

**CITY OF NORTHVILLE  
ZONING ORDINANCE  
ORDINANCE NO. 03-20-17Zd**

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NORTHVILLE TO CLARIFY SIDE YARD SETBACKS IN BUSINESS DISTRICTS WHEN THE ABUTTING PARCEL IS IN A BUSINESS DISTRICT OR IN A RESIDENTIAL 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.

**ARTICLE 15 – SCHEDULE OF REGULATIONS**

*[Modify Section 15.02 FOOTNOTES TO THE SCHEDULE OF REGULATIONS]*

**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	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	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	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	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	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)	20	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**

4. Lot areas coverage applies to all main and accessory buildings and structures. For the purposes of this section, in-ground or at-grade structures are not structures for computing allowable lot coverage.

10. No side yards are required along the side lot lines of the district, except as otherwise specified in the Building Code or as described below. However, if walls of structures facing such side lot lines contain windows or other openings, side yards of not less than ten (10) feet in width shall be provided.

11. On a lot which has a side yard abutting a residential district, there shall be provided a setback of ten (10) feet in width from the residential property.

13. Except for the main spectator stadium which shall not exceed a height of forty (40) feet, no other building or structure shall exceed a height of twenty (20) feet.

14. No building or structure accessory to the Racetrack shall be situated within twenty (20) feet of any existing residential use and no stable shall be situated within one hundred (100) feet of any residential zone district.

21. Rear yard setbacks or side yard CBD-O setback requirements along property lines which abut a residential use and zoned R-1B or R-2 shall be required as follows:

CBD-O Building Height	Rear Setback or Side Yard CBD-O Setback Along a Property Adjoining R-1B or R-2 Zoning
30 feet or less	25 feet
31 feet to 42 feet	40 feet

**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 April 17, 2017 at 7:00 p.m. at the City of Northville Municipal Building, 215 W. Main Street, Northville, Michigan, 48167.

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Ken Roth, Mayor  
City of Northville

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Dianne Massa, City Clerk  
City of Northville

The undersigned certifies foregoing ordinance was:

Introduced: 03-20-17  
Enacted: 04-17-17 By a vote of 5:0  
Published: 04-27-17  
Effective: 05-05-17

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Dianne Massa, City Clerk