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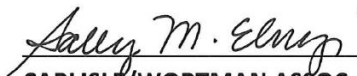
MEMORANDUM

TO: City of Northville Planning Commission
FROM: Sally M. Elmiger, AICP
DATE: June 26, 2018
RE: Seven Mile – South Main Street Overlay (SM-O) – Public Hearing

At the June 19, 2018 Planning Commission meeting, the Commissioners moved to set a public hearing for draft ordinance language to create overlay zoning for the Seven Mile – South Main Street subarea. The public hearing has been scheduled in combination with the proposed re-zoning of properties within this sub-area from PR-1, Performance Regulated Industrial District No. 1 to GCD, General Commercial District.

The attached language has been prepared for consideration at a public hearing scheduled for August 7, 2018.

We look forward to discussing this topic at our upcoming meeting.



CARLISLE/WORTMAN ASSOC., INC.

Sally M. Elmiger, AICP, LEED AP

Principal

Cc: Pat Sullivan
Dianne Massa
Shari Allen
Brent Strong

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

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NORTHVILLE TO ADD THE SEVEN MILE – SOUTH MAIN STREET OVERLAY (SM-O) TO THE GENERAL COMMERCIAL DISTRICT.

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]

ARTICLE 11

GENERAL COMMERCIAL DISTRICT (GCD)

SECTION 11.01 STATEMENT OF PURPOSE

The General Commercial District (GCD) is designed to provide sites for more diversified and intensive business types and are often located to serve higher volumes of automobile traffic. The General Commercial Districts are characterized as having a majority of the following characteristics:

- a. Their customer is often served in their vehicle or has the vehicle serviced.
- b. They tend to require larger land areas.
- c. Their customers do not make frequent purchases.
- d. They combine retail, wholesale, service and repair in various ways.
- e. Their market is regional as contrasted to local.
- f. Their market is partially dependent upon extending services to other business uses, and are generally not household oriented.

SECTION 11.02 USES PERMITTED BY RIGHT

The following provisions shall apply in all General Commercial Districts (GCD). In all GCD 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:

- a. Retail food establishments, including convenience stores, whose principal activity is within a wholly enclosed building which supply: groceries, fresh produce, meats, dairy products, baked goods, confections or similar commodities for consumption off the premises. Food stuffs may be prepared on the premises as an accessory use if sold at retail prices on premise.
- b. Retail businesses conducted entirely within an enclosed building such as: drug stores, liquor, dry goods, clothing, furniture, hardware, music, book store, bicycle and gift shops.
- c. Personal service establishments such as but not limited to: small electronics repair shops, shoe repair, tailors, hair styling salons, photographers studios, film processing outlets, copy centers, interior decorators, postal centers, self-service laundry and dry cleaners.
- d. Newspaper offices, publishing, and commercial printers.
- e. Churches.
- f. All classifications of restaurants and other establishments serving food and/or beverages, excluding drive-throughs and drive-ins.
- g. Private clubs, lodge halls, theaters, cinemas, and similar such assembly buildings when completely enclosed.
- h. Funeral homes.
- i. Indoor recreational establishments.
- j. Banks, Savings and Loans, and Credit Unions, including drive-through branches.
- k. Medical clinics.
- l. Professional offices such as: medical and dental, chiropractors, osteopaths, and similar or allied professions.
- m. Professional services such as: insurance, real estate, legal, financial, and similar or allied professions.
- n. Public and semi-public institutional buildings, structures and uses, and public parks.

- o. Hotels, motels, and bed and breakfast inns.
- p. Video rental establishments.
- q. 24-hour banking centers/ready tellers which are separate from a financial institution.
- r. Convenience stores without gasoline service.
- s. Child Care Centers.
- t. Commercial schools including art and dance studios, music and voice, and business schools.
- u. Essential public services, buildings and storage yards.
- v. Accessory buildings, structures and uses customarily incidental to the above Principal Uses, as defined in Sec.18.04.

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, planing 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, 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, meet the standards of Section 16.01(d), Basis of Determinations, for special land uses. *(Rev. 5/18)*
- r. Accessory buildings, structures and uses customarily incidental to the above Special Land Uses.

SECTION 11.04 AREA, HEIGHT AND PLACEMENT REQUIREMENTS

Area, height and placement requirements unless otherwise specified are as provided in the following table and as further provided in Section 15.01, “Schedule of Regulations”.

Minimum Lot Size	Maximum Building Height		Minimum Yard Setback In Feet Side yards			Minimum Landscaped Area	Maximum Lot Area Coverage
	In Stories	In Feet	Front	Each Side	Rear	Percent of Lot Area	Percentage of Lot Ratio
N/A	2	30	20	10	20	10	N/A

Note: See Section 15.01 Schedule of Regulations and footnotes thereto for additional requirements and regulations.

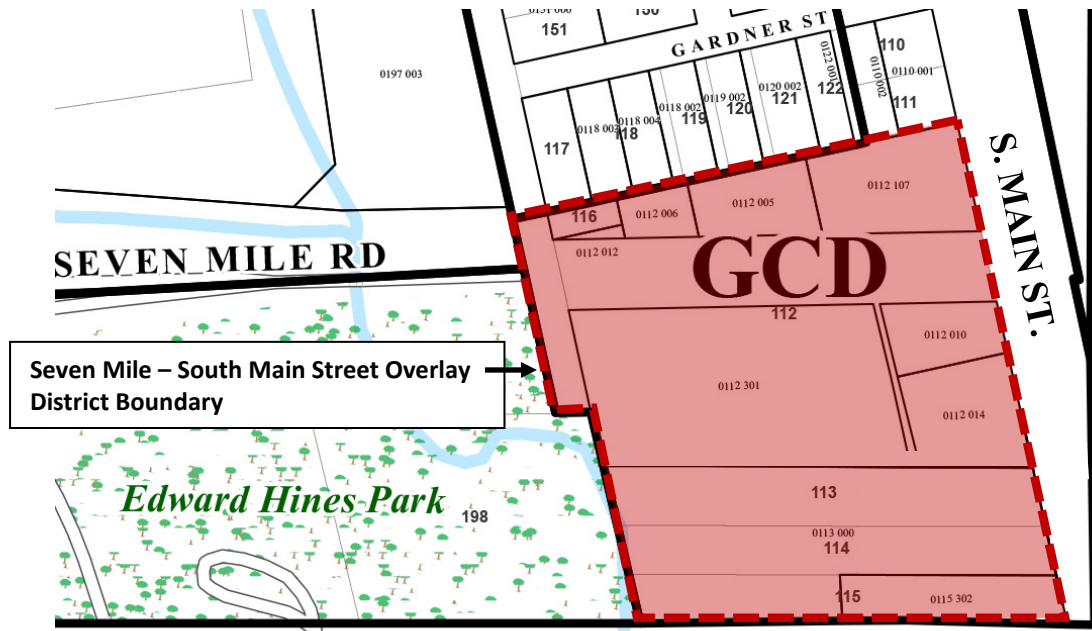
SECTION 11.05 SEVEN MILE – SOUTH MAIN STREET OVERLAY (SM-O)

- a. **Preamble:** It is recognized that the Seven Mile – South Main Street area on the southern boundary of the City of Northville is unique and requires special zoning regulations. Parcels within this area create an important entranceway into the City, and frontage on Seven Mile and South Main Street provide extensive exposure for commercial development. This area is also unique given its close proximity to the Wayne County Park system and existing non-motorized trail, providing attractive amenities. Vacant and underused properties also provide opportunities for growth and new investment. Because of these and other distinctions, a separate Seven Mile – South Main Street Overlay (SM-O) district has been created. The SM-O district addresses special siting, design and compatibility issues that require development regulations in addition to those found in the underlying zoning districts. When the standards of the SM-O district conflict with those of the underlying district, the standards of the SM-O shall govern.

The Seven Mile – South Main Street Overlay district is intended to maintain a commercial character along both street frontages, but allow for a mixed-use (commercial and residential) zone that takes advantage of the existing commercial cluster, as well as the area's adjacency to recreational amenities. The SM-O district will allow a unique mix of land uses designed to serve the commercial and residential needs of the community in an attractive, well-designed, and functional environment. It also allows for current commercial and industrial uses to remain, but guides redevelopment if proposed. The district 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 designed to regulate the location of parking, regulate building height to achieve appropriate scale, and encourage the development of a pedestrian- and bicycle-friendly environment.

- b. **Uses Permitted by Right:** The following uses shall be permitted by right within the Seven Mile – South Main Street (SM-O) district:
- 1) All permitted uses within the General Commercial District (GCD) zoning district as listed in Section 11.02 except for large-format (over 55,000 square feet) retail and strip commercial uses.
 - 2) Also permitted: Single-family residential uses abutting the Wayne County Park and first floor multiple-family dwelling units including apartments, townhouses, rowhouses, and live/work units. Residential uses shall not be located along the Seven Mile and South Main Street frontages unless part of a mixed-use project that has commercial on the first floor and residential above.
- c. **Special Land Uses Permitted After Review and Approval:** Subject to Planning Commission approval, all special land uses within the GCD zoning district as listed within Section 11.03 are permitted except for vehicle sales, repair and wash uses, and gas stations.

Figure 1. Seven Mile – South Main Street Overlay District Boundary



- d. **Residential Density:** Residential units shall be permitted within the Seven Mile – South Main Street Overlay district at a density of up to fifteen (15) dwelling units per net acre, and shall be compatible with the general residential density patterns of existing nearby areas and as designated for nearby areas in the City of Northville Master Plan. Residential density in a mixed use development shall be calculated using the lot area excluding public road right of way or private road right of way.
- e. **Area, Height, and Placement Requirements for the SM-O District:** Area, height, and placement requirements unless otherwise specified are as provided in the following Table 11-1, and as further provided in Section 15.01, Schedule of Regulations.

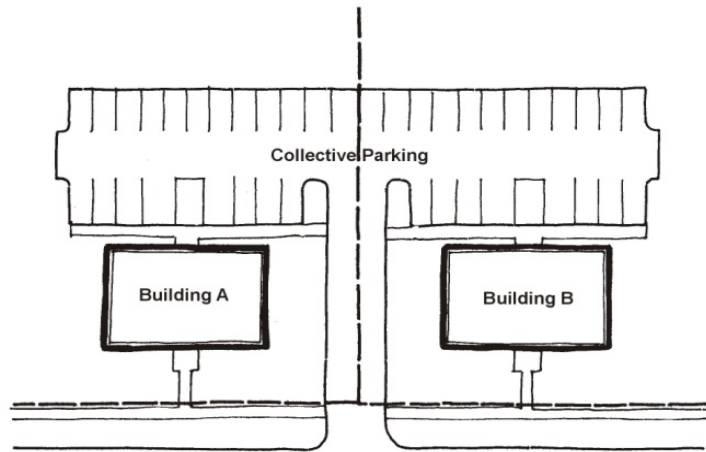
Table 11-1

Min. Lot Size	Maximum Building Height ^A		Minimum Yard Setback In feet				Maximum Front Setback/ Build-to Line	Minimum Landscaped Area	Maximum Lot Area Coverage
	In Stories	In Feet	Front	Least Each	Total Side	Rear		Percent of Lot Area	Percentage of Lot Ratio
N/A	If building contains commercial use only: 2 stories	If building contains commercial use only: 30 feet	20 feet	10 feet	20 feet	20 feet	25 feet	20%	N/A
	If building contains residential use only: 2.5 stories	If building contains residential use only: 30 feet							
	If building contains mixed-uses (Commercial & Residential): 3 stories	If building contains mixed-uses (Commercial & Residential): 36 feet							

^A A non-occupied ground level of a residential or mixed-use (commercial and residential) building used only for parking or tenant storage shall not count as a story with regards to the building height described in Table 11-1, and will permit up to an additional five-feet in height.

- f. **Access Management and Driveways:** The number of commercial driveways shall be the minimum necessary to provide reasonable access for regular traffic and emergency vehicles while preserving traffic operations and safety along Seven Mile and Main Street. A single means of direct or indirect access shall be provided for each separately owned parcel. Where possible, this access shall be via a shared driveway. Where it is not possible to provide shared access, this access may be by a single driveway. Additional driveways may be permitted subject to site plan approval.

- g. **Shared Driveways/Collective Parking/Mixed-Use Parking:** In order to minimize the number of curb cuts and maximize off-street parking, shared driveways and parking areas are encouraged. Collective parking, shared parking, and mixed-use parking in accordance with Section 17.01.13 may be considered for the SM-O district. Shared parking may allow a reduction of up to thirty percent (30%) from the parking requirements as part of a Planned Unit Development per Section 17.01.13.a, subject to City Council approval.

Figure 2. Shared Driveways/Collective Parking**h. Parking:**

- 1) New parking lots associated with full re-development projects are permitted only in rear yards, as determined by the Planning Commission.
- 2) Off-street parking for all uses shall comply with the parking requirements of Section 17.02 and with interior landscaping requirements of Section 19.05.
- 3) All off-street parking areas shall be screened or buffered in a manner that separates the parking areas as seen from the public right-of-way. A minimum six (6) foot wide buffer between the parking lot and street right-of-way shall be shown. The buffer shall include one (1) or combinations of the following:
 - Dense landscaping (minimum one (1) tree and ten (10) shrubs every forty (40) feet)
 - Decorative metal fencing (thirty (30) inches high)
 - Masonry screening wall (thirty (30) inches high)
 - Building placement within front yard with parking in the rear.
- 4) An existing parking lot that serves an existing building may remain in its current location; however, a partial alteration of the existing building that requires site plan review shall also renovate the parking lot to meet the standards listed in 2) and 3) above. Redevelopment of a site, as determined by the Planning Commission, will require relocating the parking to the rear of the building.

- i. **Pedestrian/ Non-Motorized Enhancements:** Sidewalks shall be required along all street frontages, in accordance with Chapter 74 of the Northville Code of Ordinances. Where possible, sidewalks should be large enough to accommodate bicycles and pedestrians. Also, where possible, sidewalks shall be positioned five (5) feet back from the curb or edge of roadway pavement for public safety and to facilitate pedestrian connection between residential and commercial areas. Pedestrian and non-motorized enhancements shall be consistent with Complete Streets (Public Acts 134 and 135 of 2010) and the City of Northville Non-Motorized Plan. Curb bump outs, crosswalks, pedestrian refuge islands, or other safety barriers are encouraged to enhance pedestrian safety. Bike racks shall be considered at appropriate locations.
- j. **Wayne County Park Amenities:** Planned Unit Development (PUD) projects on properties abutting the Wayne County Park shall incorporate public amenities to serve pedestrians and bicyclists using the County’s non-motorized trail, such as but not limited to pedestrian connections between the County trail and adjacent sidewalks or bike trails, seating area, plaza, drinking fountain, bicycle racks, and bicycle repair station.
- k. **Streetscape:** Streetscape features and furnishings, such as street trees, tree grates, extensive perimeter landscaping, special concrete finishing, and decorative/pedestrian-scaled lighting, etc. shall be incorporated on all frontages along Seven Mile and South Main Street. At least one (1) canopy tree shall be provided for each forty (40) lineal feet of street frontage. Properties that abut the Seven Mile and South Main Street intersection shall incorporate an appropriate entryway feature, such as pedestrian plaza, benches, pavers and landscaping.
- l. **Stormwater Management:** Where possible, curb and gutter shall be incorporated along Seven Mile and South Main Street. Future development shall use Low Impact Development (LID) techniques for stormwater management where practical. This shall include infiltration and on-site retention. Developers are encouraged to consult the “Low Impact Development Manual for Michigan” developed by the Southeast Michigan Council of Governments. Possible LID techniques include but are not limited to:
- Inverted parking lot islands
 - Pervious paving materials
 - Bioswales
 - Other techniques for infiltration and on-site retention.
- m. **Architecture:** It is the intent of the Seven Mile – South Main Street Overlay district to provide high-quality building materials and complimentary building architecture. Architectural design shall include the following:
- Coordinated architectural elements shall be shared between the parcels located on the north and south sides of Seven Mile. This could include coordinated designs for elements including, but not limited to, roofs, masonry, building colors and building materials.

- First floor architecture shall be compatible with sidewalk areas and shall provide an attractive interface between buildings and pedestrians. This shall be accomplished with generous window areas, recesses, projections and architectural detail to provide transparency and variation. Blank walls longer than twenty (20) feet shall not face a public street.
 - Building entrances shall have an orientation to the street and front sidewalk, with a functioning entrance which enhances the continuity of the pedestrian-oriented environment.
 - Primary building entrances shall be clearly defined with sheltering elements such as an awning, arcade or portico.
 - Where possible, there shall be a minimal grade differential between the elevation of the sidewalk and the first floor elevation of the adjoining building.
 - Garage doors shall not be permitted on a front façade unless approved by the Planning Commission, subject to attractive screening, landscaping and sight visibility.
 - All rooftop mechanical equipment shall be screened from view in accordance with Section 18.11.11.
- n. LEED Design: Leadership in Energy and Environmental Design (LEED) building design is encouraged for all developments within the SM-O District.
- o. The Planning Commission may waive or modify the design standards and landscape requirements set forth in Sections “f” through “n” where one (1) or more of the following factors are demonstrated:
- 1) Architectural constraints and unique building characteristics.
 - 2) Compatibility with surrounding architecture and site design.
 - 3) Site constraints regarding size of parcel, circulation, limited right-of-way, etc.
 - 4) Other factors as identified by the Planning Commission

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