

Township Supervisor
Brenda L. Stumbo
Township Clerk
Debbie Swanson
Township Treasurer
Stan Eldridge



**YPSILANTI
TOWNSHIP**
— OFFICE OF THE CLERK —

Trustees
Karen Lovejoy Roe
John Newman II
Gloria Peterson
LaResha Thornton

MEMORANDUM

To: Township Board

From: Debbie Swanson, Clerk *Das*

Date: December 17, 2025

Subject: ***2nd Reading of Resolution 2025-30, Proposed Ordinance 2025-13 an ordinance to amend Appendix A – Zoning, Township Zoning Ordinance of Ypsilanti Charter Township and Modify the District that list Data Centers as a Permitted or Special Land Use in the Township***

At the regular meeting held on December 16, 2025, the Charter Township of Ypsilanti Board of Trustees approved the 2nd Reading of Resolution 2025-30, Proposed Ordinance 2025-13 an ordinance to amend Appendix A – Zoning, Township Zoning Ordinance of Ypsilanti Charter Township and Modify the District that list Data Centers as a Permitted or Special Land Use in the Township.

The ordinance has been sent to Municode to update our Code of Ordinances online.

A certified copy of the resolution is attached.

The ordinance was sent for publication and will be published on December 18, 2025.

Should you have any questions, please contact my office.

ajr

cc: Mark Yandrick, Planning Director
Javonna Neel, Accounting Director
McClain & Winters, Township Attorneys
File

CHARTER TOWNSHIP OF YPSILANTI

RESOLUTION 2025-30 In Reference to Ordinance 2025-513

Zoning Ordinance Text Amendment Regarding Data Center Definitions and Locations

The following resolution was offered by The Charter Township of Ypsilanti Planning Department and supported by the Charter Township of Ypsilanti Planning Commission.

Whereas, data centers are a relatively new land use that house computer servers and other technology in large buildings, served by electrical support facilities such as substations, generators, and batteries, and that can consume large amounts of electricity and water; and

Whereas, in studying data centers as a potential land use in the Township, it has become evident that data centers are similar to an industrial use in relation to their size and potential external effects, such as noise, electrical power consumption, water consumption; and

Whereas, the Township is committed to locating data centers in areas with appropriate infrastructure and minimal impact on surrounding properties, and minimizing adverse effects on residents and adjacent communities, including managing noise from mechanical equipment and generators; and

Whereas, the ordinance amendment is consistent with the intent of the I-CR - Industrial and Commercial Revitalization District, the NB - Neighborhood Corridors Form-Based Code Zoning District, the RC - Regional Corridors Form-Based Code Zoning District, and the TC - Town Center Form-Based Code Zoning District, as well as the Township's current Master Plan; and

Whereas, at its regularly scheduled meeting held November 10, 2025, the Charter Township of Ypsilanti Planning Commission held a public hearing, discussed the proposed text amendments, and recommended that the Township Board approve the ordinance amendment, as presented.

Now Therefore, Be It Resolved that the Charter Township of Ypsilanti Board hereby adopts and incorporates by reference Ordinance No. 2025-513 attached hereto, by reference, in its entirety.

I, Debra A. Swanson, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2025-30 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on December 2, 2025. The second reading is scheduled for D



Debra A. Swanson, Clerk
Charter Township of Ypsilanti

YPSILANTI CHARTER TOWNSHIP

ORDINANCE NO. 2025-13

An Ordinance Amending Appendix A – ZONING, Township Zoning Ordinance of Ypsilanti Charter Township to Add Definitions for Data Center or Computing Center and Technology Centers/Office Research, and Modify the Districts that List Data Centers as a Permitted or Special Land Use in the Township.

Ypsilanti Charter Township hereby ordains that Appendix A. – Zoning, adopted February 15, 2022, in the Code of Ordinances of Ypsilanti Charter Township is hereby amended by adding and modifying the following described text (**additions are underlined, deletions are ~~struck-thru~~**).

[Add to Article II. – CONSTRUCTION OF LANGUAGE AND DEFINITIONS]

Section 201. – Definitions:

Data Center or Computing Center: A facility primarily used to house computer systems and associated components, including servers, telecommunications, storage systems, backup power supplies, redundant data communications connections, and environmental controls.

Technology centers/office research, Business(es) that provide an environment where high-tech uses and functions such as engineering, design, research and development, photonics/optics, computer assisted design, robotics research, numerical control equipment (CAD/CAM), prototype development and limited manufacturing, biotechnology lasers, medical research, food and materials testing, telecommunications, and limited assembly operations associated with principal permitted uses can be located. Data or Computing Centers do not qualify under this definition.

[Modify Article IV. – DISTRICT REGULATIONS]

Section 420, ~~Residential Use Table~~ Table of Uses

- 3. Residential districts table of uses identifies the uses allowed in the following residential districts:**
- 4. Business districts table of uses identifies the uses allowed in the following commercial districts:**
- Industrial districts ~~schedule table~~ of uses identifies the uses allowed in the following ~~residential~~ industrial districts:**

Industrial Districts Use Table	1-T	L-M	ICR	Notes
Product Assembly				
Data centers for the storage and warehousing of computer servers or computing centers.	-	Permitted Use	Permitted Use <u>Special Land Use – Township Board (SL-TB)</u>	
Office and Financial				
Data processing and computer centers, including service and maintenance of electronic data processing equipment	Permitted Use	Permitted Use	P <u>Special Land Use – Township Board (SL-TB)</u>	

[Modify Article V. – FORM BASED DISTRICTS]

Section 504 – Neighborhood Corridors:

2. Use groups by category-neighborhood corridors:

Neighborhood Corridors
Use Group 1
Residential Uses:
One-Family detached and attached dwellings, subject to regulations in Section 1101.
Two-Family dwellings.
Use Group 2
Misc. Residential/Related Uses:
Mixed-use. Any combination of uses located in group 1, 2 or 3, that is mixed vertically in a building or horizontal on one (1) parcel.
Multiple-Family dwellings.
Live/Work units.
Child care centers, subject to regulations in Section 1155.
Bed and breakfast operations, subject to regulations in Section 1107.

Use Group 3
Office/Institutional:
Civic buildings.
Place of worship.
Professional and medical office.
Publicly owned/operated office and service facilities.
Use Group 4
Retail, Entertainment, and Service Uses:
Financial institution without drive-through.
General retail.
Quick serve food or restaurant use without a drive-through.
Personal services.
Business services.
Small group or one-on-one exercise or art studio.
Use Group 5
Misc. Uses:
Adaptive Reuse, subject to regulations in Section 1167.
Any single use building over ten thousand (10,000) sq/ft.
Veterinary clinics or hospitals, subject to regulations in Section 1116, or Section 1117.
Commercial kennels/pet day care, subject to regulations in Section 1161.
Technology centers/office research/ data-center.
Mortuaries/Funeral homes, subject to regulations in Section 1115.
Senior assisted/independent living, subject to regulations in Section 1160.
Group day care homes, subject to regulations in Section 1155.
Lodging, subject to regulations in Section 1122, Section 1123, or Section 1124, as applicable.
Fitness, gymnastics, and exercise centers.
Theatres and places of assembly.
Indoor commercial recreational facilities, subject to regulations in Section 1135.
Use Group 6
Automotive Uses:
Vehicle car wash, subject to regulations in Section 1129.
Financial Institution with drive-through, subject to regulations in Section 1118.
Vehicle fueling/multi-use station, subject to conditions in Section 1126.

Sec. 505. - Regional corridors:

2. Use groups by category-regional corridors:

Regional Corridors
Use Group 1
Residential Uses:
One-Family detached and attached dwellings, subject to regulations in Section 1101.
Two-Family dwellings.
Use Group 2
Misc. Residential/Related Uses:
Mixed-use. Any combination of uses located in group 1, 2 or 3, that is mixed vertically in a building or horizontal on one (1) parcel.
Multiple-Family dwellings.
Live/Work units.
Child care centers, subject to regulations in Section 1155.
Bed and breakfast operations, subject to regulations in Section 1107.
Use Group 3
Office/Institutional:
Civic Buildings.
Professional and medical office.
Primary/secondary schools (private).
Publicly owned/operated office and service facilities.
Place of worship.
Veterinary clinics or hospitals, subject to regulations in Section 1116 or Section 1117, as applicable.
Use Group 4
Retail, Entertainment, and Service Uses:
Financial institutions without a drive-through.
General retail.
Food use without a drive-through.
Personal services.
Business services.
Small group or one-on-one exercise or art studio.

Use Group 5
Misc. Uses:
Adaptive Reuse, subject to regulations in Section 1167.
Retail over 30,000 sq./ft.
Commercial kennels/pet day care, subject to regulations in Section 1161.
Hospitals.
Technology centers/office research/ data center.
Mortuaries/Funeral homes, subject to regulations in Section 1115.
Senior assisted/independent living, subject to regulations in Section 1160.
Group day care homes, subject to regulations in Section 1155.
Lodging, subject to regulations in Section 1122, Section 1123, or Section 1124, as applicable.
Fitness, gymnastics, and exercise centers.
Theatres and places of assembly.
Use with a drive-through, subject to regulations in Section 1118.
Indoor commercial recreational facilities, subject to regulations in Section 1135.
Outdoor commercial recreational facilities, subject to regulations in Section 1130
Use Group 6
Automotive Uses:
Vehicle wash, subject to regulations in Section 1129.
Vehicle fueling/multi-use station, subject to regulations in Section 1126.
Dealership for sales of new or used vehicles, boats, house trailers or rental of trailers or vehicles, subject to regulations in Section 1121.

Sec. 506. - Town Center:

2. Use Groups by Category-Town Center:

Town Center Corridors
Use Group 1
Residential Uses:
One-Family detached and attached dwellings, subject to regulations in Section 1101.
Two-Family dwellings.

Use Group 2
Misc. Residential/Related Uses:
Mixed-use. Any combination of uses located in group 1, 2 and , 3 <u>and</u> 4 that is mixed vertically in a building or horizontal on one (1) parcel.
Multiple-Family dwellings.
Live/Work units.
Child care centers, subject to regulations in Section 1155.
Bed and Breakfast operations, subject to regulations in Section 1107.
Use Group 3
Office/Institutional:
Civic Buildings.
Professional and medical office.
Primary/secondary schools (private).
Publicly owned/operated office and service facilities.
Place of worship.
Veterinary clinics or hospitals, subject to regulations in Section 1116 or Section 1117, as applicable.
Use Group 4
Retail, Entertainment, and Service Uses:
Financial institutions without a drive-through.
General retail.
Food use without a drive-through.
Personal services.
Business services.
Small group or one-on-one exercise or art studio.
Use Group 5
Misc. Uses:
Commercial kennels/pet day care, subject to regulations in Section 1161.
Retail over 10,000 sq./ft.
Technology centers/office research/ data-center .
Senior assisted/independent living, subject to regulations in Section 1160.
Group day care homes, subject to regulations in Section 1155.
Lodging, subject to regulations in Section 1122, Section 1123, or Section 1124, as applicable.
Fitness, gymnastics, and exercise centers.
Theatres and places of assembly.
Light Industrial/Warehousing.

Research and development.
Indoor commercial recreational facilities, subject to regulations in Section 1135.
Use Group 6
Automotive Uses:
Drive-through use, subject to regulations in Section 1118.

Severability

In the event that any one or more sections, provisions, phrases or words of this ordinance shall be found to be invalid by a court of competent jurisdiction, such holding shall not affect the validity nor the enforceability of the remaining sections, provisions, phrases or words of this Ordinance unless expressly so determined by a Court of competent jurisdiction.

Non Exclusivity

The prohibitions and penalties provided for in this Ordinance shall be in addition to, and not exclusive of, other prohibitions and penalties provided for by other law, ordinance, or rule/regulation.

Publication

This Ordinance shall be published in a newspaper of general circulation as required by law.

Effective Date

The Ordinance shall become effective upon publication in a newspaper of general circulation as required by law.

I, Debra A. Swanson, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above ordinance is a true and exact copy of Resolution No. 2025-30 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on December 16, 2025, after first being introduced at a Regular Meeting held on December 2, 2025. The motion to approve was made by member Swanson and supported by member Eldridge. YES: Lovejoy Roe, Newman, Peterson, Swanson, Stumbo, Eldridge, and Thornton ABSENT: None NO: None ABSTAIN: None



Debra A. Swanson, Clerk
Charter Township of Ypsilanti

Published: Thursday, December 18, 2025