

STATE OF MICHIGAN

COUNTY OF OAKLAND

CITY OF NOVI

ORDINANCE NO. 18.289

**AN ORDINANCE TO AMEND THE CITY OF NOVI ZONING ORDINANCE AT ARTICLE 3, SECTION 3.10 "B-1, B-2 AND B-3 BUSINESS DISTRICTS REQUIRED CONDITIONS" IN ORDER TO ALLOW BUILDING HEIGHT TO BE INCREASED TO 52 FEET OR 4 STORIES IN THE B-2 DISTRICT UNDER CERTAIN CONDITIONS.**

**THE CITY OF NOVI ORDAINS:**

**Part I.** That the City of Novi Zoning Ordinance, as amended, Article 3, Zoning Districts, Section 3.10, is hereby amended to read as follows:

**Section 3.10 B-1, B-2 and B-3 Business Districts Required Conditions**

1. [unchanged]
2. In the B-2 district:
  - A. The maximum height of buildings may be increased to 42 feet (up to 3 stories) for a development that does not abut a residential district. If the site has frontage on a freeway and does not abut a residential district, the maximum building height may be increased to 52 feet (up to 4 stories), provided that the minimum building and parking setbacks are met.
3. [unchanged]

**PART II.**

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

**PART III.**

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

**PART IV.**

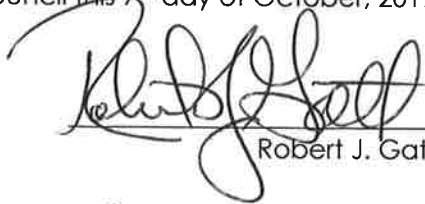
**Repealer.** All other Ordinance or parts of Ordinance in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

**PART V.**

**Effective Date: Publication.** Public hearing having been held hereon pursuant to the provisions of Section 103 of Act 110 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within fifteen (15) days of its adoption by publication of a brief

notice in a newspaper circulated in the City of Novi stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00 A.M. to 5:00 P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

Made, Passed and Adopted by the Novi City Council this 7<sup>th</sup> day of October, 2019.

  
Robert J. Gatt, Mayor

  
Cortney Hanson, City Clerk

**Certificate of Adoption**

I hereby certify that the foregoing is a true and complete copy of the ordinance adopted at the regular meeting of the Novi City Council held on the 10<sup>th</sup> day of October, 2019.

  
Cortney Hanson, City Clerk

Adopted: 10/07/2019  
Published: 10/17/2019  
Effective: 10/14/2019

**Certificate of Clerk**

I hereby certify that the foregoing ordinance was published by posting a copy thereof at each of the following times and places within the City of Novi, on the 9<sup>th</sup> day of July, 2019.

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

I do further certify that on the 18<sup>th</sup> day of July, 2019 said Ordinance Amendment 18.287 was published in brief in the Novi News, a newspaper published and circulated in said City.

  
Cortney Hanson, City Clerk