

**CITY OF NORTHVILLE  
ZONING ORDINANCE  
ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NORTHVILLE TO ADD SPECIFIC LANGUAGE ADDRESSING VARIOUS FORMS OF SENIOR LIVING FACILITIES.

**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 26 CONSTRUCTION OF LANGUAGE AND DEFINITIONS]*

**SECTION 26.02 DEFINITIONS**

- 44. Convalescent or Nursing Home: Facility which provides inpatient skilled nursing care and related services to patients who require medical, nursing or rehabilitative services but do not require the level of care provided in a hospital. ~~An establishment which specializes in providing necessary services to those unable to care for themselves.~~
- 58. Dwelling Unit: Is a building, or portion thereof, designed for occupancy by one (1) family for residential purposes and having cooking facilities.
- 68. Family Foster Care Home: Is an establishment which provides supervision, assistance, protection or personal care, in addition to room and board, to six or fewer persons. A family foster care home is other than a home for the aged or nursing home, as defined and licensed under Act 139 of the Public Acts of 1956, as amended, or a mental hospital for mental patients licensed under Sections 51 and 52 of Act 151 of the Public Acts of 1923, as amended.

158. Senior Housing -

- (a) Assisted Senior Living Facility – In General: An interim or permanent residential facility which furnishes room, board, laundry, personal care or supervised personal care, and other assistance in activities of daily living to residents. Assisted senior living units do not include individual cooking facilities. Residents shall be unrelated, non-transient individuals over the age of 60. Each resident shall have a separate bedroom and sanitary facilities, food is prepared in a central kitchen, and the facility provides shared dining and living space. This use does not include:
  - 1. Hotels, or facilities that negotiate sleeping arrangements on a daily basis;
  - 2. Adult foster care facilities;
  - 3. Hospitals, nursing homes, or county medical care facilities;

4. Dwelling units occupied by families;
5. Halfway houses for criminal rehabilitation, or criminal rehabilitation facilities; and
6. Overnight general purpose shelters.

For purposes of land use planning, assisted senior living facilities are categorized as follows:

1. Small Assisted Senior Living Facility: Assisted senior living facilities in this category provides care, as defined above, to 20 or fewer residents. This category could also include a licensed Home for the Aged, as defined by the State of Michigan, which provides supervised personal care to 20 or fewer residents and is operated in conjunction with and as a distinct part of a licensed nursing home.
  2. Large Assisted Senior Living Facility: Assisted senior living facilities in this category meet the standards for Homes for the Aged, as defined by the State of Michigan, which provides care to 21 or more residents.
- (b) Continuing Care Retirement Community (CCRC): A community that offers several levels of housing and care to individuals aged 55 and older, including Independent, Assisted, and Memory or Nursing care (Also see definition of “Convalescent or Nursing Home.”). CCRC is different from other housing and care facilities for seniors because it usually provides a written agreement or long-term contract between the resident (frequently lasting the term of the resident’s lifetime) and the community which offers a continuum of housing, services, and health care, commonly all on one campus or site.
- (c) Independent Senior Living Facility: A facility in which senior adults age 55 and older live in individual dwelling units with cooking facilities, and may receive hospitality services as a benefit of lease or purchase of the dwelling unit. Independent senior living does not include the delivery/receipt of custodial or medical services to occupants as a benefit of lease or purchase of the dwelling unit.

*[No additional changes are proposed for this article.]*

*[Modify Article 2 ZONING DISTRICTS AND MAPPING INTERPRETATION]***SECTION 2.06 UNIFORM DISTRICT REQUIREMENTS**

Buildings and uses in all districts shall be subject to the provisions of Article 15, Schedule of Regulations; Article 16, Off-Street Parking and Loading Regulations; Article 17, General Provisions; and Article 18, Site Development Plan Procedural and Approval Process, except as modified for a particular Zoning District. Should any land have been inadvertently omitted from one of the Zoning Districts listed in this Zoning Ordinance, it shall be classified as a first Density Residential District (R-1).

**ZONING DISTRICTS IN GENERAL.a. Districts Established.****SECTION 3.0 DISTRICTS ESTABLISHED.**

For the purpose of this Chapter, the City is hereby divided into the following districts:

R-1A	First Density Residential District
R-1B	First Density Residential District
R-2	Second Density Residential District
R-3	Third Density Residential District
R-4	Fourth Density Residential District
PBO	Professional and Business Office District
OR	Office/Research District
LCD	Local Commercial District
CBD	Central Business District
CBD-O	Central Business District – Overlay
CSO	Cady Street Overlay (CSO-1/CSO-2)
GCD	General Commercial District
RTD	Racetrack District
PR-1	Performance Regulated Industrial District No. 1
PR-2	Performance Regulated Industrial District No. 2
PUD	Planned Unit Development

PRINCIPAL USE	DISTRICTS														
	R-1A	R-1B	R-2	R-3	R-4	PBO	OR	LCD	CBD	CBD-O	CSO <sup>1</sup>	GCD	RTD	PR-1	PR-2
<b>Residential Uses:</b>															
Single-Family dwellings	P	P	P	P	P	S		S		P					
Two-Family dwellings			P	P	P	S		S							
Multiple-Family dwellings				P	P	S				P	P				
Assisted senior living - Small				P	P					<del>P</del>					
Assisted senior living - Large				S	S					<del>P</del>					
Continuing Care Retirement Comm.					S										
Housing for the Elderly				<del>P</del>	<del>P</del>	<del>S</del>									
Convalescent and/or Nursing Home				P	P										
Manufactured dwelling parks					S										
Home occupations	P	P	P	S	S										
Residential upper stories						S			P	P	P				
Apartment/Residential Hotel					S										
Mobile Home Park					S										
<b>Care Centers:</b>															
Group foster care					S										
Family day care	P	P	P	P	P										
Group day care			S	P	S	P		P	S	S	S	S			
Child care centers					S	P		P	S	S	S	P			
<b>Public/Quasi Public</b>															
Cemeteries	P	P	P	P	P										
Public/Semi-public/parks	S	S	S	S	S	P		P	P	P	P	P			
Essential public services	P	P	P	P	P	P	P	P	P	P	P	P			
Essential public service buildings.	S	S	S	S	S	P	P					P			
Essential public service storage yards.						P									
Hospitals				S				S				S			
Radio, TV, Trans. Towers														S	S
Public primary/secondary schools	S	S	S	S	S										
Colleges	S	S	S	S	S	P		S	P	P	P	P			
Churches	S	S	S	S	S	P		P	P	P	P	P			
Wireless Communication														S	S
<b>Auto/Transportation Uses:</b>															
Auto sales												S			
Auto service station								S				S			
Auto repair station								S				S			
Auto body repair												S	P	P	
Auto wash, automatic												S	P	P	
Auto wash, self-service												S	P	P	
<b>Food/Restaurants/Entertainment:</b>															
Restaurant-sit down						S		P	P	P	P	P			
Drive-In/Drive-Though								S				P			
Restaurant Take-Out/Home Delivery								P	S	S	S	P			
Clubs, In-door theaters, cinemas															
Video rental								S	P	P	P	P			
<b>Lodging:</b>															
Bed and breakfast Inns	S	S	S	P	P			P	P	P	P	P			
Hotels/Motels									P	P	P	P			
<b>Office/Service Uses:</b>															
Commercial kennels												P		P	P
Commercial printing								P	P	P	P	P			
Commercial schools												S			
Funeral homes						P		P	P	P	P	P			
Medical clinic						P		P	P	P	P	P			
Newspaper offices									P	P	P	P			
Personal service								P	P	P	P	P			
Professional offices						P	P	P	P	P	P	P	P	P	P
Professional services						P	P	P	P	P	P	P			
Veterinary clinic						S		S				S			
<b>Retail Commercial Uses:</b>															
Banks, S&L's, Credit Unions						P		P	P	P	P	P			
Banks, etc. w/ Drive-Through						P		P	S	S	S	P			
Teller, automatic, 24-hour						P		P	P	P	P	P			
Convenience store – no gas								P	P	P	P	P			
Convenience store – gas sales												S			
Retail businesses								P	P	P	P	P			
Regional shopping centers												S			

Key: P = PERMITTED USE S = SPECIAL LAND USE

(Table Continued on Next page)

PRINCIPAL USE	DISTRICTS														
	R-1A	R-1B	R-2	R-3	R-4	PBO	OR	LCD	CBD	CBD-O	CSO <sup>1</sup>	GCD	RTD	PR-1	PR-2
<b>Recreational Uses:</b>															
General Commercial Outdoor Rec.												S			
Golf courses	S	S	S	S	S										
Golf driving ranges, mini-golf												S			
Indoor rec. establishments								S	S	S	S	P			
Racetrack											P (a)		P		
<b>Misc. Commercial Uses:</b>															
Building & lumber supply											P (b)	S		P	P
Garden centers, nurseries											P (b)	S		P	P
<b>Storage Type Uses:</b>															
Commercial Outdoor Storage											S (b)	S		S	S
Mini / Self-Storage											P (b)	S		P	P
<b>Industrial Uses:</b>															
Bulk Petroleum															S
Contractor's Equipment Storage															
Experimental Research & Testing Labs							P				P (b)			P	P
<b>Extractive Uses</b>															S
Food Products							S								
Manufacturing, Processing, etc.											P (b)			P	P
Metal Plating															S
Plastics											P (b)			P	P
Printing											P (b)			P	P
Salvage Yard															S
Solid Waste Processing											S (b)			S	S
Tool & Die, Gauge & Machine Shops											P (b)			P	
Truck / Trailer Rental											P (b)	S		P	P
Warehousing / Wholesale											P (b)			P	

Key: P = PERMITTED USE S = SPECIAL LAND USE

<sup>1</sup>The Cady Street Overlay (CSO) District permits all uses allowed in the Central Business District on all parcels in the CSO. However, uses allowed by underlying zoning districts RTD and PR-1 only apply to those parcels zoned RTD or PR-1 respectively. "RTD-only" uses are identified as (a) in the table and "PR-1-only" uses are identified as (b) in the table.

Note: The above chart is intended for reference only. Please refer to the specific section for detailed list of permitted and special uses.

***[No additional changes are proposed for this article.]***

*[Modify Article 5 THIRD DENSITY RESIDENTIAL DISTRICT (R-3)]***SECTION 5.02 USES PERMITTED BY RIGHT**

The following provisions apply in all Third Density Residential Districts. In an R-3 District no person shall hereafter use any building or structure except in accordance with the following provisions:

- a. All uses permitted by right in the R-1 and R-2 District subject to the terms and conditions provided therein.
- b. Multiple family dwelling units including apartments, townhouses and rowhouses.
- c. Housing for the elderly Assisted Senior Living – Small Facility, as follows:
  - 1) All ~~dwelling~~ Assisted Senior units in a congregate type building shall consist of at least three hundred fifty (350) square feet per unit (not including ~~kitchen and~~ sanitary facilities). Density shall not exceed 20 residents per acre.
  - 4) The proposed facility may ~~which does~~ not exceed a height of two and one-half (2 1/2) stories.
  - 5) All ~~housing for the elderly~~ The proposed facility shall ~~be provided as a planned development consisting~~ consist of at least one (1) acre and may provide ~~for the following:~~
    - 1) ~~Cottage type dwellings and/or apartment type dwelling units.~~
    - 2) ~~Common common~~ services containing but not limited to, central dining rooms, recreational rooms, central lounge and workshops.
- d. Convalescent and/or Nursing Home. Density shall not exceed 20 residents per acre.
- e. Planned Unit Development pursuant to Article 20.
- f. Cemeteries.
- g. Family Day Care Homes.
- h. Group Day Care Homes.
- i. Family Foster Care Homes.
- j. Accessory uses subject to the provisions of Section 18.04.
- k. Home Occupations subject to the provisions of Section 18.15.
- l. Essential public services.
- m. Bed and breakfast accommodations in accordance with Section 16.03.

**SECTION 5.03 SPECIAL LAND USES PERMITTED AFTER REVIEW AND APPROVAL**

The following uses may be permitted by the Planning Commission pursuant to Article 18 and subject further to the following provisions:

- a. All Special Land Uses permitted in the R-1 and R-2 District subject to the provisions provided therein.
- b. Hospitals subject to Section 16.05.
- c. Assisted Senior Living – Large Facility subject to Section 16.17.

*[No additional changes are proposed for this article.]*

***[Modify Article 6 FOURTH DENSITY RESIDENTIAL DISTRICT (R-4)]***

**SECTION 6.03 SPECIAL LAND USES PERMITTED AFTER REVIEW AND APPROVAL**

The following uses may be permitted by the Planning Commission pursuant to Section 16.01 and subject further to the following provisions: *(Rev. 8.06)*

- a. All Special Land Uses permitted in the R-1, R-2 and R-3 Districts subject to the provisions provided therein.
- b. Business uses when developed as retail or service uses clearly accessory the main use and within the walls of the main structure, and not readily viewable from the street. No identifying sign for any such business or service use shall be visible from any exterior view. Such businesses or service shall not exceed twenty five (25) percent of the floor area at grade level or fifty (50) percent of a subgrade level, and shall be prohibited on all floors above the first floor, or grade level.
- c. This subsection shall be construed to permit an apartment hotel and/or residential hotel as provided in Article 26, “Definitions”.
- d. Child care centers.
- e. Mobile Home Parks and/or Developments subject to Section 16.10 and requirements with 1987 P.A. 96 as amended.
- f. Continuing Care Retirement Community subject to Section 16.18

***[No additional changes are proposed for this article.]***



***[Modify Article 7 PROFESSIONAL AND BUSINESS OFFICE DISTRICT (PBO)]***

**SECTION 7.03 SPECIAL LAND USES PERMITTED AFTER REVIEW AND APPROVAL**

The following uses may be permitted by the Planning Commission pursuant to Section 16.01 and subject further to the following provisions: (Rev. 8/06)

- a. Retail establishments similar in nature to the following:
  - 1) Wearing apparel and accessories
  - 2) Jewelry, cosmetics and notions
  - 3) Gift shops, camera shops, record shops and similar uses
  - 4) Tea room, coffee shop, dining room or other sit-down restaurants as opposed to a drive-in restaurant.
- b. Service establishments similar in nature to the following:
  - 1) Hair cutting/styling shops/beauty salon
  - 2) Soft goods repair shop
  - 3) Jewelry, watch and repairs of small household appliances.
- c. ~~Residential dwelling units and mixed~~ Mixed use residential/office uses providing residences only on upper floors.
- d. Veterinary clinics, pet shops, animal grooming services and similar uses which deal with live animals, subject to Section 16.08.
- e. Essential public service storage yards and facilities including transformer stations, utility sub-stations, gas regulator stations and public works storage yards.

***[No additional changes are proposed for this article.]***

**[Modify Article 10 CENTRAL BUSINESS DISTRICT (CBD)]**

**SECTION 10.01 STATEMENT OF PURPOSE**

The City of Northville downtown area serves a central place function to the urbanized area about it. The purpose of the Central Business District is to create an area of high intensity urban conditions providing convenient and accessible goods and services within an aesthetically pleasing environment. A diversity of intensively developed land, satisfying a wide range of goods and services including institutional and cultural services is essential to the enhancement of the City of Northville as an urban central place. Land in the City of Northville is a scarce resource and use activities which tend to require large amounts of open space are inconsistent with the use of land for a CBD purpose. On the other hand, multi-purpose buildings which include a mix of retail, service, and office, residential uses and shared parking are seen as consistent with the role of the CBD area. Renovation and re-development of existing upper floor residential units in the downtown as a secondary use that supports the economic viability of this commercial district is also consistent with the downtown.

**SECTION 10.02 USES PERMITTED BY RIGHT**

The following provisions shall apply in all CBD Districts. In the Central Business District (CBD) no person shall hereafter use any building, structure or land and no person shall erect any building or structure except in accordance with the following provisions:

- 6) Other Uses As Noted:
  - (a) Public and quasi-public buildings such as but not restricted to:
    - (i) Churches
    - (ii) Municipal offices
    - (iii) Libraries
    - (iv) Essential public service buildings.
  - (b) Public or private off-street parking facilities according to the provisions of Article 17.
  - (c) Advertising signs subject to the Sign Ordinance.
  - (d) Accessory structures and uses customarily incidental to the above permitted uses.
  - ~~(e) Residential dwellings in upper stories.~~

**SECTION 10.03 SPECIAL LAND USES PERMITTED AFTER REVIEW AND APPROVAL**

The following uses may be permitted subject to the conditions hereinafter imposed for those uses herein defined and subject further to the approval of the Planning Commission pursuant to Section 16.01.

a. Child Care Centers.

~~b. Boarding house (rooming house).~~

~~e.b.~~ Veterinary clinics, pet shops, animal grooming services and similar uses which deal with live animals, subject to Section 16.08.

~~d.c.~~ Home Delivery Restaurants, subject to Section 16.07.

d. Residential apartments or condominiums in upper stories only. Units shall be individual dwelling units, as defined in this ordinance, and meet the minimum size requirements of Section 15.02, Footnote 15(4a) for multiple family structures.

### **SECTION 10.05 CENTRAL BUSINESS DISTRICT – OVERLAY (CBD-O)**

a. Preamble: It is recognized that the North Center Central Business District Overlay Zone is a unique area of the CBD which requires special zoning regulations. The North Center Street area is different than Main Street because many buildings on North Center Street do not share common walls. Parcels are generally accessed by individual driveways, and the buildings are set back from the right-of-way rather than being located on the right-of-way. North Center Street also abuts single-family and multi-family residential areas. Because of these and other distinctions, a separate CBD overlay district has been created.

The overlay district will allow a mix of land uses designed to serve the commercial and residential needs of the community in an attractive, well-designed, and functional environment. It is designed to promote development consistent with the City of Northville Master Plan, and in a manner which assures quality building design and site development. It is further intended to regulate the location of parking and ensure adequate buffers from adjoining residential areas.

b. Uses Permitted by Right: All permitted uses within the CBD zoning district as listed in Section 10.02, and including first floor residential uses, shall be allowed within the CBD-O District. Permitted residential uses shall include single-family and multi-family residential dwelling units, as defined in this ordinance. ~~, assisted living, and housing for the elderly.~~

*[No additional changes are proposed for this article.]*

**[Modify Article 15 SCHEDULE OF REGULATIONS]**

**SECTION 15.02 FOOTNOTES TO THE SCHEDULE OF REGULATIONS**

6. In R-3 Third Density Residential District, ~~for residential uses other than Assisted Senior Living Facility, Congregate Care Retirement Community, or Convalescent/Nursing/Memory Care Facility,~~ the total number of rooms of eighty (80) square feet or more (not including kitchen and sanitary facilities) shall not be more than the area of the parcel, in square feet, divided by sixteen hundred (1600). All units shall have at least one (1) living room and one (1) bedroom and there shall be not more than ten (10) percent of the units of an efficiency apartment type, ~~with the exception of dwelling units specifically designed to housing the elderly and assisted by one of the programs sponsored by the Federal Housing Administration, Department of Housing and Urban Development.~~

For the purposes of computing the permitted number of rooms in excess of eighty (80) square feet or more and the number of dwelling units per acre the following room assignments shall determine the room characteristics of the dwelling unit.

One Bedroom	-	2 rooms	Plans presented showing 1, 2, or 3 bedroom units and including a “den”, “library” or other extra rooms shall count such extra rooms as a bedroom for the purpose or computing density.
Two Bedrooms	-	3 rooms	
Three Bedrooms	-	4 rooms	
Four Bedrooms	-	5 rooms	

In R-3 District, the area used for computing density shall be the total site area exclusive of any dedicated public right-of-way, either interior or bounding roads.

In R-3, R-4 Forth Density Residential District and PBO Professional and Business Office District, for Assisted Senior Living Facility, Congregate Care Retirement Community, or Convalescent/Nursing/Memory Care Facility, density and unit configurations are defined in Section 15.02 (Footnote 15), Section 5.02 and 16.17 through 16.18.

15. In each of the residential zoning districts, no dwelling unit may occupy less than the space herein provided as follows:

**RESIDENTIAL DWELLING  
UNIT TYPE**

**MINIMUM AREA IN GROSS  
SQUARE FEET, EXCLUSIVE  
OF GARAGE WHETHER  
ATTACHED OR NOT**

- 1. Single Family Detached Structures:
  - 1 Story 1,000 sq ft
  - 1 1/2 Story 1,400 sq ft
  - Split Level 1,600 sq ft
  - 2 Story 1,600 sq ft
  
- 2. Two Family Dwelling Structures: 800 sq ft per dwelling unit
  
- 3. Row-Town House Structures:
  - Efficiency 600 sq ft
  - 1 Bedroom 750 sq ft
  - 2 Bedrooms 850 sq ft
  - 3 Bedrooms 950 sq ft

Plus 100 sq. ft. for each additional bedroom.

~~4b. Other~~ Multiple Family Structures:

- 4a.
- Efficiency 500 sq ft
  - 1 Bedroom 650 sq ft
  - 2 Bedrooms 750 sq ft
  - 3 bedrooms 850 sq ft

~~4a Multiple Housing for the Elderly~~

4b. Senior Housing - Assisted Senior/Nursing/  
Memory Care:

- Efficiency 350 sq ft
- 1 Bedroom 450 sq ft
- Plus 80 sq ft for each additional bedroom

*[No additional changes are proposed for this article.]*

**[Modify Article 16 SPECIAL USES]****SECTION 16.17 LARGE ASSISTED SENIOR LIVING FACILITY**

A Large Assisted Senior Living facility shall be provided as a planned development, and are subject to the following:

- a. Minimum lot size shall be two-acres in size.
- b. All Assisted Senior units in a congregate type building shall consist of at least three hundred fifty (350) square feet per unit (not including sanitary facilities).
- c. Maximum density shall be 20 residents to the acre.
- d. The proposed facility may not exceed a height of two and one-half (2 1/2) stories or 30 feet. Buildings of greater height may be allowed, provided front, side, and rear yards are increased above the minimum required yards by one foot for each foot of building height that exceeds the maximum height allowed.
- f. Off-street parking shall meet the requirements for Large Assisted Senior Living Facility provided in Article 17.
- g. A landscape buffer, privacy fence/wall or combination thereof, shall be constructed along property lines abutting properties that are zoned or used for single-family residential purposes. The buffer, fence or wall shall be constructed in a manner which will achieve a minimum opacity of eighty (80) percent during the summer and sixty (60) percent opacity during the winter.

**SECTION 16.18 CONTINUING CARE RETIREMENT COMMUNITY**

A Continuing Care Retirement Community (CCRC) shall be provided as a planned development. The size, design, and operating characteristics of the facility shall be compatible with the character of the surrounding neighborhood, with consideration given to scale, lot coverage, density, access, traffic, and other relevant factors. These facilities are subject to the following:

- a. Minimum lot size shall be five-acres in size.
- b. All Independent Senior dwellings shall be independent dwelling units, as defined by this ordinance. Units in a congregate type building shall consist of at least six-hundred (600) square feet per unit (not including kitchen and sanitary facilities). Units in other types of structures shall meet the minimum requirements of Section 15.02, Footnote 15.
- c. All Assisted Senior units and nursing/memory care units in a congregate type building shall consist of at least three hundred fifty (350) square feet per unit (not including sanitary facilities).

- d. Maximum density of the CCRC development shall be calculated using the land area devoted to each use as follows:
  - i. Independent Senior Living = 14 dwelling units/acre
  - ii. Assisted Senior Living and Nursing/Memory Care = 20 residents/acre
- e. The proposed facility may not exceed a height of two and one-half (2 1/2) stories or 30 feet. Buildings of greater height may be allowed, provided front, side, and rear yards are increased above the minimum required yards by one foot for each foot of building height that exceeds the maximum height allowed.
- f. Off-street parking shall meet the requirements for Continuing Care Retirement Community provided in Article 17.
- g. Sidewalks shall be required along all street frontages, in accordance with Chapter 74 of the Northville Code of Ordinances. Where possible, sidewalks shall be positioned five (5) feet back from the curb for public safety and to facilitate pedestrian connection between residential and commercial areas. A pedestrian system shall be provided throughout the development, including access to open space and between dwelling units.
- h. A landscape buffer, privacy fence/wall or combination thereof, shall be constructed along property lines abutting properties that are zoned or used for single-family residential purposes. The buffer, fence or wall shall be constructed in a manner which will achieve a minimum opacity of eighty (80) percent during the summer and sixty (60) percent opacity during the winter.

*[No additional changes are proposed for this article.]*

**[Modify Article 17 OFF-STREET PARKING AND LOADING REGULATIONS]**

**SECTION 17.02 REQUIRED OFF-STREET PARKING SPACES**

The minimum number of off-street parking spaces by type of use shall be determined in accordance with the following schedule.

<b>USE</b>	<b>NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE</b>
<b>A. Residential</b>	
3. <del>Housing designed specifically for the elderly either thru federal/private/or public non-profit sponsorship</del>	<del>One (1) for each (1) unit. Should dwelling units revert to general occupancy, then multiple family standards shall be met. A minimum of one (1) visitor space shall be required for each six (6) dwelling units.</del>
3. <u>Senior Housing:</u>	<u>Should senior housing revert to general occupancy, then multiple-family parking standards shall apply.</u>
a. <u>Independent Senior Living Facility:</u>	
<u>Single-Family (attached or detached) buildings:</u>	<u>Two (2) spaces for each one (1) unit.</u>
<u>Congregate buildings:</u>	<u>One and one-half (1.5) spaces for each one (1) unit.</u>
b. <u>Assisted Senior Living Facility (congregate buildings)</u>	<u>One (1) space for each two (2) residents.</u>
c. <u>Nursing/Memory Care Facility (congregate buildings)</u>	<u>Four-tenths (0.4) space for each one (1) resident.</u>
d. <u>Continuing Care Retirement Community (CCRC)</u>	<u>Parking requirements will be calculated using the formulas above based on the number of senior units and/or residents in the CCRC.</u>
<b>B. Institutional</b>	
5. <del>Homes for the aged and convalescent</del> <u>Convalescent</u> homes	One (1) space for each two (2) beds.

**[No additional changes are proposed for this article.]**



*[Modify Article 21 SIGNS]*

**SECTION 21.01 SIGN REGULATIONS**

e. Permitted Freestanding Signs.

- 6) Permitted Freestanding Signs for single-family residential subdivision developments, planned residential unit developments, multiple family developments and ~~housing for the elderly~~senior housing developments.
- (a) Only one (1) freestanding sign shall be erected on any premise.
- (b) A freestanding sign may be located no closer than ten (10) feet from the property line.
- (c) A freestanding sign shall not exceed six (6) feet in height when located at the ten (10) foot setback.
- (d) A freestanding sign shall not exceed twenty (20) square feet per side in area, not to exceed a total area of forty (40) square feet.

f. Permitted Wall Signs.

- 7) Permitted Wall Signs for multiple family developments and ~~housing for the elderly~~senior housing developments.
- (a) There shall be no more than one (1) wall sign permitted for each project. Projects which have frontage on two (2) public rights-of-way may have two (2) wall signs on each frontage provided the total square foot requirements set forth in other sections of this ordinance are met.
- (b) The surface area of a wall sign or combination of wall signs shall not exceed a total of thirty (30) square feet.

*[No additional changes are proposed for this article.]*

**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 8<sup>th</sup> 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