

**NOTICE TO THE RESIDENTS
OF THE
CHARTER TOWNSHIP OF NORTHVILLE**

**PROPOSED AMENDMENT TO
ZONING ORDINANCE ARTICLE 33 & 37**

PLEASE TAKE NOTICE that the Charter Township of Northville Board of Trustees will be considering adoption of the proposed amendment to Zoning Ordinance Article 33 & 37 at their Regular Meeting on September 19, 2019, at 7:00 P.M. at the Northville Township Hall located at 44405 Six Mile Road, Northville, Michigan 48168. This amendment was introduced at the Board of Trustee meeting of August 15, 2019.

The intent of the amendments is to address the following:

Article 33 - Building Materials

1. To clarify and simplify the current language.
2. Update the list of permitted and prohibited accent building materials.
3. New language has been added regarding the intent of the standards, design, massing and form.
4. Added standards for awnings that include awnings shall not be illuminated, contain words or graphics and be darker color.
5. Added standards for building additions and alterations.
6. Provide the Planning Commission the ability and flexibility to exercise some discretion in approving exceptions on a site by site basis.
7. Clarify that the primary building material would be full dimensional brick.
8. Reduced from 100' to 80' the maximum length of building walls when they should be broken up by use of architectural and design features.

Article 37 - Temporary Uses (Sidewalk Sales)

1. Eliminate the 60 day limitation for sidewalk sales. The ordinance officer has expressed concerns regarding the amount of time and effectiveness of being able to enforce and monitor compliance with the current 60 day time limit.
2. Limit the amount of store frontage the sidewalk sale can occupy to 75% of the sidewalk in front of the store.
3. Remove the requirement that sale merchandise must be brought inside overnight. Things like pumpkins, Christmas trees, merchandise at Cantoro's and live plants at Farmer Jacks are not easily brought inside each night.
4. Add the requirement for fire suppression when sidewalk sales occur under covered walkways or canopies.
5. Require structures associated with the outdoor display to have a finished appearance that is consistent with the image of the building. Pallets shall not be used for displays.
6. Require an annual permit, conditions will be clearly defined.

A copy of the full Ordinance and amendment can be viewed during normal business hours of 8 a.m. to 4:30 p.m. at the Office of the Township Clerk, Northville Township Hall, 44405 Six Mile Road, Northville Michigan 48168.

Marjorie F. Banner, M.M.C.
Clerk

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