

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

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NORTHVILLE TO RETAIN TAKE-OUT RESTAURANTS AS A PERMITTED USE IN THE CENTRAL BUSINESS DISTRICT (CBD), REMOVE TAKE-OUT RESTAURANTS AS A SPECIAL LAND USE IN THE CENTRAL BUSINESS DISTRICT (CBD), AND CORRECT LIST OF USES IN TABLE IN SECTION 2.06 TO REFLECT USES DESCRIBED IN THE CBD (SECTION 10.02 AND 10.03).

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 2 – ZONING DISTRICTS AND MAPPING INTERPRETATION

[Modify Section 2.06 UNIFORM DISTRICT REQUIREMENTS]

SECTION 2.06 UNIFORM DISTRICT REQUIREMENTS

PRINCIPAL USE	DISTRICTS												
	R-1A	R-1B	R-2	R-3	R-4	PBO	OR	LCD	CBD	GCD	RTD	PR-1	PR-2
Residential Uses:													
Single-Family dwellings	P	P	P	P	P	S		S					
Two-Family dwellings			P	P	P	S		S					
Multiple-Family dwellings				P	P	S							
Housing for the elderly				P	P	S			S				
Manufactured dwelling parks					S								
Home occupations	P	P	P	S	S								
Res. upper stories						S			P				
Care Centers:													
Family foster care	P	P	P	P	P								
Group foster care					S								
Family day care	P	P	P	P	P								
Group day care			S	P	S	P		P	S	S			
Child care centers					S	P		P	S	P			
Public/Quasi Public													
Cemeteries	P	P	P	P	P								
Public/Semi-public/parks	S	S	S	S	S	P		P	P	P			
Essential public services	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			
Churches	S	S	S	S	S	P		P	P	P			
Wireless Communication												S	S
Auto/Transportation Uses:													
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
Food/Restaurants/Entertainment:													
Restaurant-sit down						S		P	P	P			
Drive-In/Drive-Through								S					
Restaurant Home Delivery								P	S	P			
Restaurant Take-Out								P	P	P			
Clubs, In-door theaters, cinemas													
Video rental								S	P	P			
Lodging:													
Bed and breakfast Inns	S	S	S	P	P			P	P	P			
Hotels/Motels									P	P			
Office/Service Uses:													
Commercial kennels										P		P	P
Commercial printing								P	P	P			
Commercial schools										S			
Funeral homes						P		P	P	P			
Medical clinic						P		P	P	P			
Newspaper offices									P	P			
Personal service								P	P	P			
Professional offices						P	P	P	P	P		P	P
Professional services						P	P	P	P	P			
Veterinary clinic						S		S		S			
Retail Commercial Uses:													
Banks, S&L's, Credit Unions						P		P	P	P			
Banks, etc. w/ Drive-Through						P		P	S	P			
Teller, automatic, 24-hour						P		P	P	P			
Convenience store – no gas								P	P	P			
Convenience store – gas sales										S			
Retail businesses								P	P	P			
Regional shopping centers										S			

Key: P = PERMITTED USE

S = SPECIAL LAND USE

ARTICLE 10 – CENTRAL BUSINESS DISTRICT

[Modify Section 10.03 SPECIAL LAND USES PERMITTED AFTER REVIEW AND APPROVAL]

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. (Rev. 8/06)

- a. Child Care Centers.
- b. Boarding house (rooming house).
- c. Veterinary clinics, pet shops, animal grooming services and similar uses which deal with live animals, subject to Section 16.08.
- d. Home Delivery Restaurants, subject to Section 16.07.

SECTION 16.07 HOME DELIVERY RESTAURANTS

Home delivery restaurants are subject to the following conditions:

- a. Operation of not more than one (1) delivery vehicle at any time, with on-site private parking provided and signed for the delivery vehicle if one is operated.
- b. Provision for seating on the premises in addition to home delivery service for a least 6 customers to eat on the premises.

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 April 17, 2017 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: 03-20-17
Enacted: 04-17-17 By a vote of 5:0
Published: 04-27-17
Effective: 05-05-17

Dianne Massa, City Clerk