

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI
ORDINANCE NO. 18.306

AN ORDINANCE TO AMEND THE CITY OF NOVI CODE OF ORDINANCES, ORDINANCE 14-271, ZONING ORDINANCE, AT THE FOLLOWING LOCATIONS: ARTICLE 3, SECTION 3.1.12 "B-3 GENERAL BUSINESS DISTRICT"; AND ARTICLE 4, SECTION 4.32 "AUTO WASHES"; IN ORDER TO RECLASSIFY AUTO WASHES FROM PRINCIPAL PERMITTED USES TO SPECIAL LAND USES IN THE B-3 DISTRICT, AND TO ADD USE STANDARDS TO BE MET BY NEW AUTO WASH ESTABLISHMENTS; AND ARTICLE 5, "SITE STANDARDS," SECTION 5.3, "OFF-STREET STACKING SPACE, LAYOUT STANDARDS, CONSTRUCTION AND MAINTENANCE," TO ADDRESS BYPASS LANE WIDTH.

THE CITY OF NOVI ORDAINS:

Part I.

That the City of Novi Zoning Ordinance, as amended, Article 3, Zoning Districts, Section 3.1.12, "B-3 General Business District," is hereby amended to read as follows:

Section 3.1.12 B-3 General Business District

A. [unchanged]

B. Principal Permitted Uses

- i. Retail businesses use
- ii. Retail business service uses
- iii. Dry cleaning establishments, or pick-up stations, dealing directly with the consumer §4.24
- iv.- Business establishments which perform services on the premises
- v. Professional services
- vi. Retail business or retail business service establishments §4.27
- vii. Professional and medical offices, including laboratories
- viii. Fueling station §4.29
- ix. Sale of produce and seasonal plant materials outdoors §4.30
- x. Bus passenger stations
- xi. New and used car salesroom, showroom, or office
- xii. Other uses similar to the above uses
- xiii. Tattoo parlors
- xiv. Publicly owned and operated parks, parkways and outdoor recreational facilities
- xv. Accessory structures and uses §4.19 customarily incident to the above permitted uses
- xvi. Public or private health and fitness facilities and clubs §4.34
- xvii. Microbreweries §4.35
- xiii. Brewpubs §4.35
- xix. Day care centers, and adult day care centers §4.12.2

C. Special Land Uses

- i. Outdoor space for exclusive sale of new or used automobiles, campers, recreation vehicles, mobile homes , or rental of trailers or automobiles §4.36
- ii. Motel §4.28
- iii. Business in the character of a drive-in or open front store §4.37
- iv. Veterinary hospitals or clinics §4.31
- v. Plant materials nursery §4.6
- vi. Public or private indoor and private outdoor recreational facilities §4.38
- vii. Mini-lube or oil change establishments §4.39
- viii. Sale of produce and seasonal plant materials outdoors §4.30
- ix. Restaurant in the character of a fast food carryout , drive-in , fast food drive through, or fast food sit-down §4.40
- x. Auto Wash §4.32

D. [unchanged]

Part II.

That the City of Novi Zoning Ordinance, as amended, Article 4, "Use Standards," Section 4.32, "Auto Washes," is hereby amended to read as follows:

Section 4.32 Auto Washes

In the B-3 District, Auto Wash is a Special Land Use and subject to the following standards:

- 1. A minimum lot size of 2 acres;
- 2. All buildings shall have a front yard setback of not less than 40 feet;
- 3. All buildings, vehicular stacking space, vacuums, or other outside use area except parking, shall be located no closer than one-hundred (100) feet from a residentially-zoned and/or -used property, unless such property is separated from the Auto Wash by a major thoroughfare or railroad right-of-way;
- 4. All washing facilities shall be within a completely enclosed building;
- 5. Vacuuming and drying areas may be located outside the building but shall not be in the required front yard, and shall not be closer than one-hundred (100) feet from any residential district. Noise from vacuuming or blow-drying equipment shall be controlled by appropriate enclosures or sound barrier walls. All noise from such equipment shall comply with the noise performance standards of Section 5.14.
- 6. All vehicle stacking spaces shall be provided outside of any public right-of-way, and shall meet the requirements of drive-throughs as applicable in Section 5.3.11;
- 7. One 10-foot bypass lane shall be provided as a means of exiting the wash queue without having to enter the auto wash building;
- 8. Ingress and egress points shall be located at least one-hundred (100) feet from the intersection of any two streets;
- 9. All buildings shall be oriented such that bay doors and/or open bays face away from residentially-zoned and/or -used property within one-hundred (100) feet unless screened from such property by a building or wall.
- 10. Any auto wash proposed and approved by the Planning Commission prior to the formal adoption of this ordinance shall be considered a permitted use under the adopted ordinance standards at that time.
- 11. Because the nature of the building and other above-ground improvements are such that they are not readily or easily convertible to a non-auto wash use, and because the construction tends to involve a limited variety of relatively low-cost materials (e.g., block) as part of the submission for special land use approval, the applicant shall

submit a plan for the decommissioning of the auto wash and the removal of all above-ground building improvements, together with any accessory uses or items such as vacuums, air hoses, and the like if the use ceases. Cessation for a period of two years shall be presumed to constitute abandonment, but the City Council may extend the period upon good cause shown by the property owner. The plan shall include an acknowledgement by the applicant and the property owner (if different) that the decommissioning and removal are required. This requirement of a plan for decommissioning and removal is intended to insure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner, and is intended to meet the intent and purpose of the zoning regulations for an auto wash and therefore failure to submit the plan required hereunder shall be grounds for denial of the requested special land use.

Part III.

That the City of Novi Zoning Ordinance, as amended, Article 5, "Site Standards," Section 5.3, "Off-Street Stacking Space, Layout Standards, Construction and Maintenance," is hereby amended to read as follows:

1-10. [unchanged]

11. Any lane, route, or path in which vehicles are directed expressly for the purposes of receiving or dispensing persons, goods, or services without the driver leaving the vehicle (hereinafter referred to as a drive-through lane) shall comply with the following requirements:

A-C. [unchanged]

D. Drive-through facilities shall provide one bypass lane to allow unobstructed travel for vehicles to pass those waiting to be served. Such bypass lane shall be a minimum of ten (10) feet in width, unless otherwise determined by the Fire Marshal.

E-I. [unchanged]

12-13. [unchanged]

PART IV.

Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART V.

Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

PART VI.

Repealer. All other Ordinance or parts of Ordinance in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART VII.

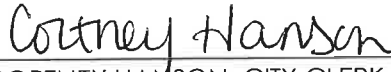
Effective Date: Publication. Public hearing having been held hereon pursuant to the provisions of Section 103 of Act 110 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within fifteen (15) days of its adoption by publication of a brief notice in a

newspaper circulated in the City of Novi stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00 A.M. to 5:00 P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ON THE 9th DAY OF March, 2026.



JUSTIN P. FISCHER, MAYOR



CORTNEY HANSON, CITY CLERK

Ayes: 7
Nays: 0
Abstentions: 0
Absent: 0

Certificate of Adoption

I hereby certify that the foregoing is a true and complete copy of the ordinance adopted at the regular meeting of the Novi City Council held on the 9th day of March, 2026.

Courtney Hanson

Courtney Hanson, City Clerk

Adopted: 03/09/2026
Published: 03/19/2026
Effective: 03/24/2026

Certificate of Clerk

I hereby certify that the foregoing ordinance was published by posting a copy thereof at each of the following times and places within the City of Novi, on the 11th day of March, 2026.

- | | | |
|----|----------------|---------------------|
| 1. | Novi City Hall | 45175 Ten Mile Road |
| 2. | Novi Library | 45255 Ten Mile Road |

I do further certify that on the 19th day of March, 2026 said Ordinance Amendment 18-306 was published in brief in the Novi News, a newspaper published and circulated in said City.

Courtney Hanson

Courtney Hanson, City Clerk

