



CITY OF NOVI CITY COUNCIL AUGUST 11, 2025

SUBJECT: Approval of the Ordinance Review Committee's recommendation to refer Zoning Ordinance Text Amendment 18.306 to the Planning Commission for public hearing and recommendation back to the City Council to modify the B-3, General Business District to reclassify auto washes from Principal Permitted Uses to Special Land Uses in the B-3 District, and to add use standards to be met by new Auto Wash establishments.

SUBMITTING DEPARTMENT: Community Development, Planning

KEY HIGHLIGHTS:

- Over the last few years, there has been an increased interest by the development community seeking approval to build new auto washes in Novi.
- The City Council's Ordinance Review Committee (ORC) met to review possible Zoning Ordinance text amendments related to auto washes, with an interest in allowing greater discretion by the Planning Commission through the Special Land Use process, and subject to a number of use standards that would need to be met by new Auto Wash establishments.
- The ORC made a recommendation that the draft ordinance be forwarded to the City Council for approval to send to the Planning Commission for a public hearing and recommendation back to the City Council.

BACKGROUND INFORMATION:

The City Council's Ordinance Review Committee (ORC) met on April 21, 2025 and on June 23, 2025 to review possible text amendments to auto wash facilities as regulated by the Zoning Ordinance. During the April 21st ORC meeting, the Committee discussed the recent interest in the development of new auto washes. The current ordinance considers auto washes principal permitted uses only in the B-3, General Business District. The Committee asked staff and the City Attorney to work on an ordinance amendment and return to a subsequent ORC meeting.

At the June 23rd meeting, the Committee discussed the attached ORC packet providing the Committee with additional background information regarding trends

and issues surrounding auto washes, a summary of the built and proposed auto wash facilities in the City of Novi, and draft ordinance language for consideration. The Committee discussed the attached map contained in the ORC packet that shows the locations of the existing and proposed auto washes in Novi. The white labels reference

	Name	Location	Parcel size	Type	Status
1	Squeaky Shine	Novi Road	1.56 ac	Automatic tunnel	Opened 2020
2	Pure Wash	Meadowbrook /10 Mile	1.09 ac	Automatic tunnel	Opened 2024
3	Original \$6 Car Wash	Novi Road/Grand River	0.54 ac	Automatic tunnel	Proposed rebranding to El Car Wash in process – existing non-conforming in TC District
4	El Car Wash	Grand River/12 Mile	1.29 ac	Automatic tunnel	Under Construction
5	BP Gas Station	12 Mile/Novi Road	1.37 ac	Small automatic accessory use	Built 1991
6	Mobile Gas Station	Grand River/Haggerty	1.87 ac	Small automatic accessory use	Built 1987
7	Quick Pass	Novi Road/10 Mile	4.8 ac	Automatic tunnel	PC approved PSP
8	Grand/Beck Development	Grand River/Beck Road	3.7 ac	Automatic tunnel	Preliminary Site Plan submitted

EXISTING ORDINANCE STANDARDS

In the City of Novi, Auto Washes are a principal permitted use only in the B-3 General Business District. There are no specific use standards in Section 4.32 except for the requirement that they are completely enclosed in a building. Otherwise, they are expected to comply with the requirements of the B-3 District for building and parking setbacks, and building height (Section 3.1.12).

Section 3.10 contains Required Conditions for the B-1, B-2 and B-3 Districts, and states that overhead/service bay doors shall not face a major thoroughfare nor an abutting residential district. Car washes often must seek a variance from the Zoning Board of

Appeals for this condition because of the long tunnel design typical of car wash buildings with an entrance and exit door make it difficult to avoid having one overhead door facing the road.

Modern car washes often have outdoor vacuum stations as an accessory use, which does require an outdoor component. This should be addressed in any proposed text amendment.

PROPOSED DRAFT ORDINANCE

The text amendment proposed by Staff and the City Attorney's office would change the use from Principal Permitted to the more discretionary Special Land Use in the B-3 District. This would not impact the smaller accessory car washes that are sometimes found at gas stations. The specific use standards in Section 4.32 would include:

1. Minimum lot size – 1 acre (*ALTERNATIVE- could consider 2 acre minimum*). At the June 23, 2025 Ordinance Review Committee meeting, it was recommended that the **2-acre minimum lot size be included in a revised text amendment**. The draft ordinance has been modified to address this concern.
2. 40-foot minimum front yard setback
3. Minimum 100-foot setback from residential properties (includes building, vacuums, vehicle stacking)
4. Outdoor vacuum stations shall not be in front yard, with noise controlled by sound barriers to meet noise performance standards (Section 5.14)
5. Overhead doors shall not face residential-zoned properties, or must be screened by another building or wall.
6. Vehicle stacking spaces shall be outside the public right-of-way and meet the drive-through requirements of Section 5.3.11
7. By-pass lane (10-feet) required
8. The Committee recommended that the ordinance amendment include the provision that, due to the unique nature of auto wash buildings, that the ordinance provide that **a vacant or abandoned auto wash building be demolished within a reasonable time if there is no indication that the building will be reused for this purpose**. The draft ordinance has been modified to address this concern.
9. The Committee recommended that the ordinance address non-conforming existing and proposed auto washes, **indicating that any new auto wash proposal that is through the final site plan phase should be considered grandfathered-in, or allowed an exemption from the proposed ordinance standards**. Alternatively, those uses that have not received Final Site Plan approval may need to return to the Planning Commission prior to Final Site Plan approval being granted.

The draft ordinance language may be modified as the Planning Commission and City Council complete their reviews and approvals.

NON-CONFORMITIES CREATED

If the proposed text amendment is adopted as proposed, some of the existing car washes will become non-conforming with the new standards. Only one is on a parcel less than 1 acre – however this is the existing non-conforming car wash in the Town Center District, so a new non-conformity is not created.

	Name	Location	Parcel size Conformance	Setback Conformance	Other Conformance
1	Squeaky Shine	Novi Road	Yes	Yes	Across Novi Road from residential, but greater than 100 feet
2	Pure Wash	Meadowbrook/10 Mile	Yes	Yes	
3	Original \$6 Car Wash	Novi Road/Grand River	No	Yes	Non-conforming in TC District
4	El Car Wash	Grand River/12 Mile	Yes	Yes	
5	Quick Pass	Novi Road/10 Mile	Yes	Yes	
6	Grand/Beck Development	Grand River/Beck Road	Yes	Yes	

RECOMMENDED ACTION: Approval of the Ordinance Review Committee's recommendation to refer Zoning Ordinance Text Amendment 18.306 to the Planning Commission for public hearing and recommendation back to the City Council to modify the B-3, General Business District to reclassify auto washes from Principal Permitted Uses to Special Land Uses in the B-3 District, and to add use standards to be met by new Auto Wash establishments.

DRAFT ORDINANCE LANGUAGE

STATE OF MICHIGAN

COUNTY OF OAKLAND

CITY OF NOVI

ORDINANCE NO. 18.306

AN ORDINANCE TO AMEND THE CITY OF NOVI CODE OF ORDINANCES, ORDINANCE 14-271, ZONING ORDINANCE, AT THE FOLLOWING LOCATIONS: ARTICLE 3, SECTION 3.1.12 "B-3 GENERAL BUSINESS DISTRICT"; AND ARTICLE 4, SECTION 4.32 "AUTO WASHES"; IN ORDER TO RECLASSIFY AUTO WASHES FROM PRINCIPAL PERMITTED USES TO SPECIAL LAND USES IN THE B-3 DISTRICT, AND TO ADD USE STANDARDS TO BE MET BY NEW AUTO WASH ESTABLISHMENTS; AND ARTICLE 5, "SITE STANDARDS," SECTION 5.3, "OFF-STREET STACKING SPACE, LAYOUT STANDARDS, CONSTRUCTION AND MAINTENCE," TO ADDRESS BYPASS LANE WIDTH.

THE CITY OF NOVI ORDAINS:

Part I.

That the City of Novi Zoning Ordinance, as amended, Article 3, Zoning Districts, Section 3.1.12, "B-3 General Business District," is hereby amended to read as follows:

Section 3.1.12 B-3 General Business District

A. [unchanged]

B. Principal Permitted Uses

- i. Retail businesses use ☐
- ii. Retail business service uses ☐
- iii. Dry cleaning establishments, or pick-up stations, dealing directly with the consumer §4.24
- iv.- Business establishments which perform services on the premises
- v. Professional services ☐
- vi. Retail business or retail business service establishments §4.27
- vii. Professional and medical offices, including laboratories
- viii. Fueling station ☐ §4.29
- ix. Sale of produce and seasonal plant materials outdoors §4.30
- ~~x. Auto wash §4.32~~
- xi. Bus passenger stations
- xii. New and used car salesroom, showroom, or office
- xiii. Other uses similar to the above uses
- ~~xiiii.~~ ~~iv.~~ Tattoo parlors ☐
- xiv. Publicly owned and operated parks, parkways and outdoor recreational facilities
- xv. Accessory structures and uses ☐ §4.19 customarily incident to the above permitted uses
- xvi. Public or private health and fitness facilities and clubs §4.34
- xvii. Microbreweries ☐ §4.35
- ~~xviii.~~ ~~x.~~ Brewpubs ☐ §4.35
- xix. Day care centers, and adult day care centers §4.12.2

C. Special Land Uses

- i. Outdoor space for exclusive sale of new or used automobiles, campers, recreation vehicles, mobile homes□, or rental of trailers or automobiles §4.36
- ii. Motel□ §4.28
- iii. Business in the character of a drive-in or open front store §4.37
- iv. Veterinary hospitals□ or clinics□ §4.31
- v. Plant materials nursery□ §4.6
- vi. Public or private indoor and private outdoor recreational facilities §4.38
- vii. Mini-lube or oil change establishments□ §4.39
- viii. Sale of produce and seasonal plant materials outdoors §4.30
- ix. Restaurant in the character of a fast food carryout□, drive-in□, fast food drive through, □ or fast food sit-down□ §4.40
- x. Auto Wash §4.32

D. [unchanged]

Part II.

That the City of Novi Zoning Ordinance, as amended, Article 4, "Use Standards," Section 4.32, "Auto Washes," is hereby amended to read as follows:

Section 4.32 Auto Washes

In the B-3 District, Auto Wash is a Special Land Use and subject to the following standards:
~~permitted use when completely enclosed in a building.~~

- 1. A minimum lot size of 2 acres;
- 2. All buildings shall have a front yard setback of not less than 40 feet;
- 3. All buildings, vehicular stacking space, vacuuming, or other outside use area except parking, shall be located no closer than one-hundred (100) feet from a residentially-zoned and/or -used property unless such property is separated from the Auto Wash by a major thoroughfare or railroad right-of-way;
- 4. All washing facilities shall be within a completely enclosed building;
- 5. Vacuuming and drying areas may be located outside the building but shall not be in the required front yard, and shall not be closer than one-hundred (100) feet from any residential district. Noise from vacuuming or blow-drying equipment shall be controlled by appropriate enclosures or sound barrier walls. All noise from such equipment shall comply with the city's noise performance standards of Section 5.14.
- 6. All vehicle stacking shall be provided space outside of any public right-of-way, and shall meet the requirements of drive-throughs as applicable in Section 5.3.11;
- 7. One 10-foot bypass lane shall be provided as a means of exiting the wash queue without having to enter the auto wash building;
- 8. Ingress and egress points shall be located at least one-hundred (100) feet from the intersection of any two streets;
- 9. All buildings shall be oriented such that bay doors and/or open bays face away from residentially-zoned and/or -used property unless screened from such property by a building or wall.
- 10. An existing auto wash that becomes vacant or abandoned shall be demolished within 2 years of such vacancy or abandonment.
- 11. Any auto wash proposed and approved by the Planning Commission prior to the formal adoption of this ordinance shall be considered a permitted use under the adopted ordinance standards at that time.

Part III.

That the City of Novi Zoning Ordinance, as amended, Article 5, "Site Standards," Section 5.3, "Off-Street Stacking Space, Layout Standards, Construction and Maintenance," is hereby amended to read as follows:

1-10. [unchanged]

11. Any lane, route, or path in which vehicles are directed expressly for the purposes of receiving or dispensing persons, goods, or services without the driver leaving the vehicle (hereinafter referred to as a drive-through lane) shall comply with the following requirements:

A-C. [unchanged]

D. Drive-through facilities shall provide one bypass lane to allow unobstructed travel for vehicles to pass those waiting to be served. Such bypass lane shall be a minimum of ~~eighteen (18)~~ ten (10) feet in width, unless otherwise determined by the Fire Marshal.

E-I. [unchanged]

12-13. [unchanged]

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 _____, 2025.

JUSTIN P. FISCHER, MAYOR

CORTNEY HANSON, CITY CLERK

Ayes:
Nays:
Abstentions:
Absent:

**ORDINANCE REVIEW COMMITTEE
DRAFT MINUTES**

DRAFT MINUTES
ORDINANCE REVIEW COMMITTEE
June 23, 2025 | 6:00 p.m.

Mayor Fischer called the meeting to order at 5:37 P.M.

ROLL CALL: Mayor Fischer, Mayor Pro Tem Casey, Council Member Staudt

ALSO PRESENT: Victor Cardenas, City Manager
Thomas Schultz, City Attorney
Cortney Hanson, City Clerk
Charles Boulard, Director of Community Development
Barb McBeth, City Planner

APPROVAL OF AGENDA:

ORCM 25-06-08 Moved by Staudt, seconded by Fischer; CARRIED UNANIMOUSLY:

To approve the agenda as presented.

AUDIENCE COMMENT: None

MATTERS FOR DISCUSSION:

1. Approval of minutes from May 5, 2025:

ORCM 25-06-09 Moved by Staudt, seconded by Fischer; CARRIED UNANIMOUSLY:

To approve the Ordinance Review Committee meeting minutes from May 5, 2025.

2. Review permitted uses under the B-3 Zoning Classification.

Ms. McBeth explained the content of the memo provided by the Planning Department outlining the background, existing ordinance standards, comparisons to neighboring jurisdictions, and proposed amendments to the ordinance. Mayor Fischer asked about other zoning districts besides B-3, like Light Industrial, that may be a better fit for car washes since B-3 districts seem to be along major thoroughfares. Staff explained the Light Industrial properties offered a lot more acreage in available land. Mayor Fischer asked with the proposed changes, would they affect existing or pending car washes. Ms. McBeth stated only one is currently non-conforming and has been for a while. There are two that are proposed, one of which would not meet the proposed setback. Mayor Fischer asked if it would be possible to grandfather those that are proposed and through the final site plan phase. City Attorney Schultz said there would be a way to find an exemption.

Mayor Pro Tem Casey stated she would prefer a minimum parcel size of 2 acres and that a business would have to tear the building down if they were to close.

ORCM 25-06-10 Moved by Casey, seconded by Staudt; CARRIED UNANIMOUSLY:

To recommend Ordinance Amendment 18.306 to City Council for consideration.

3. Discussion on amendments to Chapter 24, Article II related to Outdoor Gatherings.

Director Boulard explained the Outdoor Gathering Application process and the challenges staff face in ensuring the events meet the expected public safety standards. The proposed changes to the ordinance include eliminating sections that have never been enforced and sections that are not pertinent. The date to submit an application for an outdoor assembly was modified from 10 days in advance of the event to 14 days in advance.

ORCM 25-06-11 Moved by Casey, seconded by Staudt; CARRIED UNANIMOUSLY:

To recommend the proposed amendments to Chapter 24, Article II related to Outdoor Gatherings.

The meeting was adjourned at 6:22 p.m.

Recorded by: Cortney Hanson, City Clerk

**ORDINANCE REVIEW COMMITTEE
PACKET EXCERPT**

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
FROM: LINDSAY BELL, AICP, SENIOR PLANNER
SUBJECT: CAR WASHES
DATE: JUNE 18, 2025

BACKGROUND

In recent years, the City has received many inquiries to develop car wash facilities. The proliferation of this use is a nation-wide trend. According to an NPR interview, in 1996 about half of all car washes were done at home, while today about 80% are done at a commercial facility. In addition, the car wash model is very attractive to investors because the low labor requirements and convenient membership models bring in big annual returns.

Revenues from car washes are up 28% since the pandemic, and utilize a similar structure to a gym membership: once subscribed, customers are more likely to use a service even if they don't need it, or to stay subscribed even when not using it frequently. Today there are over 60,000 locations across the U.S., with a 5% annual growth rate. Some forecasts predict that the number of car washes in the U.S. will double by 2030.

The risk of continuing the trend to build more car washes is oversaturation of the market, with the revenue of existing car washes decreasing with each new one that opens as they compete for customers. Due to the specific design of a car wash building, if the business is not able to survive the competition, it could be difficult to repurpose the structure for another use. There is also the opportunity cost of having more developments that do not provide many jobs instead of businesses that employ more people per square foot.

Staff prepared the **attached map** that shows the locations of the existing and proposed car washes in Novi. The white labels reference existing car washes, while the green labels note existing smaller car washes that are accessory to a gas station. The two yellow labels represent new car washes that have been submitted for site plan review – both are on properties zoned B-3, so the use is principal permitted, or permitted as of right (*without* the discretion for approval that a Special Land Use would allow).

	Name	Location	Parcel size	Type	Status
1	Squeaky Shine	Novi Road	1.56 ac	Automatic tunnel	Opened 2020
2	Pure Wash	Meadowbrook/10 Mile	1.09 ac	Automatic tunnel	Opened 2024
3	Original \$6 Car Wash	Novi Road/Grand River	0.54 ac	Automatic tunnel	Proposed rebranding to El Car Wash in process –

					existing non-conforming in TC District
4	El Car Wash	Grand River/12 Mile	1.29 ac	Automatic tunnel	Under Construction
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6	Mobile Gas Station	Grand River/Haggerty	1.87 ac	Small automatic, accessory use	Built 1987
7	Quick Pass	Novi Road/10 Mile	4.8 ac	Automatic tunnel	PC approved PSP
8	Grand/Beck Development	Grand River/Beck Road	3.7 ac	Automatic tunnel	Preliminary Site Plan submitted

EXISTING ORDINANCE STANDARDS

In the City of Novi, Auto Washes are a principal permitted use only in the B-3 General Business District. There are no specific use standards in Section 4.32 except for the requirement that they are completely enclosed in a building. Otherwise, they are expected to comply with the requirements of the B-3 District for building and parking setbacks, and building height (Section 3.1.12).

Section 3.10 contains Required Conditions for the B-1, B-2 and B-3 Districts, and states that overhead/service bay doors shall not face a major thoroughfare nor an abutting residential district. Car washes often have to seek a variance from the Zoning Board of Appeals for this condition because of the long tunnel design typical of car wash buildings with an entrance and exit door make it difficult to avoid having one overhead door facing the road.

Modern car washes often have outdoor vacuum stations as an accessory use, which does require an outdoor component. This should be addressed in any proposed text amendment.

COMPARISON WITH OTHER JURISDICTIONS

Farmington Hills recently amended its Zoning Ordinance to state that in the B-3 District, vehicle washes are only permitted on properties that had a legally conforming vehicle wash as of the date of their ordinance amendment. They also have specific use standards to be met – see attachment.

Farmington – Automobile washes are a Special Land Use in the C-3 (Commercial) District.

Plymouth – Automobile car washes are permitted as a Special Land Use in the B-3 and ARC (Ann Arbor Road Corridor) Districts, subject to several use standards (see attachment).

Wixom – car washes are a Special Land Use in their B-3 District, and a permitted use in the FS District. There are a few use standards that must be met. See attachment.

Bloomfield Township – Completely enclosed “auto laundries” are a permitted use in their B-3 and Light Manufacturing districts, with no use standards.

ORDINANCE REVIEW COMMITTEE INPUT

The ORC discussed a potential car wash text amendment at their April 21, 2025 meeting. The committee supported moving the use from principle permitted to special land use and adding use conditions. The Committee also mentioned exploring removing car washes from the B-3, General Business district and placing them in another district.

Staff considered the possibility of removing the use from the B-3 district. However, the B-3 District is intended to accommodate the more intense commercial uses in the City. The less intense B-1 or B-2 Districts would not be appropriate. Similarly, we would not want to put this auto-oriented use in any of the mixed-use districts that are envisioned to be more pedestrian-oriented.

The industrial districts were also considered as options, however there are many more I-1, Light Industrial zoned parcels in the City compared to B-3, so we believe allowing them in I-1 could lead to more car wash applications rather than discouraging them. There are 358 parcels in Novi zoned I-1, with a total area of approximately 1,162 acres.

There are 68 properties zoned B-3 in Novi, comprising a total of about 163 acres. Fifty of the B-3 zoned properties are 1 acre or larger. The committee could consider whether a larger minimum lot size would be more appropriate for car washes. There are about 30 properties zoned B-3 that are 2 acres or larger. The Committee could further restrict car washes by requiring a minimum parcel size of 2 acres.

See attached map for areas of I-1 and B-3 parcels.

PROPOSED ORDINANCE

The text amendment proposed by Staff would change the use from Principal Permitted to the more discretionary Special Land Use in the B-3 District. This would not impact the smaller accessory car washes that are sometimes found at gas stations. The specific use standards in Section 4.32 would include:

1. Minimum lot size – 1 acre (*ALTERNATIVE- could consider 2 acre minimum*)
2. 40-foot minimum front yard setback
3. Minimum 100-foot setback from residential properties (includes building, vacuums, vehicle stacking)
4. Outdoor vacuum stations shall not be in front yard, with noise controlled by sound barriers to meet noise performance standards (Section 5.14)
5. Overhead doors shall not face residential-zoned properties, or must be screened by another building or wall.
6. Vehicle stacking spaces shall be outside the public right-of-way and meet the drive-through requirements of Section 5.3.11
7. By-pass lane (10-feet) required

NON-CONFORMITIES CREATED

If the proposed text amendment is adopted as proposed, some of the existing car washes will become non-conforming with the new standards. Only one is on a parcel less than 1 acre – however this is the existing non-conforming car wash in the Town Center District, so a new non-conformity is not created.

	Name	Location	Parcel size Conformance	Setback Conformance	Other Conformance
1	Squeaky Shine	Novi Road	Yes	Yes	Across Novi Road from residential, but greater than 100 feet
2	Pure Wash	Meadowbrook/10 Mile	Yes	Yes	
3	Original \$6 Car Wash	Novi Road/Grand River	No	Yes	Non-conforming in TC District
4	El Car Wash	Grand River/12 Mile	Yes	Yes	
5	Quick Pass	Novi Road/10 Mile	Yes	No (30 ft proposed)	
6	Grand/Beck Development	Grand River/Beck Road	Yes	Yes	

STATE OF MICHIGAN

COUNTY OF OAKLAND

CITY OF NOVI

ORDINANCE NO. 18.306

AN ORDINANCE TO AMEND THE CITY OF NOVI CODE OF ORDINANCES, ORDINANCE 14-271, THE CITY OF NOVI ZONING ORDINANCE, AT THE FOLLOWING LOCATIONS: ARTICLE 3, SECTION 3.1.12 "B-3 GENERAL BUSINESS DISTRICT"; AND ARTICLE 4, SECTION 4.32 "AUTO WASHES"; IN ORDER TO RECLASSIFY AUTO WASHES FROM PRINCIPAL PERMITTED USES TO SPECIAL LAND USES IN THE B-3 DISTRICT, AND TO ADD USE STANDARDS TO BE MET BY NEW AUTO WASH ESTABLISHMENTS.

THE CITY OF NOVI ORDAINS:

Part I.

That the City of Novi Zoning Ordinance, as amended, Article 3, Zoning Districts, Section 3.1.12, "B-3 General Business District," is hereby amended to read as follows:

Section 3.1.12 B-3 General Business District

A. [unchanged]

B. Principal Permitted Uses

- i. Retail businesses use ☐
- ii. Retail business service uses ☐
- iii. Dry cleaning establishments, or pick-up stations, dealing directly with the consumer §4.24
- iv.- Business establishments which perform services on the premises
- v. Professional services ☐
- vi. Retail business or retail business service establishments §4.27
- vii. Professional and medical offices, including laboratories
- viii. Fueling station ☐ §4.29
- ix. Sale of produce and seasonal plant materials outdoors §4.30
- ~~x. Auto wash §4.32~~
- xi. Bus passenger stations
- xii. New and used car salesroom, showroom, or office
- xiii. Other uses similar to the above uses
- ~~xiii.~~ ~~xiv.~~ Tattoo parlors ☐
- xiv. Publicly owned and operated parks, parkways and outdoor recreational facilities
- xvi. Accessory structures and uses ☐ §4.19 customarily incident to the above permitted uses
- xvii. Public or private health and fitness facilities and clubs §4.34
- xviii. Microbreweries ☐ §4.35
- ~~xiii.~~ ~~x.~~ Brewpubs ☐ §4.35
- ~~xix.~~ Day care centers, and adult day care centers §4.12.2

C. Special Land Uses

- i. Outdoor space for exclusive sale of new or used automobiles, campers, recreation vehicles, mobile homes ☐, or rental of trailers or automobiles §4.36

- ii. Motel § 4.28
- iii. Business in the character of a drive-in or open front store § 4.37
- iv. Veterinary hospitals or clinics § 4.31
- v. Plant materials nursery § 4.6
- vi. Public or private indoor and private outdoor recreational facilities § 4.38
- vii. Mini-lube or oil change establishments § 4.39
- viii. Sale of produce and seasonal plant materials outdoors § 4.30
- ix. Restaurant in the character of a fast food carryout, drive-in, fast food drive through, or fast food sit-down § 4.40
- x. Auto Wash § 4.32

D. [unchanged]

Part II.

That the City of Novi Zoning Ordinance, as amended, Article 4, "Use Standards," Section 4.32, "Auto Washes," is hereby amended to read as follows:

Section 4.32 Auto Washes

In the B-3 District, Auto Wash is a Special Land Use and subject to the following standards: permitted use when completely enclosed in a building.

1. A minimum lot size of 1 acre;
2. All buildings shall have a front yard setback of not less than 40 feet;
3. All buildings, vehicular stacking space, vacuuming, or other outside use area except parking, shall be located no closer than one-hundred (100) feet from a residentially-zoned and/or -used property unless such property is separated from the Auto Wash by a major thoroughfare or railroad right-of-way;
4. All washing facilities shall be within a completely enclosed building;
5. Vacuuming and drying areas may be located outside the building but shall not be in the required front yard, and shall not be closer than one-hundred (100) feet from any residential district. Noise from vacuuming or blow-drying equipment shall be controlled by appropriate enclosures or sound barrier walls. All noise from such equipment shall comply with the city's noise performance standards of Section 5.14.
6. All vehicle stacking shall be provided space outside of any public right-of-way, and shall meet the requirements of drive-throughs as applicable in Section 5.3.11;
7. One 10-foot bypass lane shall be provided as a means of exiting the wash queue without having to enter the auto wash building;
8. Ingress and egress points shall be located at least one-hundred (100) feet from the intersection of any two streets;
9. All buildings shall be oriented such that bay doors and/or open bays face away from residentially-zoned and/or -used property unless screened from such property by a building or wall.

Part III.

That the City of Novi Zoning Ordinance, as amended, Article 5, "Site Standards," Section 5.3, "Off-Street Stacking Space, Layout Standards, Construction and Maintenance," is hereby amended to read as follows:

1-10. [unchanged]

11. Any lane, route, or path in which vehicles are directed expressly for the purposes of receiving or dispensing persons, goods, or services without the driver leaving the vehicle (hereinafter referred to as a drive-through lane) shall comply with the following requirements:

A-C. [unchanged]

D. Drive-through facilities shall provide one bypass lane to allow unobstructed travel for vehicles to pass those waiting to be served. Such bypass lane shall be a minimum of ~~ten (10) eighteen~~ ~~(+18)~~ feet in width, unless otherwise determined by the Fire Marshal.

E-I. [unchanged]

12-13. [unchanged]

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.

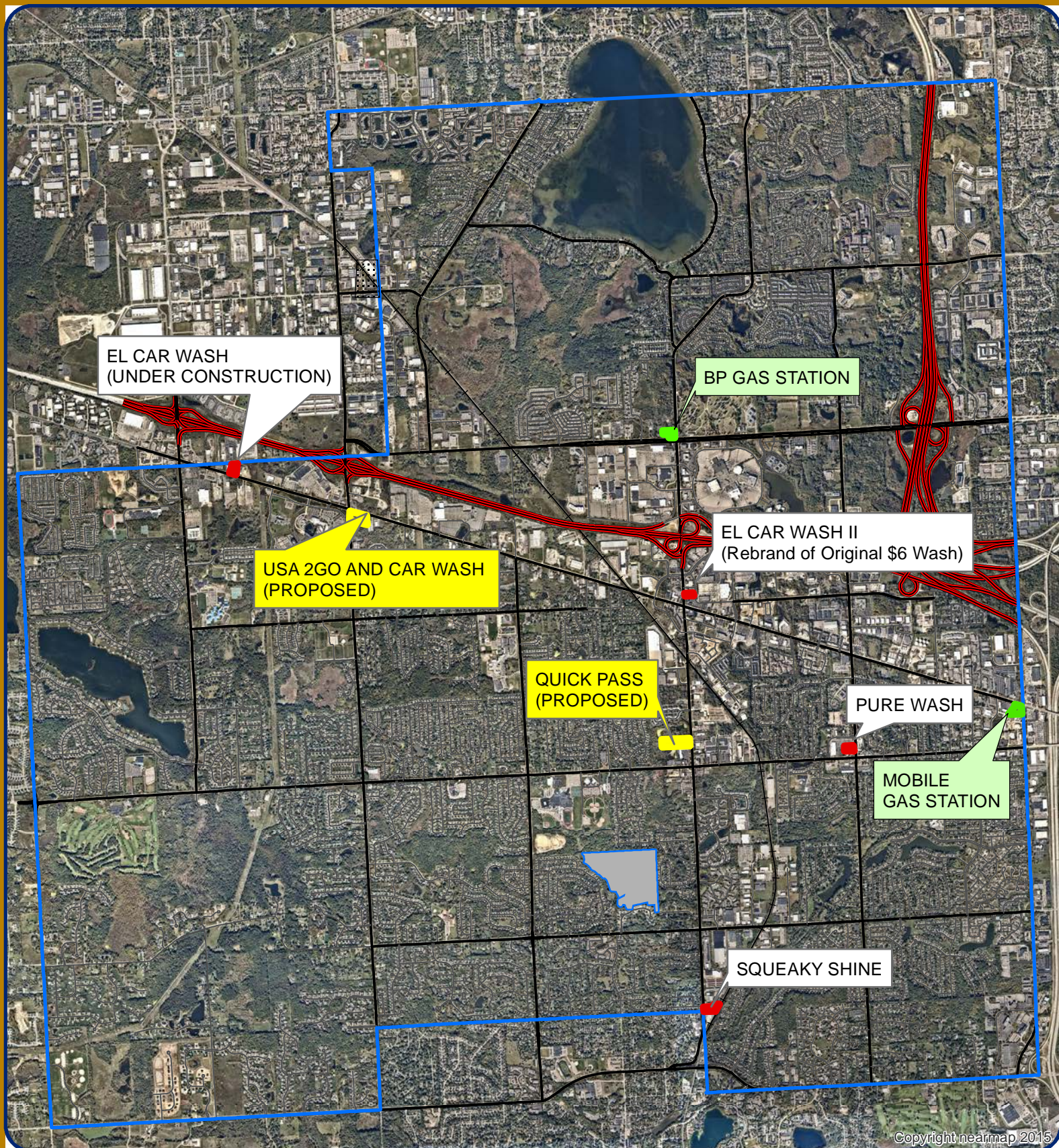
MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ON THE ____ DAY OF _____, 2025.

JUSTIN P. FISCHER, MAYOR

CORTNEY HANSON, CITY CLERK

Car Washes

EXISTING AND PROPOSED



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City of Novi
Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Lindsay Bell
Date: 4-10-25
Project: Car Wash Survey
Version #: 1



0 900 1,800 3,600 5,400 Feet

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.



1 – Squeaky Shine, Novi Road



2 – Pure Wash, Meadowbrook Road & 10 Mile



**3 – Original \$6 Car Wash, Novi Road
(Proposed rebranding to El Car Wash)**



**4 – El Car Wash, Grand River Ave & 12 Mile
(Under Construction)**



5 – BP Gas Station with accessory car wash, 12 Mile and Novi Road



6 – Mobile Gas Station with accessory car wash, Grand River & Haggerty



303 VACUUMS RENDERING
A300 SCALE: NO SCALE



302 NORTHWEST RENDERING
A300 SCALE: NO SCALE

7 – Proposed Quick Pass, Novi Road & 10 Mile



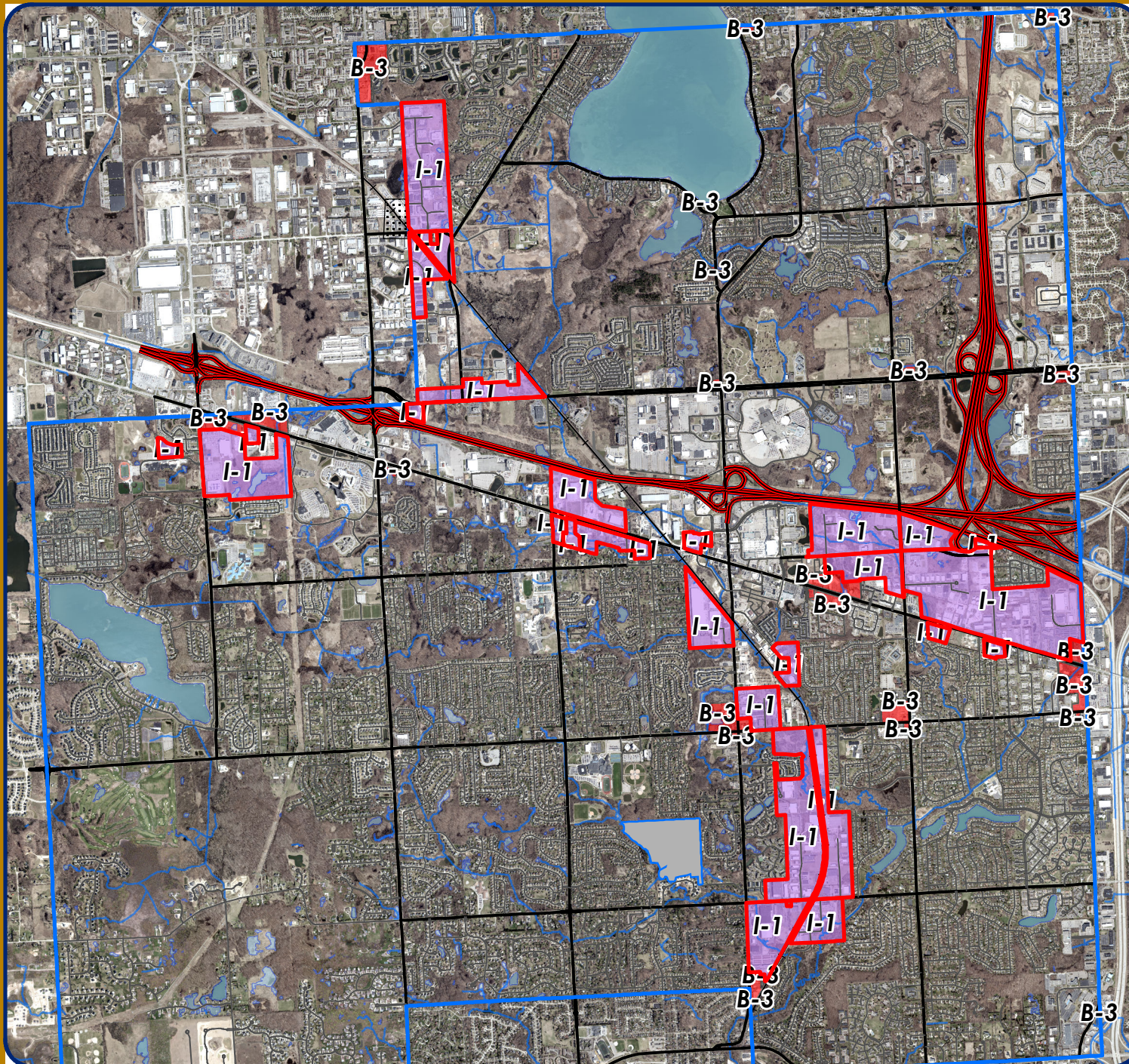
301 SOUTHEAST RENDERING
A300 SCALE: NO SCALE



7 – Proposed Car Wash with Grand Beck Development, Grand River & Beck Road

TEXT AMENDMENT 18.306

B-3 AND I-1 DISTRICTS



Legend

- B-3: General Business District
- I-1: Light Industrial District



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Lindsay Bell
Date: 6/18/25
Project: TEXT AMENDMENT 18.306
Version #: 1

0 950 1,900 3,800 5,700 Feet
1 inch = 4,453 feet



MAP INTERPRETATION NOTICE

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43-4.39 COMMERCIALLY USED OUTDOOR RECREATIONAL SPACE FOR CHILDREN'S AMUSEMENT PARKS, CARNIVALS, MINIATURE GOLF COURSES, TENNIS COURTS

1. Children's amusement parks must be fenced on all sides with a four-foot wall or fence.
2. Carnivals may be allowed on a temporary use permit for periods not to exceed two (2) weeks, subject to renewal by the board of appeals.
3. The recreation space shall have a minimum setback of one hundred (100) feet from an RA district unless the district is separated from the use by a major or secondary thoroughfare.

34-4.40 VEHICLE WASH

1. Within all zoning districts within which the use is permitted:
 - A. The minimum lot area for vehicle washes shall be fifteen-thousand (15,000) square feet;
 - B. All buildings, vehicular stacking space, vacuuming or other outside use area, except employee parking, shall be located no closer than one-hundred (100) feet from a residentially-zoned and/or -used property unless such property is separated from the vehicle wash use by a major or secondary thoroughfare;
 - C. Vehicular access drives shall be located no closer than two-hundred (200) feet from the intersection of any two (2) streets;
 - D. One traffic lane shall be provided as means of exiting the vehicle wash queue without having to enter the vehicle wash building;
 - E. All buildings shall be oriented such that bay doors and/or open bays face away from any public roads and/or residentially-zoned and/or -used property unless screened from such roads and/or property by a building;
 - F. Vacuuming and/or drying areas may be located outside the building but only within a rear yard;
 - G. All vehicles required to wait for access to the vehicle wash shall be provided space outside of any public right-of-way; and
 - H. All washing facilities shall be within a completely enclosed building.

2. Within the B-3 district, vehicle washes shall be permitted only on a zoning lot that is being actively used and occupied as a lawfully-conforming vehicle wash on the effective date of the ordinance adding this Subsection 34-4.40.2.

Δ Ord. No. C-9-2024

34-4.41 MORTUARY ESTABLISHMENTS

Mortuary establishments are permitted provided that such use is located so that processional traffic will not interfere with traffic on the marginal access drive.

34-4.42 COMMUNITY CABLE TELEVISION OPERATIONS

1. Community cable television operations which include necessary head end equipment, studios and business offices that have been awarded a franchise by the city to supply public cable television services throughout the entire city shall be permitted.

34-4.43 INDUSTRIAL USES

When conducted wholly within a completely enclosed building the following industrial uses are permitted:

1. The manufacture, compounding, processing, assembling, packaging or treatment of such products as bakery goods, candy, cosmetics, toiletries, food products, hardware, cutlery and tool, die, gauge and machinery shops.
2. The manufacture, compounding, processing, assembling or treatment of articles or merchandise from the following previously prepared materials: Bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, sheet metal (excluding large stamping such as automobile fenders or bodies), shell, textiles, tobacco, wax, wire, wood (excluding saw and planing mills) and yards.
3. The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay and kilns fired only by electricity or gas.



Sec. 78-291. - Automobile car wash.

Automobile car wash subject to the following:

- (1) All buildings shall have a front yard setback of not less than 40 feet.
- (2) All washing facilities shall be within a completely enclosed building.
- (3) Vacuuming and drying areas may be located outside the building but shall not be in the required front yard and shall not be closer than 100 feet from any residential district. Noise from vacuuming or blow drying equipment shall be controlled by appropriate enclosures or sound barrier walls. All noise from such equipment shall comply with the city's noise ordinance.
- (4) All cars required to wait for access to the facilities shall be provided space off the street right-of-way and parking shall be provided in accordance with sections 78-271 and 78-272.
- (5) Ingress and egress points shall be located at least 60 feet from the intersection of any two streets.
- (6) All off-street parking and waiting areas shall be paved with concrete and dust free.
- (7) All lighting shall be shielded and directed away from adjacent residential districts.
- (8) A four-foot, six-inch completely obscuring wall shall be provided where abutting to a residential district.

(Ord. of 10-6-03)

18.06.040 - Standards applicable to specific uses.

Uses allowed in the commercial districts shall be subject to meeting the following specific requirements applicable to that use:

- A. Drive-Through. Drive-through business shall be subject to the following:
 - 1. The drive-through facility must be attached to the structure.
 - 2. The drive-through lane shall be a minimum of ten feet wide. Clear identification and delineation between the drive-through facility and the parking lot shall be provided.
 - 3. Each drive-through facility shall provide a bypass lane to allow other vehicles to pass those waiting to be served.
 - 4. There shall be a minimum of five stacking spaces, except drive-through restaurants shall provide a minimum of ten stacking spaces. Stacking spaces shall not include the space at the service window.
 - 5. The drive-through facility shall be located on the side or rear elevation of the building to minimize visibility from a public or private roadway. The drive-through window and menu board speaker shall not face an adjacent residential district.
- B. Outdoor Display and Sales. Outdoor display and sales uses shall be subject to the following:
 - 1. The outdoor display and sales shall be accessory to a principal permitted retail use with a building on the site.
 - 2. All outdoor storage areas shall be paved with a permanent, durable and dustless surface and shall be graded and drained to dispose of stormwater without negatively impacting adjacent property. The planning commission may approve a gravel surface for all or part of the display or storage area for low intensity activities, such as landscaping sales, upon a finding that neighboring properties and the environment will not be negatively impacted.
 - 3. No outdoor storage shall be permitted in any required yard (setback) of buildings for the district in which the commercial outdoor display, sales or storage use is located.
 - 4. The planning commission may require additional landscaping, screening or ornamental fencing where necessary to screen views from the street or an adjacent residential area.
 - 5. Any stockpiles of soils, fertilizer or similar loosely packaged materials shall be sufficiently covered or contained to prevent dust or blowing of materials.
- C. Funeral Homes. Funeral homes and mortuary establishments shall be subject to the following:
 - 1. Adequate off-street assembly area shall be provided for vehicles to be used in funeral processions. The assembly area shall be provided in addition to any required off-street parking area.

2. A caretaker's residence may be provided within the building of mortuary establishments.
- D. Engine and Equipment Repair. Small engine and equipment repair for lawn mowers, snow blowers and other home maintenance equipment shall be subject to the following:
1. Outdoor storage of parts or materials shall not be permitted.
 2. Areas for off-street parking required for customer use shall not be utilized for the storage of equipment awaiting repair.
 3. All vehicle or equipment servicing and repair shall be conducted within a building.
 4. Suitable containers shall be provided and utilized for the disposal of used parts and such containers shall be screened from public view.
 5. This use shall not involve the repair of motor vehicles, which is regulated separately.
- E. Day Care Centers. Day care centers for children shall be subject to the following:
1. The facility shall have received a state license to operate prior to seeking a special use permit under this title. A copy of the license must be filed with the building department as a condition of special land use approval.
 2. Not less than four hundred square feet of outdoor play area per child, (as authorized by the license issued to the applicant by the state of Michigan Department of Human Services,) shall be provided on the site.
 3. Screening and fencing of the outdoor play area shall be provided as required by the planning commission.
 4. Parking shall be provided to allow for direct drop-off and pick-up of children without requiring children to cross streets or block traffic flow on the street.
- F. Tattoo Parlors. Tattoo parlors shall be subject to the following:
1. The site shall not be within three hundred feet of a residential district;
 2. The use shall not operate after ten p.m.
- G. Automobile Washes. Automobile washes shall be subject to the following:
1. All buildings shall have a front yard setback of not less than fifty feet;
 2. All washing facilities shall be within a building;
 3. Vacuuming and drying areas may be located outside the building but shall not be in the required front yard and shall not be closer than twenty feet from any residential district;
 4. All cars required to wait for access to the facilities shall be provided stacking space that is off the street right-of-way and does not conflict with required parking meeting the requirements of Chapter 18.15, Off-Street Parking, Loading, Access and Circulation Requirements.
- H. Gasoline Service Stations. Gasoline service stations shall be subject to the following: