

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

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NORTHVILLE TO CLARIFY THAT OTHER, SIMILAR USES THAT ARE NOT CURRENTLY LISTED IN THE GENERAL COMMERCIAL DISTRICT COULD BE CONSIDERED AS A SPECIAL LAND USE IF THEY MEET THE SPECIAL USE STANDARDS IN THE ORDINANCE, AS DETERMINED BY THE PLANNING COMMISSION.

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~~**).

[Modify Article 11 GENERAL COMMERCIAL DISTRICT (GCD)]

SECTION 11.03 SPECIAL LAND USES PERMITTED AFTER REVIEW AND APPROVAL

The following uses shall be considered Special Land Uses within the General Commercial District and may be approved by the Planning Commission subject to the applicable general and specific standards in Section 16.01:

- a. Regional shopping centers.
- b. Nurseries and garden centers, provided that all outdoor storage areas are screened according to the standards of Article 16.11.
- c. Building and lumber supply, provided that the use is primarily for the storage and sale of retail goods, and excludes manufacturing, processing, planning or milling operations, provided that all outdoor storage areas are screened according to the standards of Section 16.11.
- d. Automobile service stations, and bus passenger stations.
- e. Automobile wash, automatic or self-service.
- f. Automobile repair stations and automobile body repair stations.
- g. New and used automobile sales or showroom.
- h. Golf driving ranges and miniature golf courses.

- i. Commercial outdoor storage subject to Section 16.11.
- j. Commercial outdoor recreational establishments.
- k. Veterinary hospitals, clinics and commercial kennels, provided that all activities are conducted within a completely enclosed building.
- l. Hospitals subject to Section 16.05.
- m. Mini- or self-storage warehouses.
- n. Convenience stores with gasoline service.
- o. Outdoor sales space for exclusive sale of used automobiles, new and/or used mobile homes, boats and recreational vehicles provided that no major repair or major refinishing shall be conducted on the lot.
- p. Truck or trailer rental.
- q. Other uses of the same nature, ~~or class,~~ or general character as those listed as either a Principal Use or Special Land Use in this district which, as determined by the Planning Commission, ~~are no more obnoxious or detrimental to the surrounding area than those listed~~ meet the standards of Section 16.01(d), Basis of Determinations, for special land uses.
- r. Accessory buildings, structures and uses customarily incidental to the above Special Land Uses.

(No other changes are proposed for this section.)

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