

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

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NORTHVILLE TO PERMIT A SECOND WALL SIGN OF UP TO 12 SQUARE FEET AT A SECOND MEANS OF ACCESS TO A BUSINESS SITE IN THE CENTRAL BUSINESS 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 21 – SIGNS**

*[Modify Section 21.01 SIGN REGULATIONS]*

**SECTION 21.01 SIGN REGULATIONS**

- 2) Permitted Wall Signs within the Central Business District (CBD).
  - (a) Each tenant within a business site may have one (1) wall sign displayed on the exterior wall of that building.
  - (b) Total signage area per building or site frontage may be calculated in either of the following methods:
    - (i) For business sites having wall signs only: Thirty-two (32) square feet for the single tenant, fifty (50) square feet total for two (2) tenants and an additional fifteen (15) square feet for each additional tenant, or
    - (ii) For business sites having more than one type of signs - Total permitted sign area shall be calculated by multiplying the total building frontage by one (1) lineal foot. The total permitted sign area applies to all freestanding, projecting, wall signs, or sidewalk signs. The total shall apply to any individual sign or a combination of the above listed sign types. However, not more than two (2) types of signs (free standing, projecting, wall or sidewalk) shall be allowed on any business site in the CBD. In calculating allowable square footage for projecting signs, wall signs, and sidewalk

signs, and freestanding signs, the total square footage of both sides of a projecting, freestanding and sidewalk sign shall be used in computing total signage area allowed.

- (iii) Notwithstanding the previous section, for business sites located within the CBD having less than twenty (20) lineal feet of frontage, a first floor business may have not more than two (2) types of signs (freestanding projecting, wall or sidewalk). However, total cumulative square footage shall not exceed twenty-eight (28) square feet.
- (c) Wall signs shall not exceed a maximum height of three (3) feet or a maximum size of sixty (60) square feet if calculated by using the above stated lineal foot formula.
- (d) A business site may erect an additional twelve (12) square foot wall sign to be placed at a second means of access directly onto a public alley or parking lot, or on any other exposed building surface or wall other than the street frontage.

**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