

STATE OF MICHIGAN  
COUNTY OF OAKLAND  
CITY OF NOVI  
ORDINANCE NO. 18.224

AN ORDINANCE TO AMEND ORDINANCE NO. 97-18, AS AMENDED, THE CITY OF NOVI ZONING ORDINANCE, ARTICLE 3004, "TEMPORARY SPECIAL EXCEPTION AND TEMPORARY SPECIAL LAND USE PERMITS," TO AMEND AND ADD PROVISIONS RELATING TO TEMPORARY TENTS FOR OUTDOOR USES, TO AMEND THE STANDARDS OF REVIEW FOR ADMINISTRATION BY THE BUILDING OFFICIAL, AND TO ADD PORTABLE ON-SITE STORAGE DEVICES, AND ALSO ARTICLE 3100, "BOARD OF APPEALS," AND ARTICLE 3006, "PUBLIC HEARING," TO ADDRESS RECENT AMENDMENTS TO THE MICHIGAN ZONING ENABLING ACT AND TO CLARIFY CERTAIN REVIEW STANDARDS .

THE CITY OF NOVI ORDAINS:

**Part I.** That Ordinance No. 97-18, the City of Novi Zoning Ordinance, as amended, Article 30, Administration and Enforcement, Section 3004, Temporary Special Exception and Temporary Special Land Use Permits, is hereby amended to read as follows:

Sec. 3004. Temporary Special Exception and Temporary Special Land Use Permits.

1. The Building Official shall have the power to grant permits authorizing temporary special exceptions for:
  - a. Outdoor tent, sidewalk, or flower/plant sales, and seasonal sales of produce, firewood, or Christmas trees, under the following conditions:
    - (1) *Zoning Districts Where Permitted.* Temporary special exceptions for outdoor tent, sidewalk, or flower/plant sales that are accessory to a permitted principal retail use of a property, and seasonal sales of produce (i.e., fruits and vegetables), firewood, or Christmas trees, shall be permitted in OSC Office-Service-Commercial Districts, B-1 Local Business Districts, B-2 Community Business Districts, B-3 General Business Districts, I-1 Light Industrial Districts, I-2 General Industrial Districts and P-1 Vehicular Parking Districts. In addition, temporary special exceptions for seasonal sales of produce or of Christmas trees shall be permitted on parcels of three (3) acres or more in any residential district and temporary special exceptions for outdoor tent sales, sidewalk sales and seasonal sales of Christmas trees shall be permitted in the RC Regional Center District.
    - (2) *Application; Fee; Submission of Plot Plan.* Every person, firm, or corporation desiring to obtain a temporary special exception permit as required by this Ordinance shall file a written application with the Department of Building and Safety on a form approved by the Department, together with an application fee as is hereafter provided by resolution of City Council. An application, together with the required fee,

shall be filed by the owner of the land. The individual or entity who will conduct the use, if different from the owner, shall also comply with the provisions of Chapter 8, Business Registration, of the City Code of the City of Novi.

The application for a temporary special exception permit shall be accompanied by plans and specifications including a plot plan, in triplicate, drawn to scale, showing the following:

- (i) The shape, location and dimensions of the lot, including the shape size and location of all buildings or other structures already on the lot, off-street parking layout, and the location of any designated fire lanes.
- (ii) The materials to be utilized in and the shape, size, and location of all buildings and structures to be erected or moved onto the lot, including all tents, tables, stands, or display racks.
- (iii) The anticipated automobile traffic flow to and from the lot and any adjacent thoroughfares, loss of off-street parking spaces, if any, as well as the anticipated flow of pedestrian traffic upon lot sidewalks.
- (iv) For temporary tent, sidewalk, or flower/plant sales, an acknowledgement that outdoor sales shall be operated by and maintained under the same ownership as, or subject to the control of, the property owner and on the parcel as the principal use.

(3) *Time Limitations.*

- (i) A temporary special exception permit for an outdoor tent, sidewalk, or flower/plant sale shall be effective for no longer than fifteen (15) days. No more than three (3) such sales shall be permitted in any calendar year. No more than fifteen (15) total days of such sales shall be permitted in any calendar year. A separate permit is required for each separate sale.
- (ii) A temporary special exception permit for the sale of Christmas trees shall by its terms be effective for no longer than thirty (30) days. No more than one (1) temporary special exception permit for the sale of Christmas trees shall be issued for any given location within a single calendar year.
- (iii) A temporary special exception permit for a vegetable, fruit or produce stand (other than flowers/plants) or for the sale of firewood, shall, by its terms, be effective for no longer than three (3) months. No more than one (1) temporary special exception permit for a vegetable, fruit or produce stand, or for the sale of firewood, shall be issued for any given location within a single calendar year.

(4) *Regulations.*

- (i) The proposed temporary special exception shall comply with all applicable zoning regulations for the district in which the temporary special exception is to be located, including all requirements pertaining to lot size, height, setback, open space ratio, maximum percentage of covered lot area, and off-street parking.

- (ii) No temporary special exception shall be permitted if it reduces the parking by greater than twenty-five (25) percent.
- (iii) All temporary buildings and structures shall be constructed, used, occupied and maintained so as to be in compliance with the provisions of the State Construction Code and all applicable ordinances of the City of Novi.

(5) *Deposit Required for Temporary Sale of Christmas Trees.* The Building Official or his designee shall require any person, firm, or corporation granted a temporary special exception permit for the sale of Christmas trees or firewood to deposit a sum of money in an amount as set by resolution of City Council with the Department of Building and Safety to guarantee the cleaning of the lot and any abutting private or public property and the disposal of any remaining trees or firewood by an approved method within one (1) week after the permit expiration date.

b. Special events. The temporary erection of a tent or similar temporary structure that is not totally enclosed for a maximum of five (5) days in any six-month period for customarily accessory uses such as promotional events, ground-breakings, grand openings, private parties or other similar gatherings that reasonably may be expected to attract fewer than 100 persons and that are not expected to have significant negative impacts on surrounding properties.

c. The temporary location of a temporary or premanufactured building in connection with the development of a property or construction of buildings thereon, including in residential developments irrespective of the requirements of Section 302 of this Ordinance, provided:

- (1) The use shall be limited to construction offices or trailers and offices for the specific purpose of selling lots or new homes to be erected in a residential development or in connection with the construction of nonresidential building improvements if such separate offices are reasonably necessary.
- (2) All applicable building height, bulk and area requirements of the district are met.
- (3) If the structure is used for the purpose of selling lots or new homes it shall be removed from the subdivision upon completion of the first permanently built model home intended for display. If the structure is used for construction offices then it shall be removed within the time period provided for in the permit.

2. The Building Official shall have the power, upon filing of an application in accordance with section 3004.1.a(2), to grant permits authorizing temporary special land uses for:

- a. Temporary buildings and uses for periods not to exceed two (2) years on undeveloped parcels within the city and for periods not to exceed twelve (12) months on developed parcels, with the granting of a twelve (12) month extension being permissible, provided the conditions set forth in section 3004.3 below, are met.
- b. Temporary uses, not otherwise permitted in any district, not to exceed twelve (12) months with the granting of twelve (12) month extensions being permissible that do not require the erection of any capital improvements of a structural nature, provided the conditions set forth in section 3004.3 below, are met.
- c. Portable concrete batching plants, subject to the following conditions:

- (1) Review and approval of the request by a committee consisting of the Building Official, City Engineer, and Director of Public Works ("Committee"), who may grant approval upon finding that the presence of the batching plant is reasonably necessary for the development of the site where it is to be located. The supplying of concrete to other sites may be permitted by the Committee subject to limitations imposed to minimize adverse impacts upon adjacent and neighboring parcels of land.
- (2) Time limits shall be imposed by the Committee, both as to the hours of operation and the length of time the batch plant may remain at the site. In no instance shall the batch plant be permitted to remain on the site longer than reasonably necessary to complete the on-site paving work.
- (3) Limitations shall be imposed as to permitted haul routes for all vehicles associated with the batch plant operation.
- (4) The Committee shall impose any restrictions deemed necessary to insure the control of noise and dust at and around the batch plant site.
- (5) The Committee shall require the posting of a cash bond, with the City of Novi in an amount that will guarantee:
  - (i) The removal of the plant and restoration of the site to a satisfactory condition, including the removal of any washings or hardened concrete;
  - (ii) The providing of dust control at the site and on streets and roads utilized, so as to prevent any nuisance to the surrounding area;
  - (iii) The providing, when weather and site conditions necessitate, of daily street cleaning to remove dirt, mud and other debris from streets and roads;
  - (iv) That vehicles adhere to any limitations imposed as to haul routes; and
  - (v) The prevention of any damage to public streets and roads by vehicles associated with the batch plant operation.
- (6) Such cash bond shall be deemed forfeited upon the failure of the operator to comply with any of the conditions imposed by the Committee for operation of the batch plant. If a bond is forfeited, all operations shall cease until such time as an additional bond is set by the City and posted by the operator, and the operator has remedied the problem that resulted in the forfeiture of the bond.

3. For any temporary special land use permitted in section 2, above, the Building Official shall take into consideration the factors in section 2516.2.c. In addition, the granting of permits for the temporary special exceptions and temporary special land uses in section 1 and 2 above, shall be subject to the following conditions:
  - a. The granting of the temporary exception or use shall in no way constitute a change in the basic uses permitted in the district nor on the property wherein the temporary exception or use is permitted, and shall not adversely affect the public health, safety, and welfare.
  - b. The temporary exemption or use shall be compatible with surrounding uses and shall not adversely affect the surrounding neighborhood or area by means or odor, noise, dust or other nuisance or detrimental condition.
  - c. The parking required by the temporary use will be provided on-site, through off-street parking unless adequate street parking is available in the immediate area.
  - d. Increased traffic caused by the temporary use shall not adversely affect the surrounding neighborhood or the City at large.
  - e. Permanent alterations to the site are prohibited.

- f. Adequate fire protection and access for fire vehicles shall be provided as determined by the Fire Chief, or his design.
  - g. The site shall be completely cleared of all trash, debris, signs, sign supports, temporary structures, and electrical service within three days following the date specified for termination of the temporary use.
  - h. The granting of the temporary exception or use shall be granted in writing stipulating all conditions as to time, nature of development permitted and arrangements for removing the use at the termination of said temporary permit.
  - i. All setbacks, land coverage, off-street parking, lighting and other requirements of the district shall be met; and
  - j. In classifying uses as not requiring capital improvement, the Building Official or his designee shall determine that they are either demountable structures related to the permitted use of land; recreation developments, such as but not limited to golf driving ranges and outdoor archery courts; or structures which do not require foundations, heating systems or sanitary connections.
  - k. The Building Official may impose reasonable conditions necessary to assure compliance with the standards in this subsection, to ensure that operation and maintenance of the permitted use mitigate potential adverse impacts on existing uses on adjoining properties and in the surrounding area, and to protect the public health, safety and general welfare. Conditions may address, but are not limited to, provisions for adequate parking, storage, and lighting; provisions for security, traffic safety, fire and life safety; conditions limiting hours of operation; provision for adequate sewage disposal; and any other health and safety concerns the Building Official may deem necessary to comply with the standards above. In addition, the Building Official may require the posting of a bond to ensure timely removal of structures and materials and restoration of the area.
4. Permit a residence in a nonresidential structure, where not otherwise permitted, providing the use is for the proprietor, a watchman or other security purposes. A residence permitted under this provision shall not be made available for general occupancy and shall be permitted for a one (1) year period. The permit shall be renewable with no charge to the petitioner.
5. For any temporary special land use permitted in section 2 above, notice of the request shall be sent out as required in Section 103 of Act 110 of the Public Acts of 2006, as amended. The notice shall indicate that a public hearing on the application may be requested by any property owner or the occupant of any structure located within 300 feet of the property being considered for the special land use, regardless of whether the property or occupant is located in the zoning jurisdiction.
6. Exemptions.  
The following types of events do not need to obtain temporary use permits, but may be subject to the maximum allowable time frames, temporary signage requirements, and specific regulations as set forth in the city code:
- (a) City-sponsored events.
  - (b) Athletic events held at approved sports facilities.
  - (c) Garage and/or yard sales.
  - (d) Private gatherings occurring entirely upon the grounds of a private residence or common area of a multi-family residential development.

7. Portable On-Site Storage Containers on Residential Properties

- (a) General. A portable on-site storage unit may be placed on a residential property for seven (7) days in a 12-month period without a temporary special exception permit or temporary special land use permit. Only one portable on-site storage unit shall be permitted per dwelling unit. This provision is not intended to override or displace subdivision rules, deed restrictions, or other private covenants that might prohibit or restrict the placement of such storage units.
- (b) Location. A portable on-site storage unit shall only be located as follows:
  - i. Single-Family Residences. The permitted portable on-site storage unit shall be located in the side or rear yard at least 5 feet from any property line or in a driveway.
  - ii. All Other Types of Residences. Temporary portable on-site storage units for all other residential housing types shall be kept in an on-site vehicular use area so long as the storage unit does not obstruct a drive aisle or block a required parking space.
- (c) Extended placement permitted as temporary special land use. A portable on-site storage unit to be placed on a residential property for more than seven (7) days in one 12-month period shall require a temporary special land use, provided, however, that the Building Official shall not permit placement of a temporary portable on-site storage unit as a temporary special land use for more than 14 days in a 12-month period. A portable on-site storage unit may be permitted for up to six months for use on-site during substantial construction or renovation on the property as evidenced by active building permits and upon a finding by the Building Official that such outside storage is made necessary by the extent of the work being conducted and that no other area of the property that complies with the requirements of the zoning ordinance is reasonably available for use. Temporary special land use permits for this purpose may be renewed so long as the associated construction permits remain active

**Part II.** That Ordinance No. 97-18, the City of Novi Zoning Ordinance, as amended, Article 30, Administration and Enforcement, Section 3100, Board of Appeals, is hereby amended as follows:

**PART A.** Article 31, "Board of Appeals," Section 3104, "Jurisdiction," shall be amended to read as follows:

Sec. 3104. Jurisdiction.

1. [Unchanged]

a. *Interpretation and Administrative Review.* Subject to and in a manner consistent with the requirements of state law, including the Michigan Zoning Enabling Act, 2006 PA 110, as amended, to hear and decide appeals where it is alleged by the appellant that there is an error in any order, requirement, permit, decision or refusal made by the Building Official or any other administrative official in carrying out or enforcing any provisions of this Ordinance, including all questions that arise in the administration of this Ordinance, including interpretation of the zoning map, and all decisions concerning site plan review, except as to special land uses, the Planned Development (PD) and Gateway Special Development (SDO) options, Planned Rezoning Overlays (PRO), and other optional forms of development.

The concurring vote of four (4) members of the Board shall be necessary to reverse any order, requirement, decision, or determination of the Building Inspector [Official], of the Planning Commission, or of any other administrative official charged with carrying out or enforcing any provisions of the Ordinance.

b. *Variance.* Subject to and in a manner consistent with the requirements of state law, including the Michigan Zoning Enabling Act, 2006 PA 110, as amended, to authorize, upon an appeal, a variance from the strict application of the provisions of this Ordinance. The Appeals Board shall base its decision on variances from the strict requirements of this Ordinance so that the spirit of the Ordinance is observed, public safety secured, and substantial justice is done, based on the following standards:

- (1) For Non-Use or Dimensional Variances: A non-use or dimensional variance may be granted by the Zoning Board of Appeals only in cases where the applicant demonstrates in the official record of the public hearing that a practical difficulty exists by showing all of the following:
  - (a) That the need for the requested variance is due to unique circumstances or physical conditions of the property involved, such as narrowness, shallowness, shape, water, topography, or similar physical conditions and is not due to the applicants personal or economic difficulty.
  - (b) That the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).
  - (c) That strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.
  - (d) That the requested variance is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.
  - (e) That the requested variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district
  
- (2) For Use Variances: A use variance may be granted by the Zoning Board of Appeals only in cases where the applicant demonstrates in the official record of the public hearing that undue hardship exists by showing all of the following:
  - (a) The property cannot be reasonably used for any of the uses permitted by right or by special land use permit in the zoning district in which it is located.
  - (b) That the need for the requested variance is due to unique circumstances or physical conditions of the property involved, such as narrowness, shallowness, shape, water, topography, or similar physical conditions and is not due to the applicant's personal or economic hardship.
  - (c) That the proposed use will not alter the essential character of the neighborhood.
  - (d) That the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

In granting a variance, the Board may attach thereto such conditions regarding the location, character and other features of the proposed uses as it may deem reasonable in furtherance of the purpose of this Ordinance.

- (3) The concurring vote of four (4) members of the Board shall be necessary to grant a non-use or dimensional variance, and a 2/3 majority vote of the membership of the Board is necessary to grant a use variance. At a minimum the record of the decision shall include:
  - (a) A determination of the relevant facts,
  - (b) The conclusions derived from the facts (reasons for the decision)
  - (c) The decision, including any conditions imposed.
- (4) The record of the decision shall be certified and a copy delivered by first class mail to the person demanding the appeal, the administrator, and other parties within the time prescribed by law.

c. *Exceptions and Special Approvals.* Subject to and in a manner consistent with the requirements of state law, including the Michigan Zoning Enabling Act, 2006 PA 110, as amended, to hear and decide in accordance with the provisions of this Ordinance, requests for exceptions, for interpretations of the Zoning Map, and for decisions on special approval situations on which this Ordinance specifically authorizes the Board to pass. Any exception or special approval shall be subject to such conditions as the Board may require to preserve and promote the character of the zone district in question and otherwise promote the purpose of this Ordinance, including the following:

- (1) Interpret the provisions of this Ordinance in such a way as to carry out the intent and purpose of the plan, as shown upon the Zoning Map fixing the use districts, accompanying and made part of this Ordinance, where street layout actually on the ground varies from the street layout as shown on the map aforesaid.
- (2) Permit the erection and use of a building or use of premises for public utility purposes, upon recommendation of the Planning Commission.

Before granting an exception or special approval under this subsection, the Board shall determine that the proposed exception or special approval will not impair an adequate supply of light and air to adjacent property, or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, or unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City of Novi. The concurring vote of four (4) members of the Board shall be necessary to grant an exception or special approval.

d. *Rehearing.* The Board may, in its discretion, grant rehearing of any decision to consider additional matters related to the relief requested within twenty (20) days of the Board's initial decision.

e. *Effect of Decision.* Nothing herein contained shall be construed to give or grant to the Board the power or authority to alter or change this Ordinance or the Zoning Map, such power and authority being reserved to the City Council of the City of Novi, in the manner provided by law.

**PART B.** Article 31, "Board of Appeals," Section 3106, "Notice," shall be amended to read as follows:

Sec. 3106. Notice.

1. *Variance Requests, Exceptions, and Special Approvals.* The Board shall fix a reasonable time for the hearing of matters brought before the Board and shall publish notice of the request in a newspaper of general circulation in the City. The Board shall also give due notice thereof as set forth in Section 3006, subject

to and in a manner consistent with the requirements of state law, including the Michigan Zoning Enabling Act, 2006 PA 110, as amended.

2. *Requests for Interpretations or Appeals from an Administrative Decision.* If the Board receives a written request seeking an interpretation of the zoning ordinance or an appeal of an administrative decision, the Board shall conduct a public hearing on the request, with notice given under Section 3006; however, if the request does not involve a specific parcel of property, notice need only be published as provided in Section 3006 and given to the person making the request as provided there under.

**PART C.** Article 31, "Board of Appeals," Section 3102, "Appeal," shall be amended to read as follows:

**Sec. 3102. Appeal.**

An appeal may be taken to the Zoning Board of Appeals by any person, firm, or corporation, or by any officer, department, board or bureau of the state or a local unit of government, aggrieved by a decision of the Building Official or of the Planning Commission or any other administrative official carrying out or enforcing any provisions of this Ordinance. Such appeal shall be taken within such time as shall be prescribed by the Board by general rule, by filing with the individual or body appealed from and with the Board of Appeals a notice of appeal, specifying the grounds thereof. The individual or body appealed from shall forthwith transmit to the Board all of the papers constituting the record upon which the action appealed from was taken. An appeal shall stay all proceedings in furtherance of the action appealed from. However, if individual or body appealed from certifies to the Board after notice of appeal has been filed that by reason of facts stated in the certificate, a stay would cause imminent peril to life or property, the proceedings may be stayed only by a restraining order issued by the zoning board of appeals or a circuit court.

The Board shall select a reasonable time and place for the hearing of the appeal and give due notice thereof to the parties and shall render a decision on the appeal without unreasonable delay. Any person may appear and testify at the hearing, either in person or by duly authorized agent or attorney.

**Part III.** That Ordinance No. 97-18, the City of Novi Zoning Ordinance, as amended, Article 30, "Administration and Enforcement," Section 3006, "Public Hearing," is hereby amended to read as follows:

**Sec. 3006. Public Hearing.**

- (1) For all special land uses provided in this Ordinance, and for all other like uses where reference is made in this Ordinance to Section 3006, as a prerequisite to approval of the use there shall be a public hearing with notice as provided in this Section, subject to and in a manner consistent with the requirements of state law, including the Michigan Zoning Enabling Act, 2006 PA 110, as amended.
- (2) All such public hearings shall be conducted by the Planning Commission, except where expressly assigned to another body (such as the Zoning Board of Appeals) or official.
- (3) Except where specific language in this ordinance provides otherwise, if the City conducts a public hearing required under this Ordinance, the City shall publish notice of the hearing in a newspaper of general circulation in the City not less than 15 days before the date of the hearing. Notice required under the Ordinance shall be given as required hereunder to the owners of property that is the subject of the request. Notice shall also be given as provided hereunder to all persons to whom real property is assessed within 300 feet of the property that

is the subject of the request and to the occupants of all structures within 300 feet of the subject property regardless of whether the property or structure is located in the City of Novi. Notification shall not be given to more than one occupant of a structure, except that if a structure contains more than one dwelling unit or spatial area owned or leased by different persons, one occupant or each unit or spatial area shall be given notice. If a single structure contains more than four dwelling units or other distinct spatial areas owned or leased by different persons, notice may be given to the manager or owner of the structure, who shall be requested to post the notice at the primary entrance to the structure. The notice is considered to be personally given when personally delivered or when deposited during normal business hours for delivery with the United States Postal Service or other public or private delivery service. The notice shall be given not less than 15 days before the date the request will be considered. If the name of the occupant is not known, the term "occupant" may be used for the intended recipient. A notice under this section shall do all of the following:

- (a) Describe the nature of the request.
  - (b) Indicate the property that is the subject of the request. The notice shall include a listing of all existing street addresses within the property. Street addresses do not need to be created and listed if no such addresses currently exist within the property. If there are no street addresses, other means of identification may be used.
  - (c) State when and where the public hearing on the request will be considered.
  - (d) Indicate when and where written comments will be received concerning the request.
- (4) Notice of a public hearing required for the amendment of, or to supplement, this Ordinance shall be given in the same manner as provided under this act for the adoption of the original ordinance, and the planning commission shall give a notice of the proposed rezoning in the same manner as required under paragraph (3), above. Except that, for any group of adjacent properties numbering 11 or more that is proposed for rezoning, the planning commission shall give a notice of the proposed rezoning in the same manner as required under paragraph (3), except that the requirements for mailing and the listing of street addresses do not apply to that group of adjacent properties.

**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.

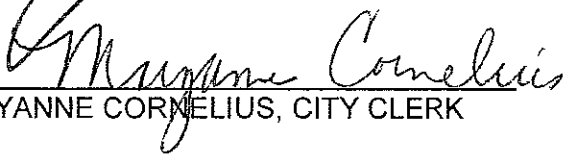
**Part IV. Savings.** This amendment does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture, or punishment, pending or incurred prior to the amendment.

**Part V. Repealer.** All other Ordinances or parts of Ordinances 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 Novi City Council this 12<sup>th</sup> day of May, 2008.

  
\_\_\_\_\_  
DAVID B. LANDRY, MAYOR

  
\_\_\_\_\_  
MARYANNE CORNELIUS, 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 12<sup>th</sup> day of May, 2008.

  
\_\_\_\_\_  
MARYANNE CORNELIUS, CITY CLERK

Public Hearing: 04/02/08  
Adopted: 05/12/08  
Published: 05/22/08  
Effective: 05/27/08