

**City of Northville**  
**Proposed Text Amendments to the**  
**Zoning Ordinance and Code of Ordinances**

At its regular meeting on March 15, 2021 at 7:00 p.m., the Northville City Council will consider introducing for first reading the following proposed text amendments to the Zoning Ordinance and Code of Ordinances.

- **Amend Zoning Ordinance, Article 15 Schedule of Regulations pertaining to front open space requirement:** Correcting ordinance language to clarify that the front open space requirement, Footnote 26 in Section 15.02 applies to single-family residential lots in all residential zoning districts.
- **Amend Zoning Ordinance, Article 15 Schedule of Regulations pertaining to multi-family residential units in the CBD:** Text amendments to reduce the minimum floor area for multi-family residential units in the Central Business District (CDB), Footnote 15 in Section 15.02.
- **Amend Zoning Ordinance, Article 17 Parking, pertaining to assignment of parking credits:** Text amendments to modify the number of parking space credits assigned to existing buildings in the Central Business District to be more consistent with the parking requirements in the Central Business District as provided for in Section 17.01.13.
- **Amend Zoning Ordinance, Article 18 General Provisions, and Article 26 Construction of Language and Definitions pertaining to fence provisions:** Text amendments to better coordinate screen wall and fence regulations, to add residential wall regulations, and to modify existing fence regulations in residential and non-residential districts.
- **Amend Code of Ordinances, Chapter 14 Buildings and Building Regulations, Article X Fences:** The Planning Commission has recommended City Council adopt text amendments to the Zoning Ordinance that pertain to fence provisions. If adopted, it is recommended that City Council amend the Code of Ordinances to delete Article X Fences as this is a duplicate of the fence requirements in the Zoning Ordinance.
- **Amend Code of Ordinances, Chapter 42 Historic Preservation, Article 1, Sec. 42-3 Historic District:** The proposed amendment reflects the new Historic District boundary as described in the Northville Historic District Study Report, Volume 1 and Volume 2 Final Reports, dated May 23, 2019 and revised January 25, 2021, as recommended by the Local Historic District Study Committee.

**Meeting Location and Participation**

The meeting will be held via video conference due to the COVID-19 pandemic and in compliance with the Open Meetings Act. Members of the public body and members of the public participating electronically will be considered present at the meeting and may participate as if physically present at the meeting. The following is a link to attend the meeting: <https://us02web.zoom.us/j/84845665212>, US: +1 312 626 6799 or +1 646 558 8656, Webinar ID: 848 4566 5212

Those needing assistance or accommodations should contact the City Manager's office at 248-449-9905. Log in instructions, electronic meeting information, and a user guide can be found at: <https://www.ci.northville.mi.us/cms/One.aspx?portalId=11895963&pageId=13505469#city> OR from the

main Home page, click on the Government tab, then Agendas and Minutes, scroll to the City Council section of the webpage, then scroll down to the link for the Council meeting.

The proposed ordinance amendments are available for review on the City's website [www.ci.northville.mi.us](http://www.ci.northville.mi.us) (go to Government, Governing Documents, and Proposed Ordinance Amendments) or by appointment at the City of Northville Municipal Building, 215 W. Main Street, Northville, Michigan, 48167, 248-349-1300.

Written comments can be submitted by email to [mmassel@ci.northville.mi.us](mailto:mmassel@ci.northville.mi.us), by mail to City of Northville Municipal Building, City Manager's Office, 215 West Main Street, Northville, Michigan, 48167, or by using the City Hall 24-hour drop box.

POSTED: March 4, 2021

BRENT STRONG, BUILDING OFFICIAL  
DIANNE MASSA, CITY CLERK