

City of Novi Clearzoning Ordinance

		Current Ordinance			ClearZoning Ordinance			
Existing Ordinance	Section	Title	Page	Article Tab	Section	Page	Comments	
Article 1		Short Title	4	—	—	—		
	100	Short Title	4	1	1.1	1-3		
Article 2		Construction of Language and Definitions, Zoning Districts and Map	5	—	—	—	Found in multiple Articles and Sections	
	200	Construction of Language	5	2	2.1	2-4		
	201	Definitions: A-Z	6	2	2.2	2-4		
		Fueling Stations	13	4	4.29.2	4-17		
		Home occupation standards	16	4	4.4	4-4		
		Housing for the Elderly	17	4	4.20	4-14		
	202	Districts Established	29	3	3.1	3-3		
	203	District Boundaries	30	3	3.2	3-63		
	204	District Boundaries Interpreted	30	3	3.3	3-63		
	205	Zoning of Annexed Areas	31	3	3.4	3-63		
	206	Zoning of Vacated Areas	31	3	3.5	3-63		
207	District Requirements	31	—	—	—	Text no longer required		
Article 3		RA Residential Acreage District	32	—	—	—	Found in multiple Articles and Sections	
	300	Intent	32	3	3.1.1.A	3-4		
	301	Principal Uses Permitted	32	3	3.1.1.B	3-4	Intro text no longer required	
		301.2 Farms and greenhouses conditions	32	4	4.1	4-4		
		301.4 Cemeteries conditions	32	4	4.2.1	4-4		
		301.5 School conditions	32	4	4.3.1	4-4		
		301.6 Home occupations conditions	32	4	4.4	4-4		
		301.8 Family day care home conditions	32	4	4.5	4-4		
	302	Principal Uses Permitted Subject to Special Conditions	32	3	3.1.1.C	3-4	Renamed Special Land Uses	
		Intro text	32	—	—	—	Text no longer required - covered under Selected References	
		302.1 Raising of nursery plant material conditions	32	4	4.6	4-4		
		302.2 Dairy conditions	33	4	4.7	4-5		
		302.3 Keeping of livestock	33	4	4.8	4-5	Renamed Keeping and Raising of Large Animals	
		302.5 Historic buildings in residential districts conditions	33	4	4.9	4-5		
		302.6 Bed and breakfast conditions	34	4	4.18	4-10		
	303	Required Conditions	34	—	—	—	Found in multiple Articles and Sections	
		303.1-3 Single-Family Detached...	34	3	3.7	369	Renamed RA, R-1, R-2, R-3, and R-4 Required Conditions	
		303.1.a gross-dissimilarity... and surrounding area...	35	2	2.2	2-4		
		303.1.d already constructed or constructed	35	2	2.2	2-4		
		303.4-5 Site plans as...	39	3	3.1.1	3-5	Text no longer required - covered under Selected References	
		303.6 See Section 2514...	39	3	3.1.1	3-5	Covered under Selected References	
	303.6 ...All off-street parking...	39	3	3.7.4	3-72			
	303.7 See Section 2400...	39	3	—	—	Text no longer required - covered under 3.1.1.D, Development Standards on pg 3-4		
Article 4		R-1 Through R-4 One-Family Residential District	40	—	—	—	Found in multiple Articles and Sections	
	400	Intent	40	3	3.1.2.A, 3.1.3.A, 3.1.4.A & 3.1.5.A	3-6, 8, 10, 12	3- 3- 3-	
		Principal Uses Permitted	40	3	3.1.2.B, 3.1.3.B, 3.1.4.B, 3.1.5.B	3-6, 8, 10, 12	3- 3- 3-	Intro text no longer required
	401	401.2 Farms and greenhouse conditions	40	4	4.1	4-4		
		401.4 Cemetery conditions	40	4	4.2	4-4		
		401.5 Home occupation conditions	40	4	4.5	4-4		

City of Novi Clearzoning Ordinance

Current Ordinance				ClearZoning Ordinance			
Existing Ordinance	Section	Title	Page	Article Tab	Section	Page	Comments
		407.7.a-d Keeping of horses and pony conditions	40	4	4.8	4-5	Renamed Keeping and Raising of Large Animals
		407.8 Family day care home conditions	41	4	4.5	4-4	
	402	Principal Uses Permitted Subject to Special Conditions	41	3	3.1.2.C, 3.1.3.C, 3.1.4.C, 3.1.5.C	3-6, 8, 10, 12 3- 3- 3-	Renamed Special Land Uses
		Intro text	41	—	—	—	Text no longer required - covered under Selected References
		402.1 Church conditions	41	4	4.10	4-6	
		402.2 School conditions	41	4	4.3.2	4-4	
		402.3 Utility and public service building conditions	41	4	4.11	4-6	
		402.4 Group day care home... conditions	41	4	4.12.1	4-6	
		402.5 Private noncommercial recreation...conditions	43	4	4.13	4-9	
		402.6 Golf course... conditions	43	4	4.14	4-9	
		402.7 Colleges...conditions	44	4	4.15.1	4-9	
		402.8 Private pool conditions	44	4	4.16	4-10	
		402.9 Cemetery conditions	44	4	4.2.2	4-4	
		402.12 Mortuary conditions	44	4	4.17	4-10	
		402.13 Bed and breakfast	45	4	4.18	4-10	
	403	Required Conditions	45	3	3.1.2 through 3.1.5	3-7 through 13 3-	
		403(1) - (3)	45	—	—	—	Text no longer required - covered under Selected References
		403(4) See Section 2509...	45	3	3.1.2 through 3.1.5	3-6 through 12 3-	Covered under Selected References
		403(4) ... All off-street	45	3	3.7.4	3-72	
		403(5) See Article 25...	45	—	—	—	Text no longer required - covered under Selected References
		403(6) Except as otherwise regulated...	45	3	—	—	Text no longer required - covered under Sections 3.1.2.D - 3.1.5.D, Development Standards on pgs 3-7, 3-9, 3-11, and 3-13

City of Novi Clearzoning Ordinance

Current Ordinance				ClearZoning Ordinance			
Existing Ordinance	Section	Title	Page	Article Tab	Section	Page	Comments
Article 5		RT Two-Family Residential District	46	—	—	—	Found in multiple Articles and Sections
	500	Intent	46	3	3.1.6.A	3-14	
	501	Principal Uses Permitted	46	3	3.1.6.B	3-14	Intro text no longer required
		501.1 ...The standards of the Schedule...	46	3	3.1.6.D	3-15	* at bottom of section
		501.3 Shared elderly housing	46	—	—	—	Found in multiple locations
		Definition	—	2	2.2	2-4	
		Conditions	—	4	4.20	4-14	
	502	Required Conditions	46	3	3.1.6	3-15	
		502.1 See Article 24...	46	—	—	—	Text no longer required - covered under 3.1.6.D Development Standards on pg 3-12
		502.2 See Article 25...	46	—	—	—	Text no longer required - covered under Selected References
Article 6		RM-1 Low Density, Low-Rise Multiple Family Residential Districts	47	—	—	—	Found in multiple Articles and Sections
	600	Intent	47	3	3.1.7.A	3-16	
	601	Principal Uses Permitted	47	3	3.1.7.B	3-16	Intro text no longer required
		601.3 Independent and congregate elderly	47	—	—	—	Found in multiple locations
		Definition	—	2	2.2	2-4	
		Conditions	—	4	4.20	4-14	
	602	Principal Uses Permitted Subject to Special Conditions	47	3	3.1.7.C	3-16	Renamed Special Land Uses
		Intro text	47	—	—	—	Text no longer required - covered under Selected References
		602.1 Convalescent home... conditions	47	4	4.21	4-15	
	603	Required Conditions	48	3	3.1.7	3-17	
	603.1-3, and 603.5	48	—	—	—	Text no longer required - covered under Selected References	
	603.4 Except as otherwise regulated...	48	—	—	—	Text no longer required - covered under Section 3.1.7.D, Development Standards	
Article 7		RM-2 High Density, Mid-Rise Multiple-Family Residential District	49	—	—	—	Found in multiple Articles and Sections
	700	Intent	49	3	3.1.8.A	3-18	
	701	Principal Uses Permitted	49	3	3.1.8.B	3-18	Intro text no longer required
	702	Principal Uses Permitted Subject to Special Conditions	49	3	3.1.8	3-18	Renamed Special Land Uses
		Intro text	49	—	—	—	Text no longer required - covered under Selected References
		702.1 Retail commercial services... conditions	49	4	4.22	4-15	
	703	Required Conditions	50	—	—	—	Found in multiple locations
		703.1-6 In making...	50	3	3.8.3	3-76	
		703.7 See Article 25...	50	—	—	—	Text no longer required - covered under Selected References
		703.8 Except as otherwise regulated...	50	—	—	—	Text no longer required - covered under Section 3.1.8.D, Development Standards pg 3-19
	703.9 See Section 2520...	50	—	—	—		
Article 8		MH Mobile Home District	51	—	—	—	Found in multiple Articles and Sections
	800	Intent	51	3	3.1.9.A	3-20	
	801	Principal Uses Permitted	51	3	3.1.9.B	3-20	
		801.8 Mobile home sale conditions	51	4	4.23	4-15	
	802	Required Conditions	52	3	3.9	3-76	
Article 9		NCC Non-Center Commercial District	54	—	—	—	Found in multiple Articles and Sections
	900	Intent	54	3	3.1.20.A	3-46	
	901	Principal Uses Permitted	54	3	3.1.20.B	3-46	Intro text no longer required
		901.1 Retail business uses...(all text following use)	54	2	2.2	2-4	
		901.2 Retail business Service uses... (all text following use)	54	2	2-2	2-4	
		901.3.a Office buildings for any...	55	3	3.1.20.B	3-46	Use renamed professional office
		901.4 Restaurant: sit-down conditions	55	4	4.41.2	4-21	

City of Novi Clearzoning Ordinance

Current Ordinance				ClearZoning Ordinance			
Existing Ordinance	Section	Title	Page	Article Tab	Section	Page	Comments
		901.7 Instructional Center conditions	55	4	4.62	4-27	
	902	Principal Uses Permitted Subject to Special Conditions	55	3	3.1.20.C	3-46	Renamed Special Land Uses
		Intro text	55	—	—	—	Text no longer required - covered under Selected References
		902.1 All Principal Uses Permitted in RM-1 conditions	55	4	4.63	4-27	
		902.2 Day care centers and adult day care... conditions	56	4	4.12.3	4-8	
		902.3 Places of worship conditions	56	4	4.10	4-6	
		902.5 Public utility buildings... conditions	56	4	4.43	4-22	
		902.6 Veterinary hospitals or clinic... conditions	56	4	4.31	4-18	
	903	Required Conditions	56	—	—	—	Found in multiple locations
		903 intro, 903.1, 903.3, 903.8, 903.9, 903.10, and 903.11	56	3	3.16	3-98	
		903.2, 903.4, 903.5, and 903.6	56	—	—	—	Text no longer required - covered under Selected References
		903.7 See Article 24...	57	—	—	—	Text no longer required - covered under Section 3.1.20.D, Development Standards pg 3-47
Article 9A		GE Gateway East District	59	—	—	—	Found in multiple Articles and Sections
	900A	Intent	59	3	3.1.16.A	3-36	
	901A	Gateway East Boundaries	60	3	3.1.16.A	3-36	
	902A	Principal Permitted Uses	60	3	3.1.16.B	3-36	Intro text no longer required
		902A.1.a Office buildings for any	60	3	3.1.16.B	3-36	Use renamed professional office
		902A.2 Restaurants: sit-down	60	4	4.41.1	4-21	
		902A.4 Retail business uses ... (all text beyond use is now a definition)	60	2	2.2	2-4	
		902A.5 Retail business service uses.. (all text beyond use is now a definition)	61	2	2.2	2-4	
		902A.10 Uses with a drive-through	62	3	3.11.1	3-78	
	903A	Required Conditions	62	—	—	—	Found in multiple locations
		903A.1 - 903A.3, 903A.5 - 903A.14, and 903A.15	62	3	3.11	3-78	
		903A.4 and 903A.15	62	—	—	—	Text no longer required - covered under Section 3.1.16.D, Development Standards on pg 3-37
	904A	Special Development Option (SDO) for the GE District	66	3	3.12.1	3-82	
	904B	Definitions	66	2	2.2	2-4	
		...To qualify as a mixed use development...	67	4	4.25	4-15	
	904C	Uses Permitted Subject to Approval of a Special Development Option	67	3	3.12.2	3-82	
	904D	Eligibility Criteria	68	3	3.12.3	3-83	
	904E	Project Design Standards	69	3	3.12.4	3-83	
	904F	Required Conditions for Special Development Option Projects	71	3	3.12.5	3-85	
	904G	Review and Approval Process for Special Development Option Concept Plan	75	3	3.12.6	3-89	
	904H	Review and Approval of SDO Site Plan	77	3	3.12.7	3-91	
Article 10		EXPO Exposition District	83	—	—	—	Found in multiple Articles and Sections
	1000	Intent	83	3	3.1.14.A	3-30	
	1001	Principal Uses Permitted	83	3	3.1.14.B	3-30	Intro text no longer required
		1001.2.g Retail sale of products and services...conditions	84	4	4.76.1	4-30	
		1001.3 Uses permitted in the I-1 Light...conditions	84	4	4.77	4-30	
	1002	Required Conditions	84	—	—	—	Found in multiple locations
		1002.1, 1002.2, 1002.4 - 1002.7, 1002.9, and 1002.10	84	3	3.24.1	3-111	
		1002.3 Density ... FAR definition	84	2	2.2	2-4	FAR requirement provided in Section 3.1.14.D Development Standards on pg 3-31
		1002.8 and 1002.11	85	—	—	—	Text no longer required - covered under Selected References
	1003	Physical Design and Site Relationship	85	3	3.24.2	3-112	
Article 10A		Exo Exposition Overlay District	86	—	—	—	Found in multiple Articles and Sections
	1000A	Intent	86	3	3.1.15.A	3-32	
	1001A	Principal Uses Permitted	86	3	3.1.15.B	3-33	Intro text no longer required

City of Novi Clearzoning Ordinance

Current Ordinance				ClearZoning Ordinance			
Existing Ordinance	Section	Title	Page	Article Tab	Section	Page	Comments
	1002A	Overlay Uses Permitted Subject to Required Conditions	87	3	3.1.15.C	3-33	Renamed Special Land Uses (EXO Overlay Uses)
		Intro text	87	—	—	—	Text no longer required - covered under Selected References
		1002A.1	87	3	3.25.1.A	3-112	
		1002A.2.f	87	4	4.76.2	4-30	
		1002A.2.g	87	3	3.25.2.J	3-115	
		1002A.3	87	3	3.25.1.B	3-112	
	1003A	Supplemental Required Conditions for Overlay Use	88	3	3.25.2	3-112	
		1003A.6 ...Off-street parking a vehicular...	89	—	—	—	Text no longer required - Covered under Section 3.1.15.D, Development Standards on pg 3-34 and Selected References
		1003A.7 Building Design	89	3	3.25.2.G	3-113	
Article 11		OS -1 Office Service District	92	—	—	—	Found in multiple Articles and Sections
	1100	Intent	92	3	3.1.21.A	3-48	
	1101	Principal Uses Permitted	92	3	3.1.21.B	3-48	Intro text no longer required
		1101.3 Facilities for human care... conditions	92	4	4.64	4-27	
		1101.11 Public or private health and fitness facilities	93	4	4.34	4-18	
	1102	Principal Uses Permitted Subject to Special Conditions	93	3	3.1.21.C	3-48	Renamed Special Land Uses
		Intro text	93	—	—	—	Text no longer required - covered under Selected References
		1002.4 Day care centers and Adult day care center... conditions	93	4	4.12.2	4-8	
		1002.5 Public or private indoor recreation facility ... conditions	93	4	4.38	4-20	
	1103	Required Conditions	94	—	—	—	Found in multiple locations
		1103.1-3 and 1103.6	94	3	3.17	3-99	
		1103.4, 1103.5, and 1103.7	94	—	—	—	Text no longer required - covered under Selected References
		1103.6 See Article 24...	94	—	—	—	Text no longer required - covered under Section 3.1.21.D, Development Standards on pg 3-49
Article 12		OSC Office Service Commercial District					
	1200	Intent	95	3	3.1.22.A	3-50	
	1201	Principal Uses Permitted	95	3	3.1.22.B	3-50	Intro text no longer required
		1201.7 Inpatient bed facility portion... conditions	95	4	4.65	4-27	
		1201.8 Public or private health and fitness facility... conditions	96	4	4.34	4-18	
	1202	Principal Uses Permitted Subject to Special Conditions	96	3	3.1.22.C	3-50	Renamed Special Land Uses
		Intro text	96	—	—	—	Text no longer required - covered under Selected References
		1202.1 and 1202.2 conditions	96	4	4.66	4-28	
		1202.3 Sit-down restaurants... conditions	97	4	4.41.3	4-22	
		1202.4 Amusement and entertainment uses...conditions	97	4	4.67	4-28	
		1202.5 Day care centers and Adult day care centers ... conditions	98	4	4.12.2	4-8	
		11202.6 Private or public indoor recreation facilities... conditions	98	4	4.38	4-20	
	1203	Required Conditions	98	—	—	—	Found in multiple locations
		Intro text, 1203.1, and 1203.2	98	3	3.18	3-100	
		1203.3, 1203.4, and 1203.6	98	—	—	—	Text no longer required - covered under Selected References
		1203.5 See Article 25	98	—	—	—	Text no longer required - covered under Section 3.1.22.D, Development Standards on pg 3-51
Article 13		B-1 Local Business Districts	99	—	—	—	Found in multiple Articles and Sections
	1300	Intent	99	3	3.1.10.A	3-22	
	1301	Principal Uses Permitted	99	3	3.1.10.B	3-22	Intro text no longer required
		1301.1 Generally recognized retail...	99	2	2.2	2-4	Listed as Retail Business Uses and defined in the definitions section

City of Novi Clearzoning Ordinance

Current Ordinance				ClearZoning Ordinance			
Existing Ordinance	Section	Title	Page	Article Tab	Section	Page	Comments
		1301.2 Personal service establishments	99	2	2.2	2-4	Listed as Retail Business Service Uses and defined in the definitions section
	1302	Principal Uses Permitted Subject to Special Conditions	99	3	3.1.10.C	3-22	Renamed Special Land Uses
		Intro text	99	—	—	—	Text no longer required - covered under Selected References
		1302.1 Mortuary establishments... conditions	100	4	4.17	4-10	
		1302.2 Publicly owned buildings, public utility... conditions	100	4	4.26	4-16	
	1303	Required Conditions	100	—	—	—	Found in multiple locations
		1303.1 All business establishments... conditions	100	3	3.10	3-77	
		1303.2-4	100	—	—	—	Text no longer required - covered under Selected References
		1303.5 See Article 24...	100	—	—	—	Text no longer required - covered under Section 3.1.10.D, Development Standards on pg 3-23

City of Novi Clearzoning Ordinance

Current Ordinance				ClearZoning Ordinance			
Existing Ordinance	Section	Title	Page	Article Tab	Section	Page	Comments
Article 14		B-2 Community Business District	101	—	—	—	Found in multiple Articles and Sections
	1400	Intent	101	3	3.1.11.A	3-24	
	1401	Principal Uses Permitted	101	3	3.1.11.B	3-24	
		1401.2 Retail business or service establishment... conditions	101	4	4.27	4-16	
		1401.3 Day centers and adult day care center... conditions	101	4	4.12.2	4-8	
		1401.5 Hotel and motel... conditions	101	4	4.28	4-16	
	1402	Principal Uses Permitted Subject to Special Conditions	102	3	3.1.11.C	3-26	Renamed Special Land Uses
		Intro text	102	—	—	—	Text no longer required - covered under Selected References
		1402.1 Fueling station... conditions	102	4	4.29	4-16	
		1402.2 Sale of produce and seasonal plant material... conditions	102	4	4.30	4-17	
		1402.3 Veterinary hospitals or clinics... conditions	103	4	4.31	4-18	
	1403	Required Conditions	103	—	—	—	Found in multiple locations
		1403.1, 1403.2, and 1403.7	103	3	3.10	3-77	
		1403.3, 1403.4, and 1404.6	103	—	—	—	Text no longer required - covered under Selected References
		1403.5 See Article 24...	103	—	—	—	Text no longer required - covered under Section 3.1.11.D, Development Standards on pg 3-25
Article 15		B-3 General Business Districts	104	—	—	—	Found in multiple Articles and Sections
	1500	Intent	104	3	3.1.12.A	3-26	
	1501	Principal Uses Permitted	104	3	3.1.12.B	3-26	
		1501.2 Auto wash	104	4	4.32	4-18	
		1501.4 New and used...	104	4	4.33	4-18	
		1501.6 Tattoo parlors... definition	104	2	2.2	2-4	
		1501.9 Public or private health and fitness facility... conditions	104	4	4.34	4-18	
		1501.10 and 1501.11 Microbrewery and Brewpubs ... conditions	104 & 105	4	4.35	4-18	
	1502	Principal Uses Permitted Subject to Special Conditions	106	3	3.1.12.C	3-26	Renamed Special Land Uses
		Intro text	106	—	—	—	Text no longer required - covered under Selected References
		1502.1 Outdoor space for exclusive sale of new or used... conditions	106	4	4.36	4-19	
		1502.2 Motel... conditions	106	4	4.28	4-16	
		1502.3 Business in the character of a drive-in or open... conditions	106	4	4.37	4-19	
		1502.4 Veterinary hospital or clinics... conditions	106	4	4.31	4-18	
		1502.5 Plant materials nursery for the retail sale of plant... conditions	106	4	4.6	4-4	
		1502.6 Public or private indoor recreation facility... conditions	107	4	4.38	4-20	
		1502.7 Mini-lube or oil change establishments... conditions	107	4	4.39	4-20	
		1502.8 Sale of produce and seasonal plant materials outdoor... conditions	107	4	4.30	4-17	
		1502.9 Restaurant in the character of a fast food carryout.. Conditions	108	4	4.40	4-20	
1503	Required Conditions	108	—	—	—	Found in multiple locations	
	1503.1, 1503.2, and 1503.3	108	—	—	—	Text no longer required - covered under Selected References	
	1503.4 See Article 24 Schedule of...	108	—	—	—	Text no longer required - covered under Section 3.1.12.D, Development Standards on pg 3-27	
	1503.5 No truck well, loading dock...	108	3	3.10.3.A	3-78		
Article 16		TC and TC-1 Town Center Districts	109	—	—	—	Found in multiple Articles and Sections
	1600	Intent	109	3	3.1.25.A and 3.1.26.A	3-56 and 3-58	
	1600A	Definitions	109	2	2.2	2-4	
		mixed use development... conditions	109	4	4.25	4-15	
	1601	Principal Uses Permitted	110	3	3.1.25.B and 3.1.26.B	3-56 and 3-58	Intro text no longer required
	1601.1.a Generally recognized... conditions	110	4	4.78.3	4-31	Renamed Retail Business Uses and defined in Section 2.2 Definitions on pg 2-4	

City of Novi Clearzoning Ordinance

Current Ordinance				ClearZoning Ordinance			
Existing Ordinance	Section	Title	Page	Article Tab	Section	Page	Comments
		1601.1.b Personal service establishments...	110	2	2.2	2-4	Renamed Retail Business Service Uses and defined in Section 2.2, Definitions on pg 2-4
		1601.1.c Dry-cleaning establishments... conditions	110	4	4.24	4-15	
		1601.2.a All retail business... conditions	110	4	4.27	4-16	
		1601.9 Financial institutions... conditions	111	4	4.81	4-32	
		1601.10 Residential dwellings... conditions	111	4	4.82	4-32	
		1601.11 Day care centers and adult day care ... conditions	113	4	4.12.2	4-8	
	1602	Principal Uses Permitted Subject to Special Conditions	114	3	3.1.25.C and 3.1.65.C	3-56 and 58	Renamed Special Land Uses
		Intro text	114	—	—	—	Text no longer required - covered under Selected References
		1602.1 Open air business uses... conditions	114	4	4.80	4-31	
		1602.2 Outdoor sale of produce and seasonal... conditions	115	4	4.30	4-17	
		1602.3 Veterinary hospitals or clinics... conditions	115	4	4.31	4-18	
		1602.4 Fast food drive-through restaurants... conditions	115	4	4.40	4-20	
		1602.5 & 1602.6 Microbrewery and Brewpubs... conditions	amendment	4	4.35	4-18	
	1603	Schedule of Regulations/Required Conditions	116	3	3.27	116	
		1603.6 Percentage of Lot Coverage	120	3	3.6.2.D	3-65	
Article 17		RC Regional Center District	123	—	—	—	Found in multiple Articles and Sections
	1700	Intent	123	3	3.1.24.A	3-54	
	1701	Principal Uses Permitted	123	3	3.1.24.B	3-54	Intro text no longer required
		1701.1 Regional shopping centers	123	4	4.79	4-31	
		1701.2 Community shopping centers	123	4	4.79	4-31	
	1702	Principal Uses Permitted Subject to Special Conditions	123	3	3.1.24.C	3-54	Renamed Special Land Uses
		Intro text	123	3	3.26	3-116	Reference to public hearing is covered in the Selected References of Section 3.1.24
		1702.1 Any retail business or service... conditions	123	4	4.78	4-30	
		1702.2 Open air business uses	124	4	4.80	4-31	
		1702.3 Restaurants... conditions	124	4	4.78.2	4-31	
		1703.4 Sale of produce and seasonal plant material... conditions	124	4	4.30	4-17	
		1703.5 & 1703.6 Microbrewery and Brewpub... conditions	124 & 125	4	4.35	4-17	
	1703	Required Conditions	125	—	—	—	Found in multiple locations
		1703.1, 1703.3, and 1703.4	125	3	3.26	3-116	
		1703.2 and 1703.5	126	—	—	—	text no longer required - covered in Selected References
		1703.6 See Article 24...	126	—	—	—	Text no longer required - covered under Section 3.1.24.D, Development Standards on pg 3-55

City of Novi Clearzoning Ordinance

Current Ordinance				ClearZoning Ordinance			
Existing Ordinance	Section	Title	Page	Article Tab	Section	Page	Comments
Article 18		FS Freeway Service Districts	127	—	—	—	Found in multiple Articles and Sections
	1800	Intent	127	3	3.1.17.A	3-38	
	1801	Principal Uses Permitted	127	3	3.1.17.B	3-38	Intro text no longer required
		1801.1 Fueling station and minor... conditions	127	4	4.29	4-16	
		1801.2 Retail establishments	127	4	4.27	4-16	
		1801.3 Motel, hotel and transient... conditions	127	4	4.28	4-16	
		1801.4 Other uses similar... conditions	127	4	4.42	4-22	
	1802	Required Conditions	127	—	—	—	Found in multiple locations
		1802.1 and 1802.2,	127	3	3.13	3-94	
		1802.3, 1802.4, and 1802.6	128	—	—	—	Text no longer required - covered under Selected References
	1802.5 See Article 24...	128	—	—	—	Text no longer required - covered under Section 3.1.16.D, Development Standards on pg 3-37	
Article 19		I-1 Light Industrial District	129	—	—	—	Found in multiple Articles and Sections
	1900	Intent	129	3	3.1.18.A	3-40	
	1901	Principal Uses Permitted	129	3	3.1.18.B	3-41	Intro text no longer required
		1901.4 Public or private health and fitness facilities	130	4	4.34	4-18	
	1902	Principal Uses Permitted, Subject to Special Conditions when Abutting...	130	3	3.1.18.B	3-41	
		Intro text	130	4	4.45	4-23	
		1902.3 - 1902.9, and 1902.12 conditions	130	4	4.43	4-22	
		1902.10 Industrial office sales... conditions	131	4	4.44	4-23	
		1902.16 Pet boarding facility	131	4	4.46	4-23	
		1902.17 Veterinary hospitals or clinics	131	4	4.31	4-18	
		1902.18 Motion picture, television... conditions	131	4	4.47.1	4-23	
	1903	Principal Uses Permitted in Locations Not abutting...	132	3	3.1.18.C	3-41	Renamed Special Land Uses
		1903.1 Metal plating	132	4	4.48	4-23	
		1903.2 Uses which serve the limited... conditions	132	4	4.43	4-22	
		1903.2.c Eating and drinking establishment... conditions	132	4	4.49	4-24	
		1903.3 Automobile service establishments.. conditions	132	4	4.50	4-24	
		1903.4 Self-storage facility... conditions	133	4	4.51	4-24	
		1903.5 Retail sales activities... conditions	134	4	4.52	4-25	
		1903.6 Central dry-cleaning plants... conditions	134	4	4.53	4-26	
		1903.7, 1903.8, and 1903.10 conditions	134	4	4.43	4-22	
		1903.9 Storage facilities for building materials... conditions	135	4	4.54	4-26	
		1903.11 Motion picture, televisions, radio... conditions	135	4	4.47	4-23	
		1903.12 Outdoor space for parking... conditions	amendment	4	4.90	4-52	
	1904	Nonconforming Office, Commercial and I-1 Light Industrial Uses	135	7	7.1.6	7-4	
	1905	Required Conditions	135	—	—	—	Found in multiple locations
		1905.1, 1905.2, 1905.4, 1905.5, and 1905.6	135	3	3.14	3-95	
	1905.3, 1905.7, and 1905.8	136	—	—	—	Text no longer required - covered under Selected References	
	1905.9 See Article 24...	138	—	—	—	Text no longer required - covered under Section 3.1.18.D, Development Standards on pg 3-42	
Article 20		I-2 General Industrial Districts	139	—	—	—	Found in multiple Articles and Sections
	2000	Intent	139	3	3.1.19.A	3-44	
	2001	Principal Uses Permitted	139	3	3.1.19.B	3-44	Intro text no longer required
		2001.3 Outdoor storage yards... conditions	139	4	4.55	4-26	
		2001.4 Commercial sale of new and used... conditions	139	4	4.56	4-26	
		2001.5 ...Uses provided that they are located...	139	4	4.57	4-26	
		2001.5.a Junkyards... conditions	139	4	4.58	4-26	
		2001.5.b Incineration of garbage... conditions	139	4	4.59	4-26	
		2001.6 Indoor tennis courts... conditions	140	4	4.60	4-26	
		2001.8 Lumber and planing mills	140	4	4.61	4-27	
		2001.11 Any use which is determined... conditions	140	4	4.42	4-22	

City of Novi Clearzoning Ordinance

Current Ordinance				ClearZoning Ordinance			
Existing Ordinance	Section	Title	Page	Article Tab	Section	Page	Comments
	2002	Required Conditions	140	—	—	—	Found in multiple locations
		2002.1, second half of 2002.2, and 2002.4	140	3	3.15.2	3-98	
		2002.2 (first half), 2002.3, and 2002.5	140	—	—	—	Text no longer required - covered in Selected References
		2002.6 See Article 24...	141	—	—	—	Text no longer required - covered in Section 3.1.19.D, Development Standards on pg 3-45
Article 21		P-1 Vehicular Parking Districts	142	—	—	—	Found in multiple Articles and Sections
	2100	Intent	142	3	3.1.28.A	3-62	
	2101	Principal Uses Permitted	142	3	3.1.28.B	3-62	
	2102	Principal Uses Permitted Subject to Special Conditions	142	3	3.1.28.C	3-62	Renamed Special Land Uses
		2102.1 Parking for sale of new... conditions	142	4	4.74	4-30	
	2103	Required Conditions	143	3	3.22	3-108	
	2104	Minimum Distance and Setbacks	143	3	3.22.8	3-109	
	2105	Parking Space Layout, Standards, Construction and Maintenance	143	—	—	—	Text no longer required - covered under Selected References
Article 22		C Conference District	144	—	—	—	Found in multiple Articles and Sections
	2200	Intent	144	3	3.1.13.A	3-28	
	2201	Principal Uses Permitted Subject to Special Conditions	144	3	3.1.13.C	3-28	Renamed Special Land Uses
		Intro text (everything after first comma)	144	—	—	—	Text no longer required - covered in Selected References
		2201.1 Conference centers	144	4	4.75	4-30	
		2201.4 Restaurants (sit-down)	144	4	4.41.5	4-21	
	2202	Required Conditions	144	—	—	—	Found in multiple locations
		2202.1 and 2202.4	144	3	—	—	Text no longer required - covered in Section 3.1.13.D, Development Standards on pg 3-29; Definition for FAR found in Section 2.2 on pg 2-4
		2202.2, 2202.3, and 2202.5-11	145	3	3.23.1	3-109	
		2202.12 General Provisions...	146	—	—	—	Text no longer required - covered in Selected References
	2203	Physical Design and Site Relationship	146	3	3.23.2	3-110	
2204	Development Timing	147	3	3.23.3	3-111		
Article 23		Reserved	148	—	—	—	

City of Novi Clearzoning Ordinance

Existing Ordinance		Current Ordinance			ClearZoning Ordinance			
Existing Ordinance	Section	Title	Page	Article Tab	Section	Page	Comments	
Article 23A		OST Planned Office Service Technology District	149	—	—	—	Found in multiple Articles and Sections	
	2300A	Intent	149	3	3.1.23.A	3-52		
	2301A	Principal Uses Permitted	149	3	3.1.23.B	3-52	Intro text no longer required	
		2301A.4 Research, testing, design... conditions	150	4	4.68	4-28		
		2301A.5 Hotel and business motel	150	4	4.28.4	4-16		
		2301A.6 Colleges, universities, and other... conditions	150	4	4.15.2	4-10		
		2301A.7 Motion picture, television, radio... conditions	150	4	4.47.1	4-23		
		2301A.15 Day care centers and adult day care center... conditions	151	4	4.12.2	4-8		
		2301A.16 One of more of the following secondary... conditions	151	4	4.69	4-29		
		2301A.17 Sit down restaurants... conditions	151	4	4.41.4	4-22		
	2302A	Retail Service Overlay Uses Permitted Subject to Special Conditions	152	3	3.1.23.C	3-52	Renamed Special Land Uses (Retail Service Overlay)	
		Intro text, 2302A.1, and 2302A.2 conditions	152	4	4.78.1	4-30		
		2302A.3 Required conditions for Retail Service Overlay uses	153	3	3.19	3-100		
	2303A	Required Conditions	154	—	—	—	Found in multiple locations	
2303A.1, second half of 2303A.3, 2303A.5, and 2303A.6		154	3	3.20.2	3-102			
2303A.2 Minimum front, side...		155	—	—	—	Text no longer required - covered in Section 3.1.22.D, Development Standards on pg 3-51		
2303.3 (first half), 2303.4, and 2303.7		155	—	—	—	text no longer required - covered in Selected References		
Article 23B		PSLR Planned Suburban Low-Rise Overlay District	156	—	—	—	Found in multiple Articles and Sections	
	2300B	Intent	156	3	3.1.27.A	3-60		
	2301B	Definitions	156	2	2.2	2-4		
	2302B	Principal Uses Permitted	157	3	3.1.27.B	3-60		
	2303B	Overlay Uses Permitted Subject to Required Conditions	157	3	3.1.27.C	3-60	Intro text no longer required	
		2303B.1 Low-rise multiple-family... condition	157	4	4.70	4-29		
		2303B.2 Independent and congregate... Definition	157	—	—	—	Found in multiple locations	
		Conditions	—	4	4.20	4-14		
		2303B.4 Live/work units... conditions	157	4	4.71	4-29		
		2303B.5 Day care centers and adult day care centers... conditions	157	4	4.12.2	4-8		
		2303B.6 General Office...	157	3	3.1.27.C.vi	3-60	Renamed Professional Office	
		2303B.11 Non-profit community buildings...	157	4	4.72	4-29		
		2303B.14 Accessory buildings... conditions	158	4	4.73	4-29		
	2304B	General Overlay Use Requirements	158	3	3.21.1	3-103		
	2305B	Required PSLR Overlay use Standards/Conditions for uses ...	159	3	3.21.2	3-104		
	2306B	PSLR Development Agreement Application and Approval	163	3	3.21.3	3-107		
2307B	Review and Approval of Site Plans	164	3	3.21.4	3-108			
Article 24		Schedule of Regulations	165	—	—	—	Found in multiple locations	
	2400	Schedule Limiting Height, Bulk, Density, and Area by Zoning District	165	3	subsection D	—	Found in the Development Standards (subsection D) of each zoning district impacted by schedule	
		Note to Schedule of Regulations	169	3	3.6.2	3-65		
		(a) (2) See the following...	169	3	—	—	Found in the Selected References of the impacted sections	
		(d) In the RM-1 Multiple-Family District...	170	3	3.8.1	3-72		
		(e) In the RM-1 and RM-2 districts	171	3	3.8.2	3-74		
		(f) A minimum of two hundred...	176	—	—	—	Found in multiple locations	
		conditions	—	3	subsection D	—	Found in the Development Standards (subsection D) of each zoning district impacted by schedule	
		Definition	—	2	2.2	2-4	Definition for useable open space	
		(j) The maximum height...	177	3	subsection D	—	Found in the Development Standards (subsection D) of each zoning district impacted by schedule	

City of Novi Clearzoning Ordinance

Current Ordinance				ClearZoning Ordinance			
Existing Ordinance	Section	Title	Page	Article Tab	Section	Page	Comments
		(l) Off-street loading...	177	—	—	—	Found in the Selected References of the impacted sections
		(r) The minimum side yard...	178	3	subsection D	—	Found in the Development Standards (subsection D) of each zoning district impacted by schedule
		(s) Within the I-2 District...	178	3	3.15.1	3-97	
		(u) The maximum height permitted...	180	3	3.20.1	3-101	
	2401	One-Family Clustering Option	181	3	3.28	3-122	
	2402	RUD Residential Unit Development	185	3	3.29	3-124	
	2403	Open Space Preservation Option	195	3	3.30	3-133	
		2403.4.B(9)(a) Recreation Areas ...	196	2	2.2	2-4	Turned Recreation Areas into a definition
	2404	Planned Development Options	199	3	3.31	3-136	
	2405	Reserved	208	—	—	—	
	2406	Reserved	208	—	—	—	
	2407	Site Condominiums	208	6	6.3	6-11	
		2407.1 The following definitions	208	2	2.2	2-4	moved to definition section
Article 25		General Provisions	211	—	—	—	Found in multiple Articles and Sections
	2500	Conflicting Regulations	211	1	1.2	1-3	
	2501	Scope	212	1	1.3	1-3	
	2502	Nonconforming Lots, Nonconforming Uses...	212	7	7.1	7-3	Renamed Nonconformities
	2503	Accessory Uses	214	4	4.19	4-11	
	2504	Commercial and Recreational Vehicle Parking and Storage	218	5	5.1	5-3	
	2505	Off-Street Parking Requirements	220	5	5.2	5-4	
	2506	Off-Street Stacking Space, Layout Standards, Construction...	230	5	5.3	5-15	
	2507	Off-Street Loading and Unloading	237	5	5.4	5-19	
	2508	Uses Not Otherwise Included Within a Specific Use District	238	4	4.87	4-37	
		2508.6 Helipad, Heliport, Helistop	243	2	2.2	2-4	moved to definition section
		2508.8.b Definitions	244	2	2.2	2-4	
	2509	Landscape Standards: Obscuring Earth Berms and Walls...	253	5	5.5	5-20	
	2510	Signs	267	5	5.6	5-34	
	2511	Exterior Lighting	268	5	5.7	5-34	
	2512	Residential Entryway	273	5	5.8	5-38	
	2513	Corner Clearance	273	5	5.9	5-38	
	2514	Additional Road Design, Building Setback, and Parking...	274	5	5.10	5-38	
	2515	Fences	283	5	5.11	5-42	
	2516	Site Plan Review (All Districts)	287	6	6.1	6-3	
	2517	Frontage on a Public Road	295	5	5.12	5-43	
	2518	Access to Major Thoroughfare	295	5	5.13	5-43	

City of Novi Clearzoning Ordinance

Current Ordinance				ClearZoning Ordinance			
Existing Ordinance	Section	Title	Page	Article Tab	Section	Page	Comments
Article 25 Continued	2519	Performance Standards	295	5	5.14	5-44	
		5219.10.a Definitions	297	2	2.2	2-4	
	2520	Exterior Building Wall Façade Materials	299	5	5.15	5-47	
	2521	Keeping of Dogs and Cats	305	4	4.83	4-33	
	2522	Bed and Breakfast Operations	305	4	4.18	4-10	
	2523	Unlisted Use Determinations	306	4	4.87	4-48	
	2524	Outdoor Restaurants	307	4	4.84	4-34	
	Footnotes	(1) These standards...	308	5	5.7.2	5-34	
		(2, 3) One foot-candles is equal...	308	2	2.2	2-4	
	(5) For the industrial, commercial...	308	5	5.10.1.B	5-39		
	2525	Service of Alcoholic Beverages	Ordinance 18.266	4	4.89	4-50	
Article 26		Adult Bookstores, Adult Motion Picture Theaters, Adult Motels...	309	4	4.85	4-35	
	2600	Intent	309	4	4.85.1	4-35	
	2601	Permitted With Approval Uses	309	4	4.85.2	4-35	
	2602	Procedure	309	4	4.85.3	4-35	
	2603	Appeal	311	4	4.85.4	4-37	
	2604	Violation	312	4	4.85.5	4-37	
	2605	Repeal	312	—	—	—	Text no longer required
Article 27		Special Accommodation Use	313	4	4.88	4-49	
	2700	Purpose	313	4	4.88.1	4-49	
	2701	Requirements	313	4	4.88.2	4-49	
	2702	Application	314	4	4.88.3	4-49	
	2703	Standards and Regulations	314	4	4.88.4	4-50	
	2704	Design Standards	315	4	4.88.5	4-50	
	2705	Conditions	315	4	4.88.6	4-50	
	2706	Effect of Approval	315	4	4.88.7	4-51	
	2707	Application Fee	316	4	4.88.8	4-51	
2708	Public Hearing Requirements	316	4	4.88.9	451		
Article 28		Reserved	317	—	—	—	
Article 29		General Exceptions	318	3	3.32	3-144	
	2900	Area, Height and Use Exceptions	318	3	3.32	3-144	
	2901	Essential Services	318	3	3.32.1	3-144	
	2902	Voting Place	318	3	3.32.2	3-144	
	2903	Height Limit	318	3	3.32.3	3-144	
	2904	Lot Area	319	3	3.32.4	3-144	
	2905	Lots Adjoining Alleys	319	3	3.32.5	3-144	
	2906	Yard Regulations	319	3	3.32.6	3-144	
	2907	Porches; Decks	319	3	3.32.7	3-144	
	2908	Projections into Yards	319	3	3.32.8	3-145	
	2909	Access Through Yards	320	3	3.32.9	3-145	
	2910	Lots Having Water Frontage	320	3	3.32.10	3-145	
	2911	Basketball Apparatuses	321	3	3.32.11	3-145	
Article 30		Administration and Enforcement	322	—	—	—	Found in multiple locations
	3000	Enforcement	322	7	7.2	7-5	
	3001	Duties of Building Inspector (Official)	322	7	7.3	7-5	
	3002	Plot Plan	322	7	7.4	7-6	
	3003	Permits	323	7	7.5	7-6	
	3004	Temporary Special Exception and Temporary Special Land Use Permits	323	7	7.6	7-6	
	3005	Certificates	328	7	7.7	7-11	
	3006	Public Hearing	330	6	6.2	6-10	
	3007	Final Inspections	331	7	7.8	7-12	
3008	Fees	331	7	7.9	7-12		

City of Novi Clearzoning Ordinance

Current Ordinance				ClearZoning Ordinance			
Existing Ordinance	Section	Title	Page	Article Tab	Section	Page	Comments
Article 31		Board of Appeals	332	7	7.10	7-12	
	3100	Creation and Membership	332	7	7.10.1	7-12	
	3101	Meetings	332	7	7.10.2	7-13	
	3102	Appeal	333	7	7.10.3	7-13	
	3103	Fees	333	7	7.10.4	7-13	
	3104	Jurisdiction	333	7	7.10.5	7-13	
	3105	Orders	335	7	7.10.6	7-15	
	3106	Notice	335	7	7.10.7	7-16	
	3107	Miscellaneous	336	7	7.10.8	7-16	
Article 32		Zoning Commission	337	7	7.11	7-16	
Article 33		Planning Commission Approval	338	7	7.12	7-16	
Article 34		Amendments to Ordinance	339	—	—	—	Found in multiple locations
	3401	Procedure	339	7	7.13.1	7-17	
	3402	Planned Rezoning Overlay (PRO)	339	7	7.13.2	7-17	
		3402.B Definitions	339	2	2.2	2-4	
Article 35		Repeal of Prior Ordinance	345	1	1.4	1-3	
Article 36		Interpretation	346	1	1.5	1-3	
Article 37		Vested Right	347	1	1.6	1-3	
Article 38		Enforcement, Penalties and Other Remedies	348	7	7.14	7-21	
	3800	Violations	348	7	7.14.1	7-21	
	3801	Public Nuisance Per Se	348	7	7.14.2	7-21	
	3802	Owners/Occupants, Separate Offenses	348	7	7.14.3	7-21	
	3803	Penalties, Sanctions and Remedies for Zoning Ordinance Violation	348	7	7.14.4	7-21	
	3804	Rights and Remedies are Cumulative	349	7	7.14.5	7-22	
	3805	Commencement of Municipal Civil Infraction Action	349	7	7.14.6	7-22	
Article 39		Severance Clause	351	1	1.7	1-3	
Article 40		Effective Date	352	1	1.8	1-3	