

**CITY OF NORTHVILLE
ZONING ORDINANCE
ORDINANCE NO. 03-20-17Ze**

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NORTHVILLE TO CHANGE THE TEXT DEFINITION OF “BASEMENT” TO BE CONSISTENT WITH THE GRAPHIC ILLUSTRATION OF “BASEMENT.”

Section 1. The City of Northville Ordains

Chapter 58-1 “Zoning” in the Code of Ordinances of the City of Northville is hereby amended by adding the following described text revisions:

Section 2. Modify the following articles.

ARTICLE 26 – CONSTRUCTION OF LANGUAGE AND DEFINITIONS

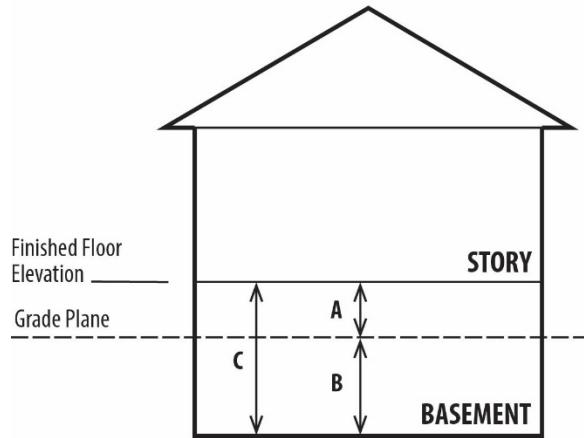
[Modify Section 26.02 DEFINITIONS]

SECTION 26.02 DEFINITIONS

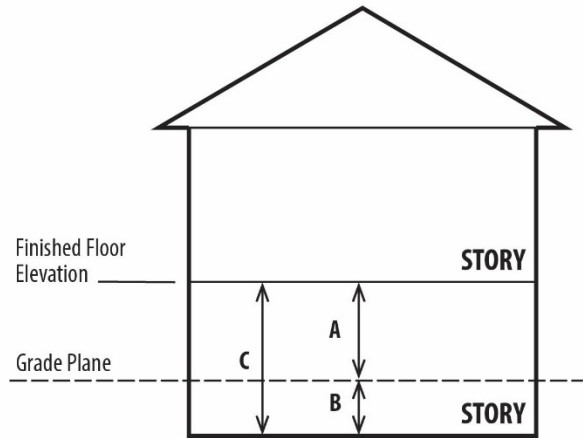
21. Basement: The term “basement” shall mean that portion of a building which is partly or wholly below grade plane, but so located that the vertical distance from the grade plane to the floor of the basement is greater than the vertical distance from the grade plane to the finished floor elevation directly above. A basement that meets this definition shall not be counted as a story. *(Rev. 4/16)*

BASEMENT AND STORY

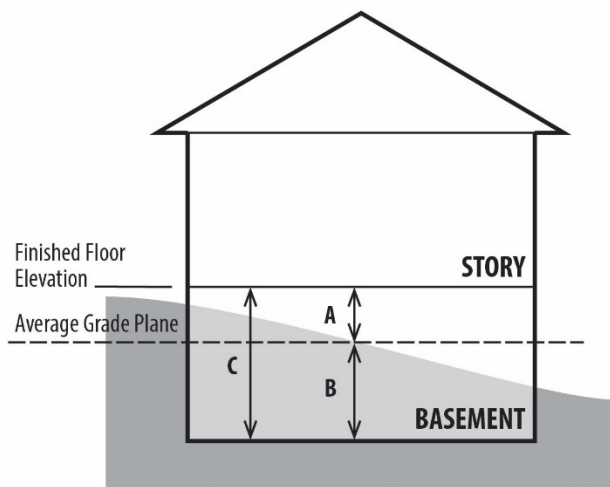
If "A" is less than "B"
"C" is a basement



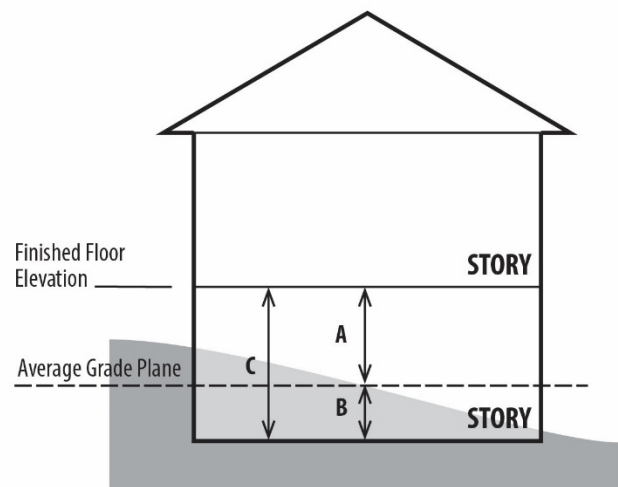
If "A" is greater than "B"
"C" is a story



If "A" is less than "B"
"C" is a basement



If "A" is greater than "B"
"C" is a story



Section 3. Rights and Duties

Rights and duties which have matured, penalties which have incurred, proceedings which have begun and prosecution for violations of law occurring before the effective date of this ordinance are not affected or abated by this ordinance.

Section 4. Validity

Should any section, clause or paragraph of this ordinance be declared by a Court of competent jurisdiction to be invalid, the same will not affect the validity of the ordinance as a whole or part therefore, other than the part declared invalid.

Section 5. Ordinances Repealed

All other ordinances inconsistent with the provisions of this ordinance are to the extent of such inconsistencies hereby repealed

Section 6. Effective Date

This Ordinance shall become effective on the 8th day following publication.

The foregoing ordinance amendment was adopted at the regular meeting of the City Council of the City of Northville, Oakland and Wayne Counties, Michigan, held on April 17, 2017 at 7:00 p.m. at the City of Northville Municipal Building, 215 W. Main Street, Northville, Michigan, 48167.

Ken Roth, Mayor
City of Northville

Dianne Massa, City Clerk
City of Northville

The undersigned certifies foregoing ordinance was:

Introduced: 03-20-17
Enacted: 04-17-17 By a vote of 5:0
Published: 04-27-17
Effective: 05-05-17

Dianne Massa, City Clerk