

MEMORANDUM



TO: VICTOR CARDENALS, CITY MANAGER
FROM: BARBARA MCBETH, AICP, CITY PLANNER
SUBJECT: ADULT DAY CARE FACILITIES – ADMIN PACKET
DATE: APRIL 22, 2025

The City Council's Ordinance Review Committee met on Monday, April 21 and considered the draft text amendments associated with Child Care Centers and Adult Day Care Centers. The following information provides a summary of the information that was presented to the Committee. Following discussion, the **recommendation of the Committee was to bring the amendments back to the City Council for First Reading**, noted below:

1. **Follow the Planning Commission's recommendations** that would increase the maximum number of children cared for in Child Care Centers from 50 to 75, subject to the standards provided in the draft ordinance.
2. **Do not follow the Planning Commission's recommendation** to reduce the number of Adults Cared for in Adult Day Care facilities in the relevant section of the ordinance under review, but instead, **keep the maximum number at 60 adults.**

Updated draft ordinance language as recommended by the Committee is **included with the accompanying memo**. One additional modification to increase the minimum parcel size from 1.5 acres to 3 acres for larger Day Care centers (up to 120 children or 60 adults) is included in the draft ordinance. This change will not affect any existing facilities.

BACKGROUND

Novi's Zoning Ordinance has regulated the location of Child Care Centers and Adult Day Care Centers together in the single family residential zoning districts for at least 20 years. Child Care Centers and Adult Day Care Centers are Special Land Use in the Residential Zoning Districts, and a Permitted use in the Non-residential Districts. Novi's Zoning District regulations group the two uses together in the following situations:

- Single family residential districts (RA and R-1 through R-4) allowing Child Care Centers of up to **50 children**, and Adult Day Care Centers accommodating no more than **25 adults**.
- Single family residential districts (RA and R-1 through R-4) allowing Child Care Centers of up to **120 children**, and Adult Day Care Centers accommodating no more than **60 adults**, when the residential parcel abuts certain non-residential districts.

- Commercial and Office Districts B-2, OST, TC, TC-1 and EXO Overlay District (Principle Permitted Use), and OS-1, OSC and PSLR Districts (Special Land Use), **no maximum on the number of children or adults.**
- In the NCC district, Child Care Centers of up to **50 children** and Adult Day Care Centers of up to **25 adults.**

Staff believe the rationale for including both child care centers and adult day care centers together in residential districts is that the uses are similar in the services they provide, and the use can be compatible with residential land uses. Shared concerns would be to ensure that the size of the facility, and associated parking and outside recreation areas would not be inconsistent with the residential character of the area. Including larger capacity care facilities when the residential property is located adjacent to non-residential zoning districts, or when the use is within a commercial or office zoning district also seems appropriate, if adequate space and necessary amenities are provided within the facility.

It is not completely clear how the number of adults were determined appropriate in earlier ordinance amendments, but during the latest review by the Planning Commission, the permitted maximum of 60 adults in the Single-Family Residential districts was flagged and concern was expressed regarding that number of people being cared for on parcels of land that may only be one acre in size. At the time of the public hearing, Staff suggested the number be reduced to address that concern, noting that Adult Day Care Centers are permitted without any limit on the number of people being cared for in several of the Non-Residential Districts, and the Commission recommended approval of that amendment.

REVIEW OF OTHER COMMUNITIES' ORDINANCES

In review of other communities' ordinances, Adult Day Care Centers were **not** grouped together with Child Care Centers in the following ordinances: West Bloomfield, Farmington Hills, and Southfield.

The City of Troy's ordinance distinguishes between Adult Day Care Home, Adult Day Care Centers, Adult Foster Care Facilities, and various types of Child Care Centers. Troy's ordinance indicates that home-based businesses are permitted in the residential districts, Day Care Centers and Pre-Schools and Adult Day Care Centers are Special Land Uses in the Residential Districts, and a Permitted use in certain non-residential districts. Troy's standards for Day Care centers includes the requirement that the facility be either on a major or minor arterial street'; a separate drop-off and pick-up area be provided adjacent to the main entrance, and that there shall be an outdoor play area of at least 1000 square feet.

INFORMATION ON ADULT DAY SERVICES IN OAKLAND COUNTY

Planning Staff reached out to Older Adult Services Division of PRCS Manager Kit Kieser, and Social Services Coordinator, Sandy Fisher regarding available resources for Adult Day Services in Michigan, and particularly Oakland County. Planning Staff's

intent was to understand the proposed Text Amendment's impact on existing and future Adult Day Care Facilities in the City.

Sandy noted that there are **no reported Adult Day Care facilities in Novi, but there are two in Farmington Hills and one in Southfield that have open enrollment**. Planning staff reached out to two of the registered adult day care facilities; one in Farmington Hills and the other in Southfield, and **each shared that their maximum capacity is 25 individuals**. Novi's current zoning ordinance allows for up to 25 individuals in an Adult Day Care Center in residential districts up to one (1) acre as a special land use, and up to 60 persons under specific situations. Sandy also noted that various agencies have regulations for adult day services providers, many of which seem to be in line with the regulations for childcare operators.

Staff researched resources available through [National Adult Day Services Association](#) (NADSA) to determine there are presently just 12 registered adult day care facilities in the state, and 4 in Oakland County. AgeWays (formerly, Area Agency on Aging) has a separate listing, perhaps for programs that are not registered through (NADSA), and notes 16 different locations in Oakland County (but none in Novi) where Adult Day Care services are provided (**see attached**).

SANDY FISHER'S NOTES AND HELPFUL LINKS

The National Adult Day Services Association (NADSA)

Mission: To advance the national development, recognition and use of Adult Day Services.

Website: <https://www.nadsa.org/>

Find a Center: <https://www.nadsa.org/locator/>

AgeWays Nonprofit Senior Services (Area Agency on Aging 1-B) offers many services for seniors that family caregivers will want to explore. Using their service locator, I found a list of organizations which offer Adult Day Services in Oakland County: https://www.ageways.org/caregiver-resources/caregiver-service-list/#service_search

Adult day services closest to Novi which have open enrollment:

- Farmington Hills Adult Day Program is a social and recreational day program dedicated to serving older adults with functional needs in our community by becoming involved in the activities offered by the City of Farmington Hills Adults 50 & Better." Brochure > <https://www.fhgov.com/media/euipwncf/farmington-hills-adult-day-program.pdf>
- The Dorothy & Peter Brown Jewish Community Adult Day Program has been providing engaging programs and services for people living with dementia and their family care partners for over 20 years." Southfield Phone: (248) 233-4000. Their website: <https://www.browнадultday.org/>
- Kathelene's Adult Day Care provides a wide range of activities and services. "Our programs are tailor made to the interests and needs of our senior community,

encompassing all abilities in an attempt to engage the body as well as the mind. Our caterer provides delicious and nutritious food and a rotating menu that diversifies meals."

Their website: <https://www.farmingtonhillsadulthooddaycare.com/>

State of Michigan > Department of Education > [CACFP Adult Day Services](#)

[Adult Day Services Fact Sheet](#)

NEXT STEPS

The updated draft ordinance will return to the City Council for First Reading.