

SIDEWALK SNOW REMOVAL Section 21-126

The occupant of every lot or premises adjoining any street or the owner of such lot or premises if the same are not occupied, shall clear all ice and snow from sidewalks adjoining such lot or premises within the time required in this section. Within forty-eight (48) hours after the end of each accumulation of snow greater than two (2) inches, the owner or occupant of every property shall remove the accumulation from the adjacent public sidewalk and walks and ramps leading to a crosswalk. The accumulation may be from any source including precipitation and drifting. Immediately after the accumulation of ice on such sidewalk, it shall be treated with sand, salt or other substance to prevent it from being slippery and the ice shall be removed within forty-eight (48) hours after accumulation.

GARAGE SALES AND YARD SALES

Garage and Yard Sales are allowed periodically throughout the year on residential properties within the City of Novi as an accessory use. Display of goods must take place on or within a building on the property. Home Owner Association (HOA) rules not enforced by the City may also apply. Please contact your HOA for additional information. Please see the Section below for guidance on temporary signage. Please note that while signage of any kind is not allowed on public property or in the public Right of Way, appropriately sized temporary signage may be located on private property at subdivision entrances with the permission of the appropriate property owner.

TEMPORARY SIGNAGE INCLUDING POLITICAL, GARAGE SALE AND YARD SALE SIGNS

Individual temporary Signs of up to 6 square feet and 4 feet in height are allowed on Single Family Residential parcels for a maximum duration of 64 days. Multiple signs are allowed totaling 10 square feet (i.e. 2 signs at 5 square foot each). Visit cityofnovi.org for the complete listed ordinance.

During the 60 days preceding and 3 days following a city designated election day on which there is at least one ballot item, the total cumulative area of all temporary signs is increased to 64 square feet. The maximum size of any one sign remains 6 square feet in area and 4 feet in height. Temporary Signs of any type are not allowed on public property or Right of Way.

STORAGE OF INOPERABLE AND DISMANTLED MOTOR VEHICLES Section 21-74

Inoperable motor vehicle means:

- (a) A vehicle unable to operate due to mechanical disrepair.
- (b) A vehicle unable to operate due to an accident.
- (c) A vehicle that does not display a current registration.

It is unlawful within the city to park, keep, maintain, accumulate, or permit to remain on any private premises any inoperable or dismantled motor vehicles or parts thereof, unless such vehicle or parts thereof are screened so as to completely obscure the same from view from public places and from neighboring private premises. It shall be the responsibility of both the owner of any private premises and the person in control of such premises to maintain the premises free of inoperable or dismantled vehicles. It shall further be the responsibility of the owner of any inoperable or dismantled vehicle to keep such vehicle from being parked on any private premises in violation of this division.

SALE OF VEHICLES Section 21-92

- (a) It shall be unlawful to sell or exhibit for sale used motor vehicles or used recreational equipment within the City of Novi, unless the conditions of either (1) or (2), below are satisfied:
 - (1) The sale or exhibiting for sale is conducted as a part of an ongoing business lawfully conducted at a location permitted under the City of Novi Zoning Ordinance, Appendix A to this Code.
 - (2) The sale or exhibiting for sale is conducted on occupied property owned by or leased to the registered owner of the motor vehicle or recreational equipment held for sale, and no more than one (1) motor vehicle or piece of recreational equipment is exhibited for sale at a given time.
- (b) The fact that recreational equipment is being held for sale shall not absolve a property owner from compliance with Section 2504 of the City of Novi Zoning Ordinance.



Community Development

Homeowners Ordinance Guide



ADDRESS POSTING Section 31-57

- (a) All single and two-family residential structures, all multiple residential structures, all places of business, and all other nonresidential structures within the city shall have displayed on the premises the street address number assigned to them in such manner as to be clearly ascertainable from the abutting street. In those cases where a multiple residential development includes more than three (3) buildings utilized for dwellings purposes, each such building shall be further identified by a building number or letter.
- (b) The street address number displayed at a multiple residential structure shall include all street address numbers assigned to any portion of such structure so that all numbers are clearly ascertainable from the abutting street or court.
- (c) Street address numbers displayed pursuant to this section shall be in Arabic numerals three (3) to four (4) inches in size, or of such greater size as to permit them to be clearly ascertainable from the abutting street. Numbers or letters to identify individual multiple-family buildings shall be eight (8) to twelve (12) inches in size, or of such greater size as to permit them to be clearly ascertainable from the abutting street, internal drive or court. Street address numbers and building numbers/ letters shall be of a color which provides a contrast to the background upon which they are displayed. The numbers or letters shall be constructed of a durable material or painted on a permanent structure, and shall be displayed at a height and location as close to the main entranceway of the structure as is practicable and still clearly ascertainable from the abutting street or court.
- (d) Street address numbers shall also be displayed on all single curbside mailboxes or mailbox posts in such a manner as to be visible from both directions and in a color which provides a contrast to the mailbox background.

DRAINAGE & FLOOD DAMAGE PROTECTION Section 12-24

It shall be unlawful to change the existing or natural drainage of the land in the city so as to obstruct, impede, accelerate, channel or concentrate the flow of rain or surface waters onto or from the lands of another so as to cause damage thereto or create a nuisance thereon.

It shall be unlawful to cause or permit the temporary or periodic discharge of any water onto any adjacent property, in such a manner as to cause the accumulation of water on the surface of that property or the saturation of the soils thereon, for any period of time, without the consent of the owner of the adjacent property.

DISCHARGE OF SWIMMING POOL & HOT TUB WATER Section 12-28

Pool or hot tub water and backwash whether neutralized/dechlorinated or not, may not be drained directly into a stream or other water bodies.

Pool or hot tub water may be discharged into yard areas, paved surfaces or storm drains if it has been neutralized.

Pool or hot tub water may not be discharged onto adjacent properties without the consent of the owner of the adjacent property.

LITTER Section 21-166

The term "litter" as used in this division means all rubbish, combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials.

REFUSE COLLECTION Section 21-144

(a) Specifications, maintenance. It shall be the responsibility of both the owner and the person in control of the premises to keep the premises free of any refuse unless the same be kept in receptacles which shall be tightly covered at all times with suitable covers, except for times of filling and collection, and in no case shall any such receptacles be made of wood. Such **receptacles must be placed within a totally enclosed building or placed upon an area of the rear yard** of the occupant's property so as not to create a nuisance to surrounding residents. It shall be the duty of both the owner and the occupant to keep the receptacles clean and in a sanitary condition and in a good state of repair. All receptacles shall be located and maintained on an even, hard surface base or pad of cement, asphalt, or gravel.

(b) Placement for collection. No person shall place refuse receptacles on the public right-of-way or other designated collection site earlier than twenty-four (24) hours prior to the scheduled collection day.

All receptacles must be removed from such areas no later than twelve (12) hours following the actual collection. It shall be the responsibility of both the property owner and the property occupant to place refuse at the designated collection site within a sealed container or plastic bag so as to prevent objectionable odors, or spillage of refuse upon any public or private site. This section shall not be applied to refuse bins.

APPLIANCES, FIXTURES AND HOUSEHOLD FURNISHINGS SEC 21-170

(a) It shall be the responsibility of both the owner of any private property and any person in control of private property to maintain the exterior of such premises free of appliances,

including but not limited to refrigerators, freezers and stoves, household fixtures and furnishings, including but not limited to water heaters and furnaces.

(b) The provisions of subsection (a) above shall not apply to appliances, fixtures and furnishings specifically designed or adapted for outdoor usage. The provisions of subsection (a) shall not apply to porches which are covered and enclosed.

(c) The failure to comply with subsection (a) shall be violation of this Code.

Sec. 21-171. - Responsibility of owner; occupant of private property.

It shall be the responsibility of both the owner and the person in control of the private property to at all times maintain the premises free of litter, provided however, that this section shall not prohibit the storage of litter in receptacles for collection.

STORAGE OF BUILDING MATERIALS IN RESIDENTIAL AREAS Section 21-194

In any area zoned for residential purposes, the **outdoor storage upon any property of building materials shall be prohibited**, unless there is in force a valid building permit issued by the city for construction or other improvements upon said property and said materials are intended for immediate or ongoing use in connection with such construction. If no building permit is required for such construction or improvements, use of the materials for such construction or improvements must be regularly ongoing. Building materials shall include, but shall not be limited to, lumber, bricks, concrete or cinder blocks, plumbing materials, electrical wiring or equipment, heating ducts or equipment, shingles, mortar, concrete or cement, nails, screws or any other materials used in constructing any structure.

WEEDS & GRASS Section 21-19

(a) **It shall be unlawful** for the owner, occupant, or any person having control or management of occupied or non occupied subdivided land, occupied or unoccupied land which is part of a condominium development (including site condominiums), or any other non subdivided parcel of land which is occupied by a structure, within the city to permit or allow on such premises or upon the right-of-way of any highway, road, or street adjacent to such lot, place, area, or parcel, the presence of **weeds, grass**, brush, or deleterious, unhealthy growths of any species or variety **exceeding a height of eight (8) inches** above ground level, and the same are hereby declared to be a public nuisance. It shall be the duty of every owner, occupant, or every person in charge of such property upon which any of the above-mentioned weeds, grass, brush, deleterious, or unhealthy growths is permitted to remain to cause the same to be cut down, destroyed or removed, in the same manner and within the time provided in section 21-18, or more often as may be necessary.

STORAGE OF FIREWOOD REMOVAL OF CLEARED BRUSH Section 21-168

(a) Whenever firewood is stored as a principal or accessory use within the city such firewood shall be stacked in a neat, orderly manner, and when outdoors at least six (6) inches from any building or structure. Firewood shall not be stored in the front yard of any parcel occupied for single-family residential use.

(b) **Within fifteen (15) days** of the cutting or clearing of any trees, brush or other vegetation (but not including farm products), wood to be retained as firewood shall be stacked in accordance with subpart (a), above, and all other **cleared brush and vegetative material shall be removed from the site.** This provision shall not apply to trees, brush or other cleared vegetation that is at least five hundred (500) feet from the nearest residence.

RECREATIONAL VEHICLE AND TRAILER PARKING & STORAGE Zoning Code - 5.1

Any travel trailer, camp trailer, camper, folding tent trailer, utility trailer, boat, boat trailer, float and raft, including transportation equipment and off-road vehicles, manufactured motorized home, manufactured motor bus. The off-street parking or storage of any mobile home or recreational equipment in any residential district shall be subject to the following conditions:

1. Except where otherwise permitted in this Ordinance, the off-street parking of a mobile home for periods exceeding twenty-four (24) hours on lands not approved for mobile homes or mobile home parks, shall be expressly prohibited, expect that the Building Official may extend temporary permits allowing the parking of a mobile home in a rear yard on private property, not to exceed a period of two (2) weeks.

All mobile homes owned by residents of the City of Novi and stored only within the confines of the rear yard shall further respect the requirements of Section 2503.1, Accessory Buildings, of this Ordinance, insofar as distances from principal structures, lot lines and easements are concerned. Any such mobile home so parked or stored shall not be connected to sanitary facilities and shall not be occupied.

Recreational equipment and trailers may be temporarily parked or stored anywhere on a residential premises for a period not to exceed seventy-two (72) consecutive hours for the purpose of active loading, unloading, trip preparation, or minor routine maintenance and repair. Removal of the equipment from the premises for a period of greater than twenty-four (24) hours shall commence a new seventy-two (72) hour period. For purposes of enforcement, in addition to parking or storage for a period in excess of seventy-two (72) hours, the presence of the same equipment on the same premises within a seven (7) day period shall be considered a violation of this provision, unless the property owner can establish the removal of the equipment as provided herein.

2. **Any recreational equipment or trailer less than six (6) feet in height above the ground may be stored in any required side or rear yard.** In addition to the general six (6) foot height permitted, minor portions of such equipment not exceeding three (3) square feet in vertical cross section as viewed perpendicular to the adjacent lot line may be permitted to exceed six (6) feet in height.

3. **Recreational equipment or trailers exceeding six (6) feet in height may be stored in any rear yard** or in any non required interior side yard subject to the applicable conditions of this Section regarding Accessory Buildings, with respect to height, yard coverage, and setbacks.

4. Recreational equipment or trailers shall not be parked or stored in such a manner as to create a dangerous or unsafe condition on the property. The ground under and surrounding any parked or stored equipment shall be free of noxious weeds, overgrowth of grass or weeds, litter, excessive dirt, or debris. Broken windows and flat tires are prohibited. All covers or tarps or other material employed to protect such equipment shall be secured and weather proof. Rocks, bricks, or other weighted items shall not be used to secure a weatherproofing cover. No more than one motor home may be stored on any one (1) residential premises.

5. Recreational equipment parked or stored on residential premises shall be kept in good repair and carry current license plate and registration. The requirement of carrying current registration shall be deemed satisfied for equipment issued a six-month registration pursuant to MCL 257.226(11), where such six-month registration is current or was current within the previous six (6) months.

6. At no time shall recreational equipment be used for living or housekeeping purposes, nor may it be connected to water or sanitary sewer facilities.

7. The outdoor storage of recreational equipment on any residential lot or parcel shall be limited to only that equipment owned by, licensed or registered to, the occupant of the residential lot or parcel on which the equipment is stored.

8. In the case of a multiple-family dwelling, a complex of multiple family dwellings, or mobile home parks, the City shall require a screened area, in addition to off-street parking spaces, be provided on the site for the parking and storage of recreational vehicles.

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For more information contact:
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