

**CITY OF NORTHVILLE
ZONING ORDINANCE
ORDINANCE NO. _____**

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NORTHVILLE TO REQUIRE FRONT OPEN SPACE ON A RESIDENTIAL LOT, PROHIBIT PARKING ON AN UNPAVED SURFACE IN THE FRONT YARD OF A RESIDENTIAL DISTRICT OR ACROSS A PUBLIC SIDEWALK, AND CLARIFY THAT THE DRIVEWAY WIDTH REQUIREMENT IN SECTION 19.05 DOESN'T APPLY TO SINGLE-FAMILY OR TWO-FAMILY RESIDENTIAL LOTS.

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 (**additions are underlined, deletions are ~~struck-thru~~**).

ARTICLE 26 – CONSTRUCTION OF LANGUAGE AND DEFINITIONS

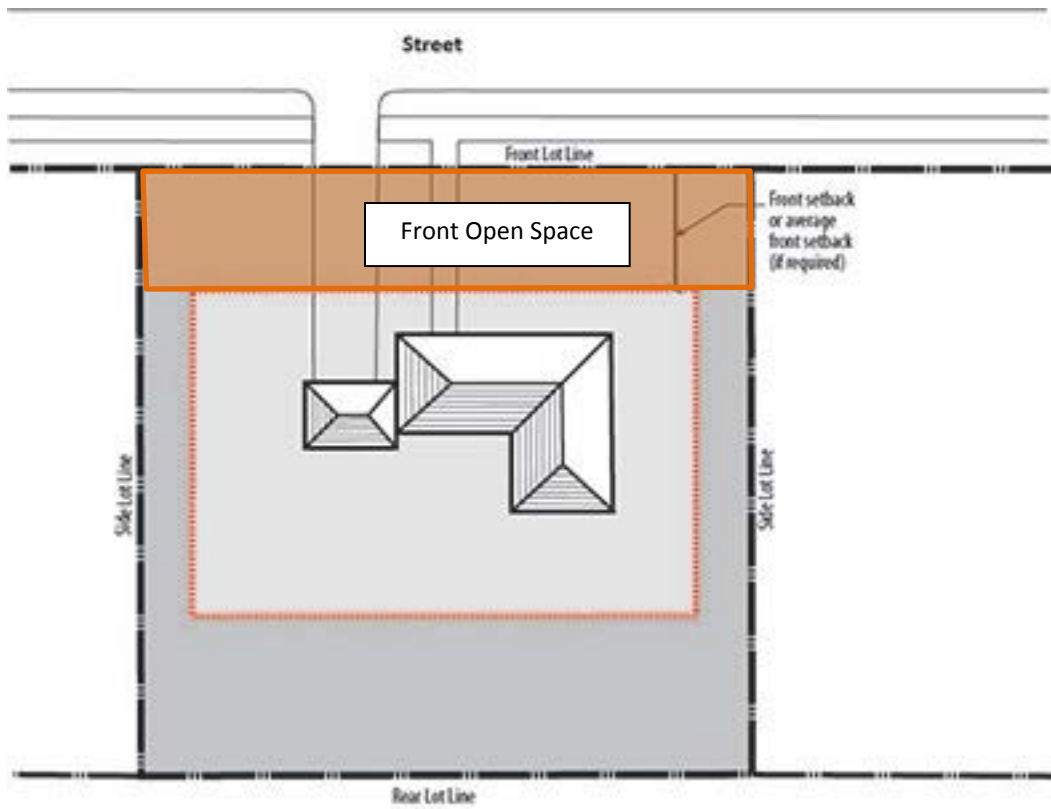
[Modify Section 26.02 DEFINITIONS]

SECTION 26.02 – DEFINITIONS

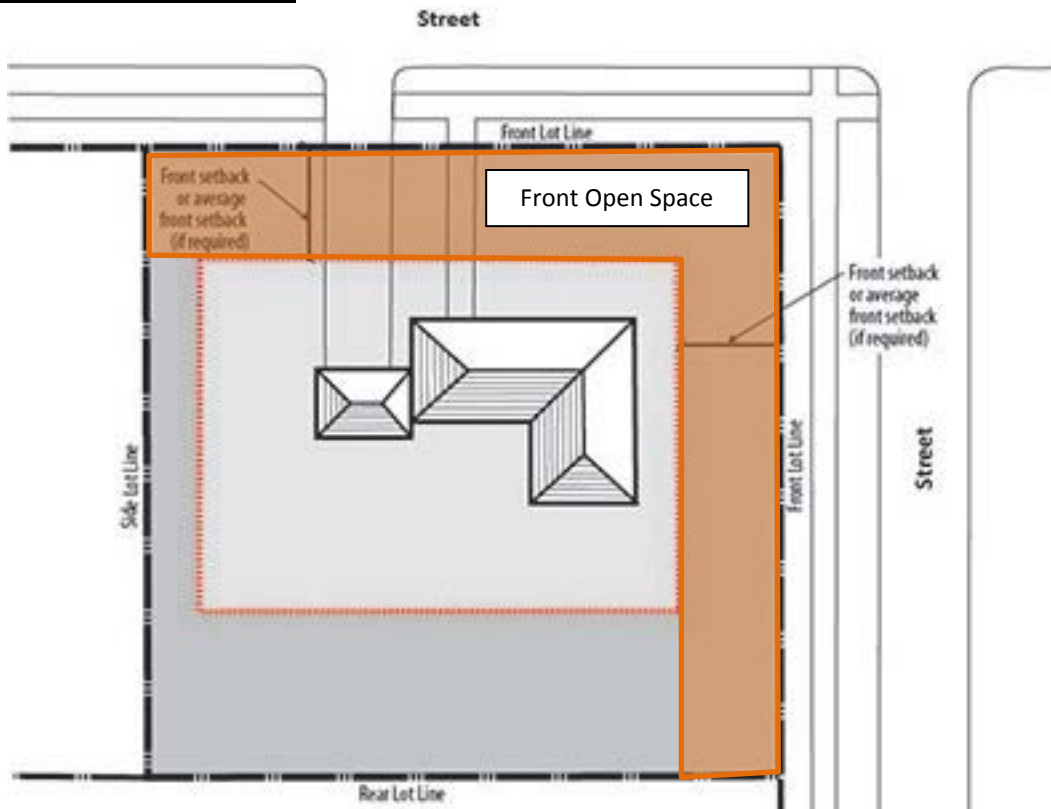
101. Landscape Area: An area of ground surface that has been planted with live plant materials such as, but not limited to, turf grass, ground cover, trees, shrubs, vines, and other live plant material. In addition, landscape areas may include other incidental natural materials, such as woodchips, boulders or mulch, if provided in combination with live plant material.

136. Open Space, Front. The open space extending the full width of the lot and of a depth equal to the required setback, measured horizontally at right angles to the front lot line which is unobstructed by any building or structure.

Front Open Space: Interior Lot



Front Open Space: Corner Lot



138. Pavement: A material, permeable or impermeable, that covers the surface of the ground, such as concrete, blacktop, asphalt, pavers, brick, stone, gravel, or other similar material. Handicap access ramps are excluded from this definition.

SECTION 15.01 SCHEDULE OF REGULATIONS

Symbol	Use District	Minimum Lot Size		Maximum Building Height		Minimum Yard Setback in Feet				Maximum Floor Area Ratio	Minimum Landscape Area Percent of Lot	Maximum Lot Area Coverage Percent of Lot	Minimum Floor Area
		Area	Width	Number of Stories	In Feet	Front	Side yards		Rear				
							Least Side	Total of Two					
R-1A	First Density	12,000 (1) (17)	100 (1)	2 ½ (20)	(20) (24)	30 (2) (3) (16)	8 (3) (20)	20 (3) (20)	35 (3)	N/A	35 <u>(25)</u>	30 (4)	(15)
R-1B	Residential Districts	7,200 (1) (17)(19)	60 (1)	2 ½ (20)	(20) (24)	25 (2) (3) (16)	7 (3) (20)	15 (3) (20)	25 (3)	N/A	35 <u>(25)</u>	30 (4) (19)	(15)
R-2	Second Density Residential District	7,200 (1)	60 (1)	2 1/2 (5)	30 (5)	25 (2) (3)	5 (3)	15 (3)	25 (3)	N/A	25 <u>(25)</u>	35 (4)	(15)
R-3	Third Density Residential District	10,000 (1) (6)	75 (1) (6)	2 1/2 (5)	30 (5)	25 (2) (3) (7)	15 (3) (7)	30 (3) (7)	35 (3) (7)	0.50 (9)	40 <u>(25)</u>	35 (4)	(15)
R-4	Fourth Density Residential District	10,000 (1)	N/A	5 (5)	60 (8)	30 (2) (3) (7) (8)	15 (3) (7) (8)	30 (3) (7) (8)	30 (3) (7) (8)	0.50	35 <u>(25)</u>	50 (4)	(15)
PBO	Professional/Business/Office	N/A	N/A	3	30	20	10	20	25	0.50 (9)	10	50 (4)	N/A
OR	Office/Research District	N/A	75	2	30	20	10	20	25	0.50	10	N/A	N/A
LCD	Local Commercial District	N/A	N/A	N/A	30	25	(10) (11)	(10) (11)	(11)	N/A	10	N/A	N/A
CBD	Central Business District	N/A	N/A	3 (18)	42 (18)	N/A	(10)	(10)	20 (12)	3.0 (9)	N/A	N/A	N/A
CBD-O	Central Business District – Overlay	N/A	N/A	3	42	10	(10) (21)	(10)	(21)	3.0 (9)	10	N/A	N/A
CSO	Cady Street Overlay	N/A	N/A	(22)	(22)	(22)	(22)	(22)	(22)	(22)	(22)	(22)	(22)
GCD	General Commercial District	N/A	N/A	2	30	20	10	20	20	N/A	10	N/A	N/A
RTD	Racetrack District	N/A	N/A	N/A	(13)	(14)	(14)	N/A	N/A	N/A	N/A	N/A	N/A
PR-1	Performance Regulated Industrial.	N/A	N/A	3	30	20/50 (23)	10	20	25/50 (23)	0.50 (9)	10	50 (4)	N/A
PR-2	Performance Regulated Industrial.	N/A	N/A	3	30	20/50 (23)	10	20	25/50 (23)	0.50 (9)	10	50 (4)	N/A

Please refer to Section 15.02 for applicable footnotes.

SECTION 15.02 FOOTNOTES TO THE SCHEDULE OF REGULATIONS

[Add Footnote #25 to Section 15.02 FOOTNOTES TO THE SCHEDULE OF REGULATIONS]

25. Paved Surface Limitations:

A. A minimum of 65% of the front open space shall be free of pavement, as defined, on the following lots in all single-family districts:

- 1) All lots that meet the minimum lot width requirement, or
- 2) All lots that do not meet the minimum lot width requirement but have vehicular access to an alley abutting the lot.

B. For existing lots whose lot width is less than the minimum requirement and do not have vehicular access to an alley, the front open space, as defined, may be used exclusively for a driveway up to sixteen (16) feet in width, regardless if this results in less than 65% front open space.

C. Existing driveways and paved areas that do not conform to these standards upon the date of this ordinance adoption may remain, but may not be expanded.

ARTICLE 17 – OFF-STREET PARKING AND LOADING REGULATIONS

*[Modify Section 17.01 OFF-STREET PARKING REQUIREMENTS]***SECTION 17.01 OFF-STREET PARKING REQUIREMENTS****Section 17.01.3 Size and Location, Residential**

Residential off-street parking spaces shall consist of a parking strip, parking bays with dimensions of not less than nine by nineteen feet (9' x 19'), driveway, garage, or combination thereof and shall be located on the premises they are intended to serve, and are subject to the provisions of [Section 17.01.10 “Front Yard Parking, Residential District,”](#) and Section 18.04 “Accessory Buildings.”

Section 17.01.10 Front Yard Parking, Residential District

No parking area shall project into the required front yard in any residential district or be permitted between the curb line and property line in any district except [on a driveway, or](#) as may be provided in approved parking arrangement for R-3 and R-4, Residential Districts. [In addition, the following shall apply:](#)

- [1. Parking on the lawn or unpaved area in a front yard \(required and non-required\) is not permitted.](#)
- [2. Parked vehicles shall not block a public sidewalk.](#)

ARTICLE 19 SITE DEVELOPMENT PLAN PROCEDURAL AND APPROVAL PROCESS***[Modify Section 19.05 SITE DEVELOPMENT PLAN STANDARDS]*****SECTION 19.05 SITE DEVELOPMENT PLAN STANDARDS**

- c. Vehicular and Pedestrian Circulation.
- 1) The location and design of driveways providing vehicular ingress and egress from the site, in relation to streets giving access to the site, and in relation to pedestrian traffic should be shown on the plan.
 - 2) Traffic circulation features within the site and location of automobile parking areas should be clearly illustrated, and the manner in which such requirements will assure:
 - (a) Safety and convenience of both vehicular and pedestrian traffic, both within the site and in relation to access streets.
 - (b) Satisfactory and harmonious relationship between the development on the site and existing and prospective development of contiguous land and adjacent neighborhoods, including the provision of landscaping techniques to screen parking lots of a residential use from vehicular noise and glare from headlights.
 - 3) All driveways serving customer or employee parking lots and driveways shall provide for two-way traffic, unless otherwise part of a one-way ingress/egress system.
 - 4) All driveways, other than those serving individual single-family or two-family residential lots, shall be a minimum of twenty (20) feet in width. A lesser width may be permitted by the Planning Commission if it can be shown that the driveway will be increased to twenty (20) feet due to a cooperative joint use arrangement with an adjacent property owner.

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 _____ 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: _____
Enacted: _____
Published: _____
Effective: _____

By a vote of _____

Dianne Massa, City Clerk