lessee and lessor shall state (1) that no flammable, combustible or toxic material shall be stored or used on premises, and (2) that the property shall be subject to periodic and unannounced inspections for flammable, toxic and other hazardous materials by City officials.
 - ~~8~~.G. No storage outside of the self-storage buildings shall be permitted.
 - ~~9~~.H. Except as provided herein, the use of the premises shall be limited to storage only and shall not be used for operating any other business, for maintaining or repairing of any vehicles, recreational equipment or other items, or for any recreational activity, hobby or purpose other than the storage of personal items and business items as hereinbefore set forth.
 - ~~10~~.I. The entire site shall be surrounded on all non-residentially zoned sides by a six (6) foot chain-link fence. Where the site abuts an office, a recreational facility, a motel/hotel, or restaurant in an I-1 district, screening shall consist of (1) a face brick wall not less than six (6) feet in height or (2) a six (6) foot, chain-link fence and a ten (10) foot wide landscaped greenbelt, except with respect to the side of the property

which abuts a public street, including an exterior side lot line, which shall provide a landscaped berm in the required forty (40) foot setback yard space.

~~11.J.~~ A security manager shall be permitted to reside on the premises to the extent required by such use and such residence shall be considered an accessory use as provided at Section 2.2.

~~12.K.~~ All access aisles, parking areas and walkways on the site shall be graded, drained, hard-surfaced and maintained in accordance with the standards and specifications of the City of Novi.

~~13.L.~~ Limited retail sales to tenants of products and supplies incidental to the principal use, such as packing materials, packing labels, tape, rope, protective covers, and locks and chains shall be permitted on the site devoted to this use.

~~14.M.~~ Access to the self-service storage facility premises shall be restricted to tenants only, by use of an attendant, mechanical or electronic locking device or other entrance-control device.

~~15.N.~~ Fire hydrants and fire suppression devices shall be provided, installed and maintained in compliance with the fire prevention code and any other applicable ordinances.

~~16.O.~~ No building or structure other than the manager's quarters shall exceed fifteen (15) feet in height.

~~17.P.~~ In addition to requirements at Section 5.15, Exterior Building Wall Facade Materials, self-storage facilities, including storage buildings and caretaker's office and quarters, shall be architecturally designed so as not to have a flat roof, and shall instead have a mansard, gable hip or gambrel roof design.

2. For climate controlled self-storage facilities in a single building, the following special requirement shall apply:

A. Minimum lot size and maximum lot coverage shall be determined subject to the standards of Section 3.6.2.D.

B. All ingress and egress from the site shall be directly onto a major thoroughfare as designated on the City's Master Plan.

C. All setbacks set forth in the I-1 district for buildings shall be complied with.

D. No storage of combustible or flammable liquids, combustible fibers, or explosive materials as defined in the fire prevention code, or toxic materials, shall be permitted within the self-storage buildings or upon the premises. A lease agreement between the lessee and lessor shall state (1) that no flammable, combustible or toxic material shall be stored or used on premises, and (2) that the property shall be subject to periodic and unannounced inspections for flammable, toxic and other hazardous materials by City officials.

E. No storage outside of the self-storage buildings shall be permitted.

F. Except as provided herein, the use of the premises shall be limited to storage only and shall not be used for operating any other business, for maintaining or repairing of any vehicles, recreational equipment or other items, or for any recreational activity, hobby or purpose other than the storage of personal items and business items as hereinbefore set forth.

G. The entire site shall be surrounded on all non-residentially zoned sides by a six (6) foot chain-link fence. Where the site abuts an office, a recreational facility, a motel/hotel, or restaurant in an I-1 district, screening shall consist of (1) a face brick wall not less than six (6) feet in height or (2) a six (6) foot, chain-link fence and a ten (10) foot wide landscaped greenbelt, except with respect to the side of the property which abuts a public street, including an exterior side lot line, which shall provide a landscaped berm in the required forty (40) foot setback yard space.

- H. All access aisles, parking areas and walkways on the site shall be graded, drained, hard-surfaced and maintained in accordance with the standards and specifications of the City of Novi.
- I. Limited retail sales to tenants of products and supplies incidental to the principal use, such as packing materials, packing labels, tape, rope, protective covers, and locks and chains shall be permitted on the site devoted to this use.
- J. Fire hydrants and fire suppression devices shall be provided, installed and maintained in compliance with the fire prevention code and any other applicable ordinances.
- K. The maximum building height shall be 40 feet in an I-1 Zoning District and 60 feet in an I-2 Zoning District.
- 18.L. Notwithstanding the provisions of Section 3.1.18.C, this use is permitted if the property abuts a residential district only if each side abutting the residential district is separated by a major thoroughfare or railroad right-of-way.

PART II.

Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART III.

Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

PART IV.

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

PART V.

Effective Date: Publication. Public hearing having been held hereon pursuant to the provisions of Section 103 of Act 110 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within fifteen (15) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Novi stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00 A.M. to 5:00 P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ON THE ___ DAY OF _____, 2022.

ROBERT J. GATT, MAYOR

CORTNEY HANSON, CITY CLERK

Ayes:

Nays:

Abstentions:

Absent:

**18.299 TEXT AMENDMENT
APPLICANT OPTION #2
(STRIKE-THROUGH)**

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI
ORDINANCE NO. 18.299

AN ORDINANCE TO AMEND THE CITY OF NOVI ZONING ORDINANCE, AMENDING ARTICLE 4, USE STANDARDS, AT SECTION 4.51, SELF-STORAGE FACILITIES, TO ALLOW FOR MULTI-STORY SELF-STORAGE FACILITIES.

THE CITY OF NOVI ORDAINS:

Part I. That The City of Novi Zoning Ordinance is amended, by amending Section 4.51, in Article 4, Use Standards, to read as follows:

In the I-1 district, self-storage facilities used to provide temporary storage needs for businesses, apartment dwellers, and other individuals on a self-service basis are permitted as a special land use. In the I-2 district they are a permitted use. In both districts they are subject to the following:

1. For single story multi building developments The minimum size of the site devoted entirely to such use shall be not less than five (5) acres. For single building, multi-story developments the minimum size of the site devoted entirely to such use shall be not less than three (3) acres.
2. All ingress and egress from the site shall be directly onto a major thoroughfare as designated on the City's Master Plan.
3. All yard setbacks established in the I-1 district for buildings shall be complied with, except that for single story multi building developments setbacks between mini-warehouses on the same site may be twenty-five (25) feet apart, side to side or front to rear.
4. Maximum lot coverage may not exceed forty (40) percent. For single building multi story developments the provisions of Section 3.6.2.D shall control.
5. Maximum length of any mini-warehouse shall be two-hundred and fifty (250) feet.
6. No storage of combustible or flammable liquids, combustible fibers, or explosive materials as defined in the fire prevention code, or toxic materials, shall be permitted within the self-storage buildings or upon the premises. A lease agreement between the lessee and lessor shall state (1) that no flammable, combustible or toxic material shall be stored or used on premises, and (2) that the property shall be subject to periodic and unannounced inspections for flammable, toxic and other hazardous materials by City officials.
7. No storage outside of the self-storage buildings shall be permitted.
8. Except as provided herein, the use of the premises shall be limited to storage only and shall not be used for operating any other business, for maintaining or repairing of any vehicles, recreational equipment or other items, or for any recreational activity, hobby or purpose other than the storage of personal items and business items as hereinbefore set forth.
9. The entire site shall be surrounded on all non-residentially zoned sides by a six (6) foot chain-link fence. Where the site abuts an office, a recreational facility, a motel/hotel, or restaurant in an I-1 district, screening shall consist of (1) a face brick wall not less than six (6) feet in height or (2) a six (6) foot, chain-link fence and a ten (10) foot wide landscaped greenbelt, except with respect to the side of the property which abuts a

public street, including an exterior side lot line, which shall provide a landscaped berm in the required forty (40) foot setback yard space.

10. A security manager shall be permitted to reside on the premises to the extent required by such use and such residence shall be considered an accessory use as provided at Section 2.2.
11. All access aisles, parking areas and walkways on the site shall be graded, drained, hard-surfaced and maintained in accordance with the standards and specifications of the City of Novi.
12. Limited retail sales to tenants of products and supplies incidental to the principal use, such as packing materials, packing labels, tape, rope, protective covers, and locks and chains shall be permitted on the site devoted to this use.
13. Access to the self-service storage facility premises shall be restricted to tenants only, by use of an attendant, mechanical or electronic locking device or other entrance-control device.
14. Fire hydrants and fire suppression devices shall be provided, installed and maintained in compliance with the fire prevention code and any other applicable ordinances.
15. ~~For a single story multi building development~~ No building or structure other than the manager's quarters shall exceed fifteen (15) feet in height. ~~For a single building multi story development no building or structure in a I-1 Zoning District shall exceed forty (40) feet and no building or structure in an I-2 Zoning District shall exceed sixty (60) feet.~~
16. In addition to requirements at Section 5.15, Exterior Building Wall Facade Materials, single story self-storage facilities, including storage buildings and caretaker's office and quarters, shall be architecturally designed so as not to have a flat roof, and shall instead have a mansard, gable hip or gambrel roof design.
- ~~16-17.~~ Notwithstanding the provisions of Section 3.1.18.C, this use is permitted if the property abuts a residential district only if each side abutting the residential district is separated by a major thoroughfare or railroad right-of-way.

PART II.

Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART III.

Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

PART IV.

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

PART V.

Effective Date: Publication. Public hearing having been held hereon pursuant to the provisions of Section 103 of Act 110 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within fifteen (15) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Novi stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours

of 8:00 A.M. to 5:00 P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ON THE ___ DAY OF _____, 2022.

ROBERT J. GATT, MAYOR

CORTNEY HANSON, CITY CLERK

Ayes:

Nays:

Abstentions:

Absent:

**18.299 TEXT AMENDMENT
STAFF OPTION
(STRIKE-THROUGH)**

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI
ORDINANCE NO. 18.299

AN ORDINANCE TO AMEND THE CITY OF NOVI ZONING ORDINANCE, AMENDING ARTICLE 2, DEFINITIONS, AT SECTION 2.2, DEFINITIONS; ARTICLE 4, USE STANDARDS, AT SECTION 4.51, SELF-STORAGE FACILITIES; ARTICLE 5, SITE STANDARDS, AT SECTION 5.2, OFF-STREET PARKING REQUIREMENTS; TO ALLOW FOR MULTI-STORY SELF-STORAGE FACILITIES.

THE CITY OF NOVI ORDAINS:

Part I. That the City of Novi Zoning Ordinance is amended, by adding “Self-Storage Facilities” to Section 2.2, in Article 2, Definitions, to read as follows:

Self-Storage Facilities: A building or a group of buildings containing fully enclosed, compartmentalized stalls or lockers which are rented or leased as individual units for the storage of personal property customarily related to residential, office, and/or local commercial activities.

Part II. That The City of Novi Zoning Ordinance is amended, by amending Section 4.51, in Article 4, Use Standards, to read as follows:

In the I-1 district, self-storage facilities used to provide temporary storage needs for businesses, apartment dwellers, and other individuals on a self-service basis are permitted as a special land use. In the I-2 district they are a permitted use. In both districts they are subject to the following:

1. For sites consisting of two or more single-story self-storage facilities, the following use requirements shall apply:
 - ~~2.~~A. _____ The minimum size of the site devoted entirely to such use shall be not less than five (5) acres.
 - ~~3.~~B. All ingress and egress from the site shall be directly onto a major thoroughfare as designated on the City’s Master Plan.
 - ~~4.~~C. _____ All yard setbacks established in the I-1 district for buildings shall be complied with, except that setbacks between mini-warehouses on the same site may be twenty-five (25) feet apart, side to side or front to rear.
 - ~~5.~~D. _____ Maximum lot coverage may not exceed forty (40) percent.
 - ~~6.~~E. Maximum length of any mini-warehouse shall be two-hundred and fifty (250) feet.
 - ~~7.~~F. No storage of combustible or flammable liquids, combustible fibers, or explosive materials as defined in the fire prevention code, or toxic materials, shall be permitted within the self-storage buildings or upon the premises. A lease agreement between the lessee and lessor shall state (1) that no flammable, combustible or toxic material shall be stored or used on premises, and (2) that the property shall be subject to periodic and unannounced inspections for flammable, toxic and other hazardous materials by City officials.
 - ~~8.~~G. _____ No storage outside of the self-storage buildings shall be permitted.
 - ~~9.~~H. Except as provided herein, the use of the premises shall be limited to storage only and shall not be used for operating any other business, for maintaining or repairing of any vehicles, recreational equipment or other items, or for any recreational activity, hobby

or purpose other than the storage of personal items and business items as hereinbefore set forth.

~~10.I.~~ The entire site shall be surrounded on all non-residentially zoned sides by a six (6) foot chain-link fence. Where the site abuts an office, a recreational facility, a motel/hotel, or restaurant in an I-1 district, screening shall consist of (1) a face brick wall not less than six (6) feet in height or (2) a six (6) foot-tall, chain-link fence and a ten (10) foot wide landscaped greenbelt, except with respect to the side of the property which abuts a public street, including an exterior side lot line, which shall provide a landscaped berm in the required forty (40) foot setback yard space.

~~11.J.~~ A security manager shall be permitted to reside on the premises to the extent required by such use and such residence shall be considered an accessory use as provided at Section 2.2.

~~12.K.~~ All access aisles, parking areas and walkways on the site shall be graded, drained, hard-surfaced and maintained in accordance with the standards and specifications of the City of Novi.

~~13.L.~~ Limited retail sales to tenants of products and supplies incidental to the principal use, such as packing materials, packing labels, tape, rope, protective covers, and locks and chains shall be permitted on the site devoted to this use.

~~14.M.~~ Access to the self-service storage facility premises shall be restricted to tenants only, by use of an attendant, mechanical or electronic locking device or other entrance-control device.

~~15.N.~~ Fire hydrants and fire suppression devices shall be provided, installed and maintained in compliance with the fire prevention code and any other applicable ordinances.

~~16.O.~~ No building or structure other than the manager's quarters shall exceed fifteen (15) feet in height.

~~17.P.~~ In addition to requirements at Section 5.15, Exterior Building Wall I Materials, self-storage facilities, including storage buildings and caretaker's office and quarters, shall be architecturally designed so as not to have a flat roof, and shall instead have a mansard, gable hip or gambrel roof design.

2. For self-storage facilities consisting of vertical, multiple-story, climate-controlled buildings, with access primarily from common interior spaces, the following use requirements shall apply:

A. The minimum size of the site devoted entirely to such use shall be not less than three (3) acres.

B. All ingress and egress from the site shall be directly onto a major thoroughfare as designated on the City's Master Plan.

C. Building setbacks shall comply with the standards as set forth in the I-1, Light Industrial, or I-2, General Industrial district, as applicable.

D. No storage of combustible or flammable liquids, combustible fibers, or explosive materials as defined in the fire prevention code, or toxic materials, shall be permitted within the self-storage buildings or upon the premises. A lease agreement between the lessee and lessor shall state (1) that no flammable, combustible or toxic material shall be stored or used on premises, and (2) that the property shall be subject to periodic and unannounced inspections for flammable, toxic and other hazardous materials by City officials.

E. No storage outside of the self-storage buildings shall be permitted.

F. Except as provided herein, the use of the premises shall be limited to storage only and shall not be used for operating any other business, for maintaining or repairing of any vehicles, recreational equipment or other items, or for any recreational activity, hobby or purpose other than the storage of personal items and business items as hereinbefore set forth.

- G. At a minimum, the entire site shall be surrounded on all non-residentially zoned sides by a six (6) foot chain-link fence. Where the site abuts an office, a recreational facility, a motel/hotel, restaurant, or residential, screening shall consist of (1) a face brick wall not less than eight (8) feet in height or (2) an eight (8) foot, opaque fence of vinyl or wood and a ten (10) foot wide landscaped greenbelt, or (3) a landscaped berm at least four (4) feet high that provides 80-90% opacity to a minimum height of ten (10) feet when it abuts residential, except with respect to the side of the property which abuts a public street, including an exterior side lot line, which shall provide a landscaped berm in the required forty (40) foot setback yard space. These standards apply for both the I-1, Light Industrial, and I-2, General Industrial districts. The Planning Commission may require additional screening measures, as necessary.
- H. All access aisles, parking areas and walkways on the site shall be graded, drained, hard-surfaced and maintained in accordance with the standards and specifications of the City of Novi.
- I. Notwithstanding the required fire codes, the following minimum driveway widths shall apply.
 - i. All one-way driveways shall be designed with one ten-foot-wide loading/unloading lane and one 15-foot travel lane.-
 - ii. All two-way driveways shall be designed with one ten-foot-wide loading/unloading lane and two 12-foot travel lanes.-
 - iii. The parking lanes may be eliminated if the driveway does not serve storage units.
 - iv. Signs and painted lines shall be used to indicate parking and traffic direction throughout the site.
- J. Limited retail sales to tenants of products and supplies incidental to the principal use, such as packing materials, packing labels, tape, rope, protective covers, and locks and chains shall be permitted on the site devoted to this use.
- K. Fire hydrants and fire suppression devices shall be provided, installed and maintained in compliance with the fire prevention code and any other applicable ordinances.
- L. The maximum building height shall be consistent with the zoning district that the site is located within.
- M. Exterior building walls visible from a public right-of-way or nonindustrial district shall be finished with brick or other high-quality masonry materials as permitted in Section 5.15.
- N. A demonstrated means of security and management shall be provided.
- O. Notwithstanding the provisions of Section 3.1.18.C or Section 3.1.19.B, self-storage facilities consisting of multiple stories may be allowable near residentially zoned property or structures under the following criteria:
 - i. If the property is separated by a major thoroughfare or railroad right-of-way from the residentially zoned property or structure(s), and;
 - 18-ii. If the building is setback a minimum of 250 feet from the nearest edge of a residential structure.

Part III. That The City of Novi Zoning Ordinance is amended, by amending Section 5.2.12, in Article 5, Site Standards, to read as follows:

E. Industrial

Use	Minimum Number of Parking Spaces per Unit of Measure
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E. Industrial	
Mini-warehouses <u>Self-Storage Facilities</u>	Five (5) spaces at the office <u>1 space for each 100 storage units, with a minimum of five (5) parking spaces.</u> Access to individual self- storage units shall provide for loading/unloading of vehicles adjacent to units without impeding through 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 _____, 2022.

ROBERT J. GATT, MAYOR

CORTNEY HANSON, CITY CLERK

Ayes:

Nays:

Abstentions:

Absent: