



## **REGULAR MEETING AGENDA**

**Tuesday, December 13, 2022**

**6:30 P.M.**

**If you need any assistance due to a disability please contact the Planning Department at least 48 hours in advance of the meeting at [planning@ytown.org](mailto:planning@ytown.org) or 734-485-3943.**

1. Call to order
2. Roll call
3. Approval of the November 22, 2022 regular meeting minutes
4. Approval of agenda
5. Public hearings
6. Old business
7. New business
  - A. Work session to discuss draft proposed zoning text amendments
8. Open Discussion for issues not on the agenda
  - A. Correspondence received
  - B. Planning Commission members
  - C. Members of the audience
9. Township Board representative report
10. Zoning Board of Appeals representative report
11. Township attorney report
12. Planning Department report
13. Other business
14. Adjournment



**To: Planning Commission**

**From: Planning Department**

**Date: December 13, 2022**

**RE: Work session to discuss draft proposed zoning text amendments**

Since the Zoning Ordinance went into effect on March 4, 2022, staff has found errors, omissions, and corrections that need to be addressed with zoning text amendments. The proposed ordinance language changes are either indicated in red in the following report or, for the sake of clarity, the entire Article is attached.

#### **Article 4 – District Regulations Zoning Text Amendments**

##### **Sections 407, 408, and 409 – Residential multiple-family districts**

Single-family residential uses are permitted in the three residential multiple-family districts (RM-LD, RM-MD, and RM-HD) but the dimensional requirements do not contemplate setbacks for single-family residential uses, only multiple-family residential uses. Requiring a single-family residential dwelling to comply with the required 60-foot aggregate side yard setback, for example, of the RM-LD district makes most typical platted subdivision lots unbuildable except for variance approval. Staff recommends the following language be included in the supplemental district standards for all three multiple-family districts:

**The expansion or construction of a single-family dwelling or accessory structure shall conform with the applicable minimum yard and setback requirements of the most comparable single-family zoning district.**

##### **Section 420 – District use table**

In addition to the proposed corrections, staff would also suggest amending the industrial schedule of uses to bring to provide for uses more in line both with industrial users that are operating in the township as well as uses more aligned with economic trends. For purposes of discussion, staff has attached City of Ann Arbor and Pittsfield Township zoning ordinances for industrial districts as examples of how Ypsilanti Township could reorganize and redefine industrial uses.

#### **Article 5 – Form-Based Districts**

##### **Use groups by category in all corridors**

Use gGoup 2 for the neighborhood, regional, and town center corridors indicates in Use Group 2 *mixed uses: any combination of uses located in group 1, 2, or 3 that is mixed vertically in a building or horizontal on one parcel* is permitted but Use Group 4 (retail, entertainment, and service uses) have been excluded from the mixed-use groups even though Use Group 4 is permitted across all site types.



Staff recommends that Use Group 2 for all corridors be corrected to include Use Group 4 in the mixed-uses permitted.

### Section 507 – Design Standards

The location of buildings on corner lots is buried in the parking placement, orientation, and screening section, making it a regulation easy to miss. The requirement that *for a corner lot, the building shall be located in the corner of the lot adjacent to the intersection* should be moved out of the parking section and to the *Building placement orientation* paragraph.

Additionally, Carlisle Wortman Associates has asked that the following transparency standards be included in the design standards:

Transparency alternatives. The following alternatives may be used singularly or in combination for any side or rear facing facade which requires transparency. If used in combination, they may count toward no more than 50% of the transparency requirement. Transparency alternatives may be used but cannot be counted towards the transparency requirements for facades that face on a right-of-way.

- a. Wall design. Wall designs must provide a minimum of three of the following elements, occurring at intervals no greater than 25 feet horizontally and 10 feet vertically:
  - a. Expression of structural system and infill panels through change in plane not less than three inches.
  - b. System of horizontal and vertical scaling elements, such as: belt course, string courses, cornice, pilasters.
  - c. System of horizontal and vertical reveals not less than one inch in width/depth.
  - d. Variations in material module, pattern, and/or color.
  - e. System of integrated architectural ornamentation.
- b. Outdoor dining/seating: inclusion of outdoor dining/seating located between the building and the primary street lot line.
- c. Permanent art: noncommercial art or graphic design of sufficient scale and orientation to be perceived from the public right-of-way and rendered in materials or media appropriate to an exterior, urban environment and permanently integrated into the building wall.

### Article 10 – Special Land Use Review

#### Section 1005 – Effectiveness

The current ordinance specifies that special land use approval expires after one year unless a site plan is approved but does not specify that the site plan for a special use would expire. Staff suggests including the following language:



2. *Expiration:* Any special land use approval granted shall expire unless a final site plan effectuating the special land use is submitted within one (1) year of the date of approval and progress toward conclusion of project is made. If the submission of a site plan was waived, any special land use approval granted shall expire unless a building permit effectuating the special land use is submitted within one (1) year of the date of approval and progress toward conclusion of project is made.

## Article 11—Specific Use Provisions Zoning Text Amendments

### Section 1128 - Sec. 1128. - Temporary sidewalk, outdoor and tent sales for principal use:

Section 1128 provides for temporary sidewalk, outdoor and tent sales for principal uses, with conditions for all uses specified in paragraph 1. The conditions include following the sign provisions, maneuverability or safety of the site, and following all other township requirements. However, there is no provision for parking requirements that apply to all uses; parking requirements are addressed only under paragraph 2, Seasonal sales of produce from tents, stands or display racks. Parking should be a consideration for all temporary sales uses.

Staff recommends that the parking requirements under paragraph 2 be moved to paragraph 1, thereby applying to all uses under Section 1128.

### Sec. 1128. - Temporary sidewalk, outdoor and tent sales for principal use:

Temporary sidewalk, outdoor and tent sales may be permitted subject to the issuance of a revocable Zoning Compliance permit to operate a sidewalk, outdoor or tent sales as an extension of or compatible with, the existing business on a portion of the public sidewalk or other public area adjacent to the business. The Zoning Compliance permit may be issued by the Zoning Administrator under the following terms and conditions:

1. For all uses, the following conditions must be met:
  - A. Signs shall be limited to sizes and locations in keeping with Article 15.
  - B. All temporary buildings, tents and structures shall be constructed, used, occupied, and maintained in compliance with the provisions of the state construction code and all Ordinances of the Township.
  - C. Building and Fire Code requirements shall be complied with.
  - D. The sale shall not interfere with the use of the sidewalk or street for pedestrian or vehicular travel. Sidewalk width must remain at least six (6) feet wide.
  - E. The sale shall not unreasonably interfere with the view of, access to or use of property adjacent to the street or neighboring businesses or properties.
  - F. The sale shall not interfere with street clearing or snow removal activities.
  - G. The sale shall not cause damage to the street or to sidewalks, trees, benches, landscaping, or other objects lawfully located on the property.



- H. Sales areas shall be located so as to provide adequate access for fire and safety vehicles.
  - I. A permit shall be required. The proprietor of the property shall provide a sketch plan drawn to scale showing the location of the sale, existing and proposed temporary and permanent structures on the entire parcel, parking areas, and parking calculations.
  - J. Copies of permits required by any other agencies for the use must be included with the permit application.
  - K. Off-street parking shall be provided in keeping with standards of Section 1205, Parking requirements. In those instances where usable floor area cannot be effectively measured, the sales space utilized shall be measured as usable floor area.
2. Seasonal sale of produce from tents, stands or display racks subject to the following conditions:
- A. Permits may be issued for up to six (6) month periods.
  - ~~B. Off-street parking shall be provided in keeping with standards of Section 1205, Parking requirements. In those instances where usable floor area cannot be effectively measured, the sales space utilized shall be measured as usable floor area.~~
3. Sidewalk sales areas may be permitted subject to the following:
- A. The sidewalk sales area shall abut the building and shall not be placed abutting a parking area or vehicle travel lane.
  - B. Sidewalk sales areas shall not be fenced or enclosed in any manner.
  - C. Sidewalk sales shall be conducted for no more than fourteen (14) consecutive days and permits shall not be issued for consecutive tent sales beyond a fourteen (14) day period.
4. Tent sales may be permitted subject to the following:
- A. No more than three (3) tent sales shall be permitted for a business location within a single calendar year.
  - B. A tent sale shall be conducted for no more than fourteen (14) consecutive days and permits shall not be issued for consecutive tent sales beyond a fourteen (14) day period.
  - C. Tent sales when proposed to be conducted on parking areas shall not reduce required parking spaces by more than fifteen percent (15%).
  - D. All tents shall be removed within forty-eight (48) hours of expiration of the period for which the permit is issued.
  - E. Equipment and products used in the event do not pose a fire or other hazard.



**Sec. 1155. - State-licensed residential child and adult care facilities:**

Staff recommends that two amendments be made to Section 1155, State-licensed residential child and adult care facilities. First, under paragraph 1.B., the current zoning ordinance references State Licensing Rules R400.1131 to R400.1135 that presumably applied to building and fire code regulations for state-licensed child and adult care facilities. Staff cannot find these particular rules in the State of Michigan Administrative Code and believes these particular rules have been amended since the language was originally inserted into the township's zoning ordinance. A more efficient way to reference a state law or rule in the zoning ordinance is to simply reference "State of Michigan" law or rule and not referencing a specific rule or law that is likely to change, necessitating a change to the zoning ordinance. "State of Michigan" is currently used throughout the remainder of this section.

Second, paragraph 1.C. references the previous sign ordinance. This paragraph should be amended to reflect the current sign ordinance article.

Sec. 1155. - State-licensed residential child and adult care facilities:

1. State-licensed child and adult care facilities, as defined in Section 201, Definitions, shall meet the following regulations:
  - A. These facilities, except for adult/child family day care homes, shall be registered with Ypsilanti Township and shall continually have on file with the Township documentation of a valid license as required by the state.
  - B. Since the state law preempts in this area, these facilities shall be brought into compliance with all state building and fire codes pursuant to [State Licensing Rules R400.1131 – R400.1135](#) [State of Michigan licensing rules](#). Documentation of such compliance with state requirements shall be provided.
  - C. The site shall comply with the sign provisions of [Section 2109 Article 15](#).
  - D. Off-street parking shall be provided for the number of employees on site at any one time.

Site Development Regulations:

- A. Adult foster care family homes serving six (6) persons or less. A state-licensed adult foster care home, foster family home, or foster family group home serving six (6) persons or less shall be considered a residential use of property and a permitted use in all residential districts.
- B. Adult foster care small group homes serving between seven (7) and twelve (12) persons.
  - (1) A site plan, prepared in accordance with Article 9 shall be required to be submitted.



- (2) The subject parcel shall meet the minimum lot area requirements for the zoning district in which it is located, provided there is a minimum site area of two thousand (2,000) square feet per adult, excluding employees and/or caregivers.
  - (3) The property is maintained in a manner that is consistent with the character of the neighborhood.
  - (4) One (1) off-street parking space per employee and/or caregiver shall be provided.
  - (5) Appropriate licenses with the State of Michigan shall be maintained.
- C. Adult foster care large group homes serving between thirteen (13) and twenty (20) persons.
- (1) A separate drop-off and pickup area shall be required adjacent to the main building entrance, located off of a public street and the parking access lane, and shall be of sufficient size so as to not create congestion on the site or within a public roadway.
  - (2) A site plan, prepared in accordance with Article 9 shall be required to be submitted.
  - (3) The subject parcel shall meet the minimum lot area requirements for the zoning district in which it is located, provided there is a minimum site area of two thousand (2,000) square feet per adult, excluding employees and/or caregivers.
  - (4) The property is maintained in a manner that is consistent with the character of the neighborhood.
  - (5) One (1) off-street parking space per employee and/or caregiver and one (1) visitor be provided.
  - (6) Appropriate licenses with the State of Michigan shall be maintained.
- D. Adult foster care congregate facilities serving more than twenty (20) persons.
- (1) A separate drop-off and pickup area shall be required adjacent to the main building entrance, located off of a public street and the parking access lane, and shall be of sufficient size so as to not create congestion on the site or within a public roadway.
  - (2) A site plan, prepared in accordance with Article 9 shall be required.
  - (3) The subject parcel shall meet the minimum lot area requirements for the zoning in which it is located, provided there is a minimum site area of two thousand (2,000) square feet per adult, excluding employees and/or caregivers.
  - (4) The property is maintained in a manner that is consistent with the character of the neighborhood.
  - (5) One (1) off-street parking space per employee and/or caregiver and one (1) visitor shall be provided.
  - (6) Appropriate licenses with the State of Michigan shall be maintained.



- (7) The maximum length of an uninterrupted building façade facing public streets and residentially zoned or used property shall be thirty (30) feet. Façade articulation or architectural design variations for building walls facing the street are required to ensure that the building is not monotonous in appearance. Building wall offsets (projections and recesses), cornices, varying building materials, or pilasters shall be used to break up the mass of a single building.
- (8) Such facilities may include multi-purpose recreational rooms, kitchens, and meeting rooms. Such facilities may also include medical examination rooms and limited space for ancillary services for the residents of the facility, such as barber and beauty facilities.

([Ord. No. 2011-476](#), § 20, 2-20-11)

### Section 1166 – Food Trucks

There are currently no standards in the zoning ordinance for food trucks, other than indicating that they are permitted as a temporary use in the NB, GB, NC, and RC districts and requiring a zoning compliance permit. Staff believes that while many site-specific issues, such as ensuring pedestrian and vehicular access is not impeded, can be handled through the zoning compliance permit there are some general standards that should be codified into the ordinance. Staff suggests the following amendments.

**Sec. 1166. – Food trucks:** Food trucks may be a temporary use in the NB, GB, NC, and RC zoning districts, and may be permitted in any zoning district in conjunction with a special event for which township approval has been granted.

1. Applicant must obtain a zoning compliance permit yearly and display at service. All applications for Zoning Compliance Permit shall include documentation of property owner permission for any proposed location, which may be amended over course of permit term, and Washtenaw County or other applicable Health Department approval.
2. The property owner of site of proposed food truck shall sign zoning compliance permit application.
3. The food truck vendor shall provide trash and recycling receptacles for customers to dispose of waste. Such receptacle shall be located no more than ten feet from the vendor.
4. The food truck vendor is responsible for removing all associated trash, litter, and refuse from the site at the end of each day. This includes food wrappers, food utensils, paper products, cans, bottles, food, and other such waste discarded improperly by customers.
5. A food truck vendor shall not cause any parking, traffic, vehicular accessibility or pedestrian or other non-motorized conflicts or impediments on the property. A food truck vendor shall not block or obstruct any fire lanes.



6. Vendors shall not use any flashing, blinking or strobe lights or similar effects to draw attention to the food truck; all exterior lights over 60 watts shall contain opaque hood shields to direct the illumination downward.
7. No loud music, amplification devices or crying out or any other audible methods to gain attention which causes a disruption or safety hazard shall be permitted.
8. There shall be no signage used by vendors except for what is allowed on the food truck itself.
9. Hours of operation of the food truck may not exceed twelve (12) consecutive hours and may not extend past 10:00 p.m.
10. A food truck shall not be left unattended and/or unsecured at any time. The food truck shall not be parked or stored in violation of township ordinances.
11. No dining area, including but not limited to tables and chairs, benches, etc, shall be permitted.

## Article 15 – Signs

### Section 1509.6.A.2.b. – Permitted Signs in Form-based Districts

The area of wall signs permitted for a multi-tenant building in the form-based district is indicated as *per lot* but that would mean individual tenants would be left without any wall signs. Staff suggests that the language be amended to read as follows:

Area. The area of wall signs permitted for each lot unit shall be determined as one (1) square foot of sign area for each one (1) linear foot of building frontage occupied by a business to a maximum area of one hundred (100) square feet. All businesses without ground floor frontage, in a given building, shall be permitted one (1) combined exterior wall sign not more than twenty-four (24) square feet in area.

### Section 1509.10. – Prohibited Signs

The zoning ordinance does not address signs painted directly onto a building façade as a wall sign. Staff suggests the following language:

H. No sign shall be painted directly onto the façade of the building wall or related architectural feature.

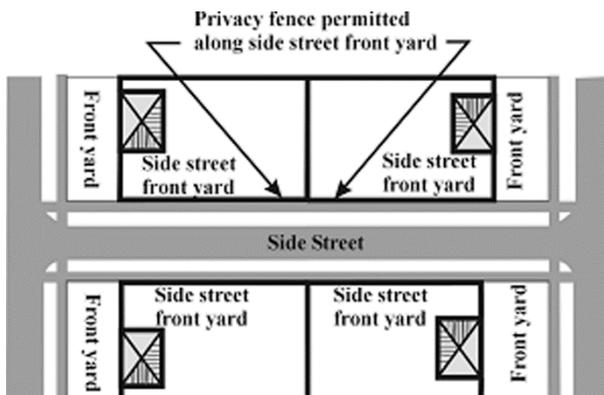


## Article 13 Zoning Text Amendments

### A. Section 1305 – Fences and Walls

Section 1305.2.A.(1) specifies that *“Only ornamental type fences shall be located in a required front yard or, in the case of a corner or through lot, in a required yard which adjoins a public or private street provided such fences shall not exceed four (4) feet in height.”*

However, the illustration included in this section reflects the previous zoning ordinance provisions allowing a six-foot privacy fence in the required yard adjoining a public or private street in certain situations. The illustration should be corrected to show that a privacy fence must meet the required front yard setback along both street frontages.



### B. Section 1305 – Fences and Walls

A through lot is defined by the Ordinance as *“Lot, Through: Any interior lot having frontage on two (2) more or less parallel streets as distinguished from a corner lot. In the case of a row of double frontage lots, all yards of said lots adjacent to streets shall be considered frontage, and front yard setbacks shall be provided as required.”*

Section 1305.2.A.(1) specifies that *“Only ornamental type fences shall be located in a required front yard or, in the case of a corner or through lot, in a required yard which adjoins a public or private street provided such fences shall not exceed four (4) feet in height.”* A six-foot tall fence must meet the rear yard setback of 35 feet on a through lot, which could substantially decrease the usable rear yard of a through lot.



Staff recommends that the ordinance be changed to read as follows:

2. Height and location requirements:

A. Residential District.

(1) Only ornamental type fences shall be located in a required front yard or, in the case of a corner ~~or through lot~~, in a required yard which adjoins a public or private street provided such fences shall not exceed four (4) feet in height.

(2) Fences may be located in any required yard not adjoining a public or private street provided that they shall not exceed six (6) feet in height. In the case of a through lot, fences between four and six feet in height located in the secondary front yard shall maintain a ten (10) foot setback.

ARTICLE IV. – DISTRICT REGULATIONS

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Sec. 400. - Districts established:

For the purpose of this Ordinance, the Charter Township of Ypsilanti is hereby divided into the following districts:

R-1	One-family residential district.
R-2	One-family residential district.
R-3	One-family residential district.
R-4	One-family residential district.
R-5	One-family residential district.
RM-LD	Multiple-family low density residential district.
RM-MD	Multiple-family medium density residential district.
RM-HD	Multiple-family high density residential district.
MHP	Mobile home park district.
NB	Neighborhood business district.
GB	General business district.
NC	Neighborhood corridor district.
RC	Regional corridor district.
I-T	Innovation and technology district.
L-M	Logistics and manufacturing district.
I-C	Industrial and commercial revitalization district.
AG	Agricultural overlay district
PD	Planned development district.

(Ord. No. 99-224, § I, 8-3-99; Ord. No. 2001-284, 12-18-01; Ord. No. 2001-285, 12-18-01; Ord. No. 2001-286, 12-18-01; Ord. No. 2001-287, 12-18-01; [Ord. No. 2018-476](#), § 2, 2-20-18)

Article 4 – District Regulations

Sec. 401. - District boundaries:

The boundaries of these districts are hereby established as shown on the zoning map for the Charter Township of Ypsilanti, which accompanies this Ordinance, and which map with all notations, references and other information shown thereon shall be as much a part of this Ordinance as if fully described herein.

Sec. 402. - District boundaries interpreted:

Where uncertainty exists with respect to the boundaries of the various districts as shown on the zoning map, the following rules shall apply:

1. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys, shall be construed to follow such centerlines.
2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
3. Boundaries indicated as approximately following Township limits shall be construed as following Township limits.
4. Boundaries indicated as following railroad lines shall be construed to be the midway between the main tracks.
5. Boundaries indicated as following shorelines shall be construed to follow such shorelines, and in the event of change in the shoreline shall be construed as moving with the actual shoreline; boundaries indicated as approximately following the centerline of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such centerlines.
6. Boundaries indicated as parallel to, or extensions of features indicated in subsections 1 through 5 above shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map.
7. Where physical or natural features existing on the ground are at variance with those shown on the official zoning map, or in other circumstances not covered by subsections 1 through 6 above, the Board of Appeals shall interpret the district boundaries.
8. Insofar as some or all of the various districts may be indicated on the zoning map by patterns or lines which, for the sake of map clarity, do not cover public rights-of-way, it is intended that such district boundaries do extend to the center of any public right-of-way.

Sec. 403. - Text interpreted:

Where uncertainty exists with respect to uses permitted in any district, or any condition set forth in this Ordinance, the following rules shall apply:

1. No use of land shall be permitted in any use district except those uses specifically set forth in the district.
2. Uses or structures not specifically permitted in a zoning district shall be prohibited in such district.
3. Unless otherwise provided for in this appendix where uses of yard areas are indicated as being permitted, the use of any other yard area for such use shall be prohibited.

Article 4 – District Regulations

Sec. 404. - Zoning of vacated areas:

Whenever any street, alley, or other public way, within the Township of Ypsilanti shall be vacated, such street, alley, or other public way or portion thereof, shall automatically be classified in the same zoning district as the property to which it attaches.

Sec. 405. - District requirements:

All buildings and uses in any district shall be subject to the provisions of Article 8, General Provisions.

Sec. 406. - R-1 to R-5 one-family residential districts:

1. *Intent:* The intent the R-1 to R-3 one-family residential districts is to preserve open space and natural features while providing for an environment of predominantly low-density, one-family dwellings along with other residentially related facilities which serve the residents in the district. The intent the R-4 and R-5 one-family residential districts is to preserve and maintain existing neighborhoods of one-family dwellings along with other residentially related facilities to serve the residents in the district, including maintenance of community assets and re-use and rehabilitation of non-residential buildings
2. *Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the R-1 to R-5 one-family residential districts.
3. *Dimensional requirements:* The following dimensional requirements shall apply to the R-1 to R-5 one-family residential districts.

District	Min. Lot Size		Max. Lot Coverage (all buildings)	Max. Height		Min. Yards & Setbacks in feet				Min. ground floor area in sq. ft.
	Sq. Ft.	Width in feet		Stories	Feet	Front	Side		Rear	
							Least	Total		
R-1	32,500	100	30%	2	25	25	12	25	35	1,200
R-2	21,780	90					10	20		900
R-3	14,000	80					5	16		720
R-4	8,400	60	35%			20				
R-5	5,400	50								

4. *Corner Lots:* When a side yard is across a separating street from a front yard on the opposing lot, the side yard abutting a street must meet the minimum front yard setback of the district in which located. On all other corner lots, the street side yard shall be the larger required side yard. The lot width for corner lots shall be at least ten (10) feet wider than the minimum required for other lots to ensure lot area is adequate to accommodate homes which are similar in size to those which could be constructed on adjacent lots.
5. *Supplemental district standards:*
  - A. In addition to those bulk regulations listed in Section 406.3, all development shall conform to supplemental bulk regulations listed in Section 419.

Article 4 – District Regulations

- B. Non-residential uses permitted in the R-1 to R-5 one-family residential districts, the following dimensional requirement shall apply.

Min. Lot Size in acres	Max. Lot Coverage (all buildings)	Max. Height in feet	Min. Yards & Setbacks in feet		
			Front	Side	Rear
1	35 %	48	Equal to the height of the principal building		

Sec. 407. - Residential multiple-family: low density:

- Intent:* The intent is to provide sites for low-density multiple-family dwelling structures, and related uses.
- Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the RM-LD residential district.
- Dimensional requirements:* The following dimensional requirements shall apply to the RM-LD residential district.

Min. Lot Size		Max. Lot Coverage (all buildings)	Max. Height		Min. Yards & Setbacks in feet			
in acres	Width in feet		Stories	Feet	Front	Side		Rear
						Least	Total	
1 or 3 <sup>1</sup>	80	25%	3	35	30	30	60	30

<sup>1</sup> Minimum total lot area of one (1) acre for residential use with a minimum lot area of seven thousand two hundred (7,200) square feet per dwelling unit, and minimum lot area of three (3) acres for non-residential uses

- Supplemental district standards:*
  - In addition to those bulk regulations listed in Section 407.3, all development shall conform to supplemental bulk regulations listed in Section 419.
  - The following minimum dwelling unit size requirements shall apply to the RM-MD residential districts

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
350 sq. ft.	500 sq. ft.	700 sq. ft.	900 sq. ft.	1,100 sq. ft.

- The expansion or construction of a single-family dwelling or accessory structure shall conform with the applicable minimum yard and setback requirements of the most comparable single-family zoning district.

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**Sec. 408. - Residential multiple-family: medium density:**

1. *Intent:* The intent is to provide sites for medium-density multiple-family dwelling structures, and related uses.
2. *Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the RM-MD residential district.
3. *Dimensional requirements:* The following dimensional requirements shall apply to the RM-MD residential districts.

Min. Lot Size		Max. Lot Coverage (all buildings)	Max. Height		Min. Yards & Setbacks in feet			
in acres	Width in feet		Stories	Feet	Front	Side		Rear
						Least	Total	
1 or 3 <sup>1</sup>	100	15%	4	45	40	40	80	50

<sup>1</sup> Minimum total lot area of one (1) acre for residential use with a minimum lot area of seven thousand two hundred (7,200) square feet per dwelling unit, and minimum lot area of three (3) acres for non-residential uses.

4. *Supplemental district standards:*

- A. In addition to those bulk regulations listed in Section 408.3, all development shall conform to supplemental bulk regulations listed in Section 419.
- B. The following minimum dwelling unit size requirements shall apply to the RM-MD residential districts

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
350 sq. ft.	500 sq. ft.	700 sq. ft.	900 sq. ft.	1,100 sq. ft.

C. The expansion or construction of a single-family dwelling or accessory structure shall conform with the applicable minimum yard and setback requirements of the most comparable single-family zoning district.

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**Sec. 409. - Residential multiple-family: high density:**

1. *Intent:* The intent is to provide sites for high-density multiple-family dwelling structures, and related uses.
2. *Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the RM-HD residential district.
3. *Dimensional requirements:* The following dimensional requirements shall apply to the RM-HD residential districts.

Min. Lot Size	Max. Height	Min. Yards & Setbacks in feet

Article 4 – District Regulations

in acres	Width in feet	Max. Lot Coverage (all buildings)	Stories	Feet	Front	Side		Rear
						Least	Total	
1 or 3 <sup>1</sup>	150	15%	8	85	50	50	100	50

<sup>1</sup> Minimum total lot area of one (1) acre for residential use with a minimum lot area of seven thousand two hundred (7,200) square feet per dwelling unit, and minimum lot area of three (3) acres for non-residential uses

4. *Supplemental district standards:*

- A. In addition to those bulk regulations listed in Section 409.3, all development shall conform to supplemental bulk regulations listed in Section 419.
- B. The following minimum dwelling unit size requirements shall apply to the RM-H residential districts:

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
350 sq. ft.	500 sq. ft.	700 sq. ft.	900 sq. ft.	1,100 sq. ft.

C. The expansion or construction of a single-family dwelling or accessory structure shall conform with the applicable minimum yard and setback requirements of the most comparable single-family zoning district.

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Sec. 410. - Mobile home park districts:

- 1. *Intent:* The intent is to provide for mobile home and manufactured housing communities.
- 2. *Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the MHP district.
- 3. *Dimensional requirements:* The following dimensional requirements shall apply to the MHP districts.

Minimum Lot Area	Total Lot area for Mobile Home Park	5,500 sq. ft.
Maximum Height	Feet	25

- 4. *Supplemental district standards.* Refer to Section 1162, Mobile home parks.

Sec. 411. - Agricultural overlay district:

- 1. *Intent:* The intent is to preserve agricultural lands and prime agricultural soils for farming and provide stability for the farming economy. This overlay zoning district is intended only for existing farm operations at the time of the adoption of this Zoning Ordinance or areas designated for farmland or open space preservation by the Master Plan.

Article 4 – District Regulations

2. *Use regulations:* The AG district is an overlay district where the uses in the underlying zoning district are allowed as well as the uses in the AG district. Section 420 sets forth permitted, accessory and special land uses within the AG district and the underlying zoning district.
3. *Dimensional requirements:* The dimensional requirements of the underlying zoning district shall apply in AG districts.
4. *Supplemental district standards:* In addition to those bulk regulations listed for the underlying zoning district, all development shall conform to supplemental bulk regulations listed in Section 419.

Sec. 412. - Neighborhood business district:

1. *Intent:* The intent is to meet the day-to-day convenience shopping and service needs of persons residing in immediately adjacent residential areas.
2. *Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the NB district.
3. *Dimensional requirements:* The following dimensional requirements shall apply to the NB districts.

Min. Lot Size		Max. Lot Coverage (all buildings)	Max. Height		Min. Yards & Setbacks in feet		
Sq. Ft.	Width in feet		Stories	Feet	Front	Side	Rear
None	None	None	2	25	20	10 or 50 <sup>1</sup>	20 or 50 <sup>1</sup>

<sup>1</sup> If a lot borders a residential zoning district or street, the minimum setback shall be fifty (50) feet.

4. *Supplemental district standards:* In addition to those bulk regulations listed in Section 412.3, all development shall conform to supplemental bulk regulations listed in Section 419.

Sec. 413. - General business district:

1. *Intent:* The intent is to provide sites for more diversified business types which would often be incompatible with the pedestrian movement in the neighborhood business district or neighborhood or regional corridor districts.
2. *Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the GB district.
3. *Dimensional requirements:* The following dimensional requirements shall apply to the GB districts.

Min. Lot Size		Max. Lot Coverage (all buildings)	Max. Height		Min. Yards & Setbacks in feet		
Sq. Ft.	Width in feet		Stories	Feet	Front	Side	Rear
None	None	None	2	25	20	10 or 50 <sup>1</sup>	20 or 50 <sup>1</sup>

<sup>1</sup> If a lot borders a residential zoning district or street, the minimum setback shall be fifty (50) feet.

Article 4 – District Regulations

4. *Supplemental district standards:* In addition to those bulk regulations listed in Section 413.3, all development shall conform to supplemental bulk regulations listed in Section 419.

Sec. 414. - Innovation and technology district:

1. *Intent:* The intent is to provide areas for technology, office, craft manufacturing and light industrial uses.
2. *Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the I-T district.
3. *Dimensional requirements:* The following dimensional requirements shall apply to the I-T districts.

Min. Lot Size		Max. Lot Coverage (all buildings)	Max. Height in feet	Min. Yards & Setbacks in feet			
Sq. Ft.	Width in feet			Front	Side		Rear
					Least	Total	
None	None	None	40	20	20 or 50 <sup>1</sup>	40 or 70 <sup>1</sup>	20 or 50 <sup>1</sup>

<sup>1</sup> If a lot borders a residential zoning district or street, the minimum side yard setback shall be fifty (50) feet.

4. *Supplemental district standards:*

- A. In addition to those bulk regulations listed in Section 414.3, all development shall conform to supplemental bulk regulations listed in Section 419.
- B. All storage shall be in the rear yard and shall be completely screened from all public streets and any adjacent residential, business or corridor zoning district with an obscuring wall or fence, no less than six (6) feet high or with a chain link type fence and greenbelt planting.

Sec. 415. - Logistics and manufacturing district:

1. *Intent:* The intent is to provide areas for manufacturing, assembling and fabrication activities including large scale or specialized industrial operations, whose external physical effects will be felt to some degree by surrounding districts.
2. *Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the L-M district.
3. *Dimensional requirements:* The following dimensional requirements shall apply to the L-M districts.

Min. Lot Size		Max. Lot Coverage (all buildings)	Max. Height in feet	Min. Yards & Setbacks in feet			
Sq. Ft.	Width in feet			Front	Side		Rear
					Least	Total	
None	None	None	50	40	40 or 50 <sup>1</sup>	80 or 90 <sup>1</sup>	50

<sup>1</sup> If a lot borders a residential zoning district or street, the minimum side yard setback shall be fifty (50) feet.

Article 4 – District Regulations

4. *Supplemental district standards:*

- A. In addition to those bulk regulations listed in Section 415.3, all development shall conform to supplemental bulk regulations listed in Section 419.
- B. All storage shall be in the rear yard and shall be completely screened from all public streets and any adjacent residential, business or corridor zoning district with an obscuring wall or fence, no less than six (6) feet high or with a chain link type fence and greenbelt planting.

Sec. 416. - Industrial and commercial district:

- 1. *Intent:* The intent is to revitalize the area and provide employment opportunities with a focus on high-tech industrial and manufacturing, distribution, and specific and targeted marihuana uses.
- 2. *Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the I-C district.
- 3. *Dimensional requirements:* The following dimensional requirements shall apply to the I-C district.

Min. Lot Size		Max. Lot Coverage (all buildings)	Max. Height in feet	Min. Yards & Setbacks in feet			
Sq. Ft.	Width in feet			Front	Side		Rear
					Least	Total	
None	None	None	50	20	40 or 50 <sup>1</sup>	80 or 90 <sup>1</sup>	50

<sup>1</sup> If a lot borders a residential zoning district or street, the minimum side yard setback shall be fifty (50) feet.

4. *Supplemental district standards:*

- A. In addition to those bulk regulations listed in Section 416.3, all development shall conform to supplemental bulk regulations listed in Section 419.
- B. All storage shall be in the rear yard and shall be completely screened from all public streets and any adjacent residential, business or corridor zoning district with an obscuring wall or fence, no less than six (6) feet high or with a chain link type fence and greenbelt planting.

5. *Marihuana regulations:*

- A. Co-location shall be permitted in accordance with the Medical Marihuana Facilities Licensing Act.
- B. Standards by type:
  - (1) Grower: Applicable standards for grower facilities:
    - a. All grower facilities and operations must be within an enclosed building.
    - b. A grower may hold more than one (1) class of grower license.
    - c. Class A grower and Class B grower only permitted.
    - d. A grower shall comply with all of the following:

Article 4 – District Regulations

- i. No pesticides or insecticides which are prohibited by applicable law for fertilization or production of edible produce shall be used on any marihuana cultivated, produced, or distributed by an adult-use marihuana business.
    - ii. An adult marihuana business shall be ventilated so that the odor of marihuana cannot be detected by a person with a normal sense of smell at the exterior of the adult-use marihuana business or at any adjoining use or property.
  - (2) Processor: Applicable standards for processor facilities:
    - a. Only one (1) processor facility license permitted per parcel or lot.
    - b. All processing operations must be conducted within an enclosed building.
  - (3) Secure transporter: Applicable standards for secure transporter:
    - a. A secure transporter license authorizes the storage and transport of marihuana, marihuana-infused products and money associated with the purchase or sale of marihuana and marihuana-infused products between marihuana facilities at the request of a person with legal custody of the marihuana, marihuana-infused products, or money. It does not authorize transport to a registered qualifying patient or registered primary caregiver who is not a licensee.
  - (4) Dispensary: Applicable standards for dispensary:
    - a. Only one (1) dispensary license per parcel or lot.
    - b. All dispensary activities must be conducted within an enclosed building.
    - c. A dispensary license authorizes the provisioning center to transfer marihuana to or from a safety compliance facility for testing by means of a secure transporter.
  - (5) Safety compliance facility: Applicable standards for safety compliance:
    - a. All testing must be conducted within an enclosed building.
- C. Regulations applicable to all districts:
  - (1) All other applicable state laws, rules, and regulations.
  - (2) No person shall establish or operate a medical marihuana commercial entity in the Township without first having obtained from the State a license for each such facility to be operated. License certificates shall be kept current and publicly displayed within the facility. Failure to maintain or display a current license certificate shall be a violation of this Article subject to Section 1900, Violations, civil infractions.
  - (3) Applicant shall be fully licensed with the State of Michigan and any other required licensing body including compliance with all other applicable Township Ordinances.
  - (4) It shall be unlawful to operate or cause to be operated a marihuana facility or establishment within:
    - a. One thousand (1,000) feet of any of the following:
      - i. A place of worship.
      - ii. A school or childcare facility.
      - iii. Three hundred (300) feet of a public park.

Article 4 – District Regulations

- (5) For the purpose of this Section, measurements shall be made in a straight line in all directions without regard to intervening structures or objects, from the closest part of the structure used in conjunction with the marihuana retail sales operation to the closest point on a property boundary or right-of-way associated with any of the land use(s) identified in i, ii, and iii above. If the marihuana retail sales operation is located in a multitenant structure, the distance shall be measured from the closest part of the tenant space occupied by the marihuana retail sales operation to the closest point on a property boundary or right-of-way associated with any of the land use(s) identified in subsection i, ii, and iii above.
- (6) A marihuana facility or establishment lawfully operating is not rendered a nonconforming use by the subsequent location of a place of worship, school, childcare facility, or public park, residential district, or a residential lot within the distances specified in this Ordinance of the marihuana facility or establishment. However, if a marihuana facility or establishment ceases operation for a period of one hundred and eighty (180) days or more, regardless of any intent to resume operation, it may not recommence operation in that location unless it achieves conformity with the Township Ordinances.
- (7) Co-Location shall be permitted in accordance with the Michigan Regulation and Taxation of Marihuana Act, Initiated Law 1 of 2018, as amended (MCL 333.27951...333.27967 et. seq.)
- (8) A marihuana facility or establishment shall be closed for business, and no sale or other distribution of marihuana in any form shall occur upon the premises or be delivered to or from the premises, between the hours of 9:00 p.m. and 7:00 a.m.
- (9) Visibility of activities; control of emissions:
- a. All activities of marihuana commercial entities, including, without limitation, the cultivating, growing, processing, displaying, manufacturing, and storage of marihuana and marihuana-infused products shall be conducted indoors and out of public view.
  - b. No medical marihuana or paraphernalia shall be displayed or kept in a business so as to be visible from outside the licensed premises.
  - c. Sufficient measures and means of preventing smoke, odors, debris, dust, fluids, and other substances from exiting a marihuana commercial entity must be provided at all times. In the event that any odors, debris, dust, fluids, or other substances exit a marihuana commercial entity, the owner of the subject premises and the licensee shall be jointly and severally liable for such conditions and shall be responsible for immediate, full clean-up and correction of such condition. The licensee shall properly dispose of all such materials, items, and other substances in a safe, sanitary, and secure manner and in accordance with all applicable federal, state, and local laws and regulations.
- (10) Odor control:
- a. No person, tenant, occupant, or property owner shall permit the emission of any odor from any source to result in detectable odors that leave the premises upon which they originated and interfere with the reasonable and comfortable use and enjoyment of another's property.

Article 4 – District Regulations

- b. Whether or not an odor emission interferes with the reasonable and comfortable use and enjoyment of a property shall be measured against the objective standards of a reasonable person of normal sensitivity.
  - c. A grower or a processor shall install and maintain in operable condition a system which precludes the emission of marihuana odor from the premises.
- (11) Amount of marihuana: The amount of marihuana on the permitted property and under the control of the permit holder or owner or operator of the facility or establishment shall not exceed that amount permitted by the state license or applicable law.
- (12) Use of marihuana: The sale, consumption or use of alcohol or tobacco products on the permitted premises is prohibited. Smoking or consumption of controlled substances, including marihuana, on the permitted premises is prohibited except as expressly allowed by state law.
- (13) Indoor operation: All activities of commercial medical marihuana facilities and marihuana establishments, including without limitation distribution, growth, cultivation, or the sale of marihuana, and all other related activity permitted under the permit holder's license or permit, must occur indoors. The facility or establishment's operation and design shall minimize any impact to adjacent uses, including the control of any odor, by maintaining and operating an air filtration system so that no odor is detectable outside the permitted premises.
- (14) Distribution: No person operating a facility or establishment shall provide or otherwise make available marihuana to any person who is not legally authorized to receive marihuana under state law.
- (15) Permits: All necessary building, electrical, plumbing, and mechanical permits must be obtained for any part of the permitted premises in which electrical, wiring, lighting, or watering devices that support the cultivation, growing, and harvesting of marihuana are located.
- (16) Waste disposal: The permit holder, owner and operator of the facility or establishment shall use lawful methods in controlling waste or by-products from any activities allowed under the license or permit.
- (17) An authorized person shall consent to the entry into a marihuana facility by the Building Official and Zoning Administrator for the purpose of inspection to determine compliance with this Section pursuant to a notice posted in a conspicuous place on the premises two (2) or more days before the date of the inspection or sent by first class mail to the address of the premises four (4) or more calendar days before the date of the inspection.

Sec. 417. - Neighborhood corridor and general corridor districts:

For intent, location, standards, and submittal requirements for the NC and GC Districts refer to Article 5.

Sec. 418. - PD districts:

For intent, location, standards, and submittal requirements for the PD Districts refer to Article 6.

Sec. 419. - Supplemental dimensional regulations applicable to all districts:

1. *Continued conformity with bulk regulations:* The maintenance of setback, height, lot coverage, open space, mobile home site, transition strip, lot area and lot area per dwelling unit required for one (1) use, lot, building or structure shall be a continuing obligation of the owner of such building, structure, or lot on which such use, building or structure exists. No setback, height, lot coverage, open space, mobile home site, transition strip, lot area per dwelling unit allocated to or required about or in connection with one (1) lot, use, building or structure may be allocated to any other lot, use, building, or structure.
2. *Setbacks and yard requirements:* The setback and yard requirements established by this Ordinance shall apply to every lot, principal building, or principal structure, except for the following structures, which may be located anywhere on any lot unless as specified below:
  - A. Trees, plants, shrubs, gardens, and hedges.
  - B. Window-mounted air conditioning units, access drives, arbors and trellises, open stairways without a roof, steps and stoops, antennas exempt from review under Section 1150, and little libraries.
  - C. Awnings, canopies, and flag poles, except as regulated in Article 15.
  - D. Bay windows, windowsills, belt courses, cornices, eaves, overhanging eaves, and other architectural features may project into a required side yard not more than two (2) inches for each one (1) foot of width of such side yard and may extend into any front or rear yard not more than twenty-four (24) inches.
  - E. Terraces, decks, and porches: Open porches, decks and paved terraces may project into a side or rear yard but may not be located closer than five (5) feet from a side or rear property line.
3. *Minimum lot size:* The following regulations apply to the minimum lot size in all districts:
  - A. All lots that are not served by either public sanitary sewer or public water, as defined by the Michigan Department of Public Health, (i.e., lots with both on-site well and septic) shall have a minimum lot area as required by the Washtenaw County Health Department.
4. *Lot depth to width ratio:* The maximum ratio of lot depth to lot width shall not exceed a depth of four (4) times the width.
5. *Height:* The height requirements established by this Ordinance shall apply to every building and structure with the following exceptions provided their location shall conform to the requirements of the Charter Township of Ypsilanti, the Federal Communications Commission, the Federal Aviation Administration, the Willow Run Airport Zoning Agency, and other public authorities having jurisdiction:
  - A. Public utility towers, structures, transmission and distribution lines and related structures; radio and television broadcasting and receiving antennae; water towers; and wireless communication facilities where the aforementioned structures are permitted in the district therein located or are a special use in said district subject to the provisions of Article 10.
  - B. The highest point of chimneys, spires, cupolas, domes, and towers may be erected to a height that does not exceed one hundred fifty percent (150%) of the maximum permitted building height in the district therein located.

Article 4 – District Regulations

- C. Rooftop structures for the housing of elevators, stairways, tanks, heating and air conditioning equipment, and other similar apparatus may be erected above the height limits if the Planning Commission finds that the elevation plans illustrate the following conditions are met:
    - (1) All rooftop equipment and apparatus shall be housed in a parapet wall or screening structure constructed of the same type of building material and same color used in the principal structure.
    - (2) Structures shall be set back from the outermost vertical walls or parapet of the principal structure a distance equal to at least two (2) times the height of such structure. The height of such structure shall in no instance exceed fifteen (15) feet.
    - (3) Such structure shall not have a total floor area greater than fifteen percent (15%) of the total roof area of the building.
  - D. Architectural details incorporated into the façade(s) of a commercial or industrial structure provided that the overall height of any wall area extending above the maximum permitted height for the district therein located shall not exceed one hundred twenty-five percent (125%) of the permitted building height and shall not involve more than fifteen percent (15%) of the width of the front façade.
6. *Setbacks and distances between buildings for multi-building developments:* In addition to the required setback lines provided elsewhere in this Ordinance, in multiple-family dwellings (including semi-detached and multiple dwellings), the following minimum distances shall be as required by the Maximum Distance Between Buildings Table.

Minimum Distance Between Buildings Table				
Minimum Setback From				
	Internal Drive	Building Side to Building Side	Building Side to Building Front or Building Rear	Building Front to Building Front or Building Rear Building Rear to Building Rear
Buildings thirty-five (35) feet in height or under	20 feet	20 feet	30 feet	40 feet
Buildings thirty-six (36) feet in height and higher	20 feet	30 feet	36 feet	50 feet

Sec. 420. - ~~Residential District~~ use table:

- 1. In all districts, no building or land shall be used, and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided in this Article. The following land use schedules show the uses which are permitted, permitted as a special use, permitted as an accessory use, or prohibited in specific districts or zones in the Charter Township of Ypsilanti. The land use schedules are intended to serve as a guide for the convenience of the user of this zoning Ordinance. More detailed standards regarding uses are contained within the individual district standards within Article 11.

Article 4 – District Regulations

2. The schedule of use regulations identifies uses as follows:

- A. P: Principal permitted uses. Uses permitted by right in the applicable zoning district, subject to compliance with all other applicable requirements of this zoning Ordinance.
- B. SL-PC: Special land uses approved by the Planning Commission. Uses which may be permitted upon the granting of a permit for such use by the Planning Commission, subject to the compliance with all applicable requirements of this Zoning Ordinance, and subject further to such other reasonable conditions which in the opinion of the Planning Commission are necessary to provide adequate protection to the neighborhood and to abutting properties and subject further to a public hearing in accord with Section 310, Public hearing requirements and further shall be reviewed as provided for in Article 10.
- C. SL-TB: Special land uses approved by the Board of Trustees. Uses which may be permitted upon the granting of a permit for such use by the Board of Trustees, upon recommendation by the Planning Commission, subject to the compliance with all applicable requirements of this Zoning Ordinance, and subject further to such other reasonable conditions which in the opinion of the Board of Trustees are necessary to provide adequate protection to the neighborhood and to abutting properties and subject further to a public hearing in accord with Section 310, Public hearing requirements and further shall be reviewed as provided for in Article 10.
- D. A: Accessory uses. Uses which may be permitted as an accessory use incidental to the principal use of the premises, subject to compliance with all other applicable requirements of this Zoning Ordinance.
- E. —: Not permitted. Uses not permitted within the district.

Residential Districts Use Table	R-1 to R-3	R-4 to R-5	RM-LD to RM-MD	RM-HDS	AG	MHP	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval    SL-TB = Special Use Township Board Approval A = Accessory Use    — = Not permitted							
<b>Residential Uses</b>							
Detached single-family residential	P	P	P	P	<del>P</del>	—	Subject to regulations in Section 1101
Open Space Communities	P	P	—	—	—	—	Subject to regulations in Section 702.
Single-Family Residential Plat or Site Condominium	SL_TB	P	—	—	—	—	
Two-family residential	—	—	P	P	—	—	Must have with individual entrances and garages for each dwelling unit

Article 4 – District Regulations

Residential Districts Use Table	R-1 to R-3	R-4 to R-5	RM-LD to RM-MD	RM-HDS	AG	MHP	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval    SL-TB = Special Use Township Board Approval A = Accessory Use    — = Not permitted							
Townhouses	-	-	P	P	-	-	Subject to regulations in Section 1163.
Multiple-family dwelling units	—	—	P	P	—	—	Subject to regulations in underlying zoning district.
Senior independent and assisted living	—	—	P	P	—	—	Subject to regulations in Section 1160.
Convalescent and nursing homes	—	—	SL-TB	SL-TB	—	—	Subject to conditions in Section 1114.
Mobile Home Parks	—	—	—	—	—	P	Subject to conditions in Section 1162.
<b>Accessory Uses</b>							
Accessory home occupations	A	A	A	A	A	A	Subject to conditions in Section 1102.
Keeping of up to four (4) hens	A	A	—	—	—	—	Subject to conditions in Section 1103
Garage and Yard Sales	A	A	-	-	-	-	Subject to conditions in Section 1158.
Accessory buildings and uses customarily incident to any of the permitted uses in this table	A	A	A	A	A	A	
<b>State-licensed residential child and adult care facilities</b>							
Adult/child family day care homes	P	P	P	P	—	—	Subject to the conditions in Section 1155.
Adult/child group day care homes	SL-PC	SL-PC	SL-PC	SL-PC	—	—	Subject to the conditions in Section 1155.
Adult/child day care center + preschools	SL-PC	SL-PC	SL-PC	SL-PC	—	—	Subject to the conditions in Section 1155. Accessory to an allowed

Article 4 – District Regulations

Residential Districts Use Table	R-1 to R-3	R-4 to R-5	RM-LD to RM-MD	RM-HDS	AG	MHP	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval    SL-TB = Special Use Township Board Approval A = Accessory Use    — = Not permitted							
							non-residential use in the R-1 to R-5 zoning districts
Adult and child foster care family home	P	P	P	P	—	—	Subject to the conditions in Section 1155.
Adult foster care, small group home	SL-PC	SL-PC	SL-PC	SL-PC	—	—	Subject to the conditions in Section 1155.
Adult foster care, large group home	—	—	SL-PC	SL-PC	—	—	Subject to the conditions in Section 1155.
Adult foster care congregate facility	—	—	SL-PC	SL-PC	—	—	Subject to the conditions in Section 1155.
Child foster care family group home	SL-PC	SL-PC	SL-PC	SL-PC	—	—	Subject to the conditions in Section 1155.
<b>Agricultural</b>							
Farm operation	—	—	—	—	P	—	
Community supported agriculture	-	-	-	-	P	-	Subject to conditions in Section 1112.
Seasonal sale of produce on farms	—	—	—	—	P	—	Subject to Michigan Generally Accepted Agricultural Management Practices
Farms with agricultural commercial and tourism	—	—	—	—	SL-TB	—	Subject to conditions in Section 1149.
Private stables	A	—	—	—	A	—	Subject to conditions in Section 1109.
Public riding and/or boarding stables	—	—	—	—	P	—	Subject to conditions in Section 1108.

Article 4 – District Regulations

Residential Districts Use Table	R-1 to R-3	R-4 to R-5	RM-LD to RM-MD	RM-HDS	AG	MHP	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval    SL-TB = Special Use Township Board Approval A = Accessory Use    — = Not permitted							
Commercial kennel/pet day care	-	-	-	-	SL-PC	-	Subject to conditions in Section 1161.
Greenhouse and plant material nursery (materials grown and sold on-site)	—	—	—	—	P	—	Subject to conditions in Section 1110.
Artisan food and beverage production	-	-	-	-	SL-PC	-	Subject to conditions in Section 1159.
Tasting rooms for vineyards, distilleries, or micro-breweries on farm operations	—	—	—	—	SL-PC	—	Subject to conditions in Section 1149.
Farmers markets	—	—	—	—	SL-PC	—	
Large solar generation facility on a farm operation	—	—	—	—	SL-PC	—	Subject to conditions in Section 807, Solar energy systems.
<b>Lodging</b>							
Bed and breakfasts operations	SL-PC	SL-PC	—	—	—	—	Subject to conditions in Section 1107
<b>Civic/Institutional</b>							
Publicly owned and operated libraries	SL-PC	SL-PC	P	P	—	P	
Cemeteries	SL-PC	SL-PC	—	—	—	—	Subject to conditions in Section 1111.
Houses of worship	SL-PC	SL-PC	P	P	—	P	
Primary schools	SL-PC	SL-PC	—	—	—	—	
Secondary schools	SL-PC	SL-PC	P	P	—	—	A
Colleges, universities, and other such institutions of higher learning	S	S	S	S	—	—	Subject to conditions in Section 1106

Article 4 – District Regulations

Residential Districts Use Table	R-1 to R-3	R-4 to R-5	RM-LD to RM-MD	RM-HDS	AG	MHP	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval    SL-TB = Special Use Township Board Approval A = Accessory Use    — = Not permitted							
Utility and public service buildings and uses (without storage yards) when operating requirements necessitate the locating of said building within the district in order to serve the immediate vicinity.	SL-PC	SL-PC	SL-PC	SL-PC	SL-PC	SL-PC	
<b>Recreation</b>							
Parks, common greens, plazas, public gathering places and open space	P	P	P	P	P	P	
Golf courses	SL-PC	SL-PC	P	P	—	—	Subject to conditions in Section 1105
Institutional or community recreation centers and nonprofit swimming pool clubs	SL-PC	SL-PC	P	P	P	P	Subject to conditions in Section 1104
Community buildings for use by the tenants of the mobile home park as well as recreation areas and playgrounds	—	—	—	—	—	P	
Private or public recreation vehicle campgrounds	—	P*	—	—	—	—	*Principal use in R-4 only. Subject to conditions in Section 1146.
<b>Other</b>							
One office building to be used exclusively for conducting the business operation of the mobile home park	—	—	—	—	—	P	
Utility buildings for laundry facilities and auxiliary storage space for mobile home tenants	—	—	—	—	—	P	

Article 4 – District Regulations

Residential Districts Use Table	R-1 to R-3	R-4 to R-5	RM-LD to RM-MD	RM-HDS	AG	MHP	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval    SL-TB = Special Use Township Board Approval A = Accessory Use    -- = Not permitted							
Storage of recreation vehicles	—	—	—	—	—	P	Subject to conditions in Section 1147.
Incidental Sales and Services	—	—	A	A	—	—	Subject to conditions in Section 1132.
Keeping of more than four (4) dogs in one-family residential districts	P	P	—	—	P	—	Subject to conditions in Section 1113.
Wireless communication towers and antennas	See Section 1144.						

4.

Business Districts Use Table	NB	GB	Notes
P = Permitted Use    SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval    A = Accessory Use    -- = Not permitted			
<b>Retail and Services</b>			
Retail	P	P	
<i>With drive-through or drive-in facilities</i>	SL-PC	SL-PC	Subject to conditions in Section 1118.
Antique businesses	P	P	Pawnbrokers, secondhand dealers, and junk dealers are not included in this use
Secondhand apparel businesses	P	P	Pawnbrokers, secondhand dealers, and junk dealers are not included in this use
Coin Laundry		P	
<del>Commercial kennel/Pet Day Care</del>	<del>—</del>	<del>—</del>	<del>All activities are conducted within enclosed main building; all</del>

Article 4 – District Regulations

Business Districts Use Table	NB	GB	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval			
SL-TB = Special Use Township Board Approval A = Accessory Use -- = Not permitted			
			<del>buildings are set back at least two hundred (200) feet from abutting residential districts on the same side of the street</del>
Mortuaries/funeral Homes	SL-PC	SL-PC	Subject to conditions in Section 1115.
Personal service establishments	P	P	
	P	P	Up to 15,000 square feet in size
Adult/child day care center + preschools	P	P	Subject to the conditions in Section 1155.
Smoking lounges	--	<del>SL-PC</del>	Subject to the conditions in Section 1131.
Veterinary clinics	--	SL-PC	Subject to conditions in Section 1116.
Veterinary hospitals	--	SL-PC	Subject to conditions in Section 1117.
Temporary sidewalk, outdoor and tent sales for principal use	A	A	Subject to conditions in Section 1128.
Temporary sales unrelated to principal use	A	A	Temporary use subject to approval by the Zoning Board of Appeals per Section 1704.4.B
Tattoo parlor		P	
Building material sales, garden center, and similar uses.	--	SL-PC	Subject to conditions in Section 1125.
Open air business	--	SL-PC	Subject to conditions in Section 1119.
Banks, credit unions, savings and loan establishments and similar financial institutions	P	P	With no drive-through
	SL-PC	SL-PC	Up to two (2) drive-through teller windows or automated teller

Article 4 – District Regulations

Business Districts Use Table	NB	GB	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval			
SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted			
			windows and stand-alone automatic bank teller machines, subject to conditions in Section 1118.
		SL-PC	With drive-through, subject to conditions in Section 1118.
Medical offices	P	p	Medical offices up to 15,000 square feet in size
	—SL-PC	SL-PC	Medical offices over 15,000 square feet in size
Medical clinics	--	P	
Massage therapy		p	Subject to conditions in Section 1140
Urgent care facilities	--	P	
Office buildings and uses	P	p	Offices up to 15,000 square feet in size
	--	SL-PC	Offices over 15,000 square feet in size
Restaurants	P	P	
<i>Drive-through restaurants</i>	SL-PC	SL-PC	Subject to conditions in Section 1118.
<i>Outdoor or sidewalk cafes</i>	A	A	Accessory use to existing restaurant, subject to conditions in Section 1120.
Hotels	--	SL-PC	Subject to conditions in Section 1123.
Extended Stay Hotels	--	SL-PC	Subject to conditions in Section 1124.

Article 4 – District Regulations

Business Districts Use Table	NB	GB	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval			
SL-TB = Special Use Township Board Approval A = Accessory Use -- = Not permitted			
Motels	--	SL-PC	Subject to conditions in Section 1122.
<b>Civic/Institutional</b>			
Houses of worship	SL-PC	SL-PC	
Public/government buildings	P	P	
Public utility buildings, without storage yards; water and sewage	<del>SL-TB</del>	<del>SL-TB</del>	Water and sewage pumping stations are excluded in the OS-1 and B-1 districts.
Business schools and colleges or private schools operated for profit	--	SL-PC	
<b>Recreation</b>			
Theaters, public assembly halls, concert halls or similar places of public assembly	--	P	Conducted completely within enclosed buildings.
Outdoor batting cages, archery ranges and similar uses	--	--	Subject to conditions in Section 1130.
Outdoor children's amusement parks, miniature golf courses, golf driving ranges and similar uses	--	--	Subject to conditions in Section 1130.
Health clubs, fitness centers, gyms and aerobic clubs, health, and fitness center	--	SL-PC	
Indoor recreational facility, including bowling alley, archery range, tennis/racquet ball court, skating rink, athletic field, swimming pool, and other similar uses	--	SL-PC	Must be located at least one hundred (100) feet from any front, rear, or side yard of any residential lot in an adjacent residential district
<b>Automotive/Transportation</b>			
Vehicle wash, automatic or self-service		SL-PC	Subject to conditions in Section 1129.

Article 4 – District Regulations

Business Districts Use Table	NB	GB	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted			
Vehicle fueling/multi-use station with or without minor repair and sale of incidental minor accessories or convenience items.	SL-PCP	SL-PCP	Subject to the conditions in Section 1126.
Minor automotive repair businesses	SL-PC	SL-PC	
Dealership for sale of new or used automobiles, boats, house trailers or rental of trailers and/or automobiles	—	SL-PC	Subject to conditions in [Section] 1121
Railroad lines, rail spurs and similar rail transport access facilities	P	P	Subject to conditions in Section 1145.
<del>Towing services without an impound or storage yard, taxi terminals and dispatch facilities, limousine services and bus depots</del>	<del>—</del>	<del>—</del>	<del>Subject to conditions in Section 1156.</del>
<b>Accessory Uses</b>			
Accessory buildings and uses customarily incident to any permitted use in this table	A	A	
Incidental Sales and Services	—	A	Subject to conditions in Section 1132
<b>Other</b>			
Wireless communication towers and antennas	See Section 1144		

5. Industrial districts schedule of uses identifies the uses allowed in the following ~~residential~~ industrial districts:

Industrial Districts Use Table	I-T	L-M	ICR	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted				
<b>Industrial Uses</b>				

Article 4 – District Regulations

Industrial Districts Use Table	I-T	L-M	ICR	Notes
<b>P = Permitted Use    SL-PC = Special Use Planning Commission Approval</b> <b>SL-TB = Special Use Township Board Approval    A = Accessory Use    — = Not permitted</b>				
Blast furnace, steel furnace, blooming or rolling mill		P		Located not less than eight hundred (800) feet distance from any residential district and not less than three hundred (300) feet distant from any other district
Central dry-cleaning plant, service to more than one facility	P	P		
Crematorium		<u>SL-TB</u>		Subject to conditions in Section 115
Garbage, refuse and rubbish transfer stations		P		Subject to conditions in Section 1152.
Heating and electric power generating plants, and all necessary uses		SL-PC		
Incineration of garbage or refuse when conducted within an approved and enclosed incinerator plant		P		Located not less than eight hundred (800) feet distance from any residential district and not less than three hundred (300) feet distant from any other district
Junkyards and places for dismantling, wrecking, and disposing or salvaging of the junk and or refuse material of agricultural and automotive vehicles, paper, glass, and other materials of a similar nature, including processing of materials for recycling		P		Subject to conditions in Section 1137 and Article V, Junkyards, and automobile dismantling, of Chapter 22 of the Charter Township of Ypsilanti Code of Ordinances i
Lumber and planing mills	SL-PC	SL-PC		Must be in enclosed building and located in the interior of the district so that no property line shall form the exterior boundary of the zoning district
Manufacture of corrosive acid or alkali, cement, lime, gypsum, or plaster of Paris.		P	P	Located not less than eight hundred (800) feet distant from any residential district and not less than three hundred (300) feet distant from any other district

Article 4 – District Regulations

Industrial Districts Use Table	I-T	L-M	ICR	Notes
<b>P = Permitted Use    SL-PC = Special Use Planning Commission Approval</b> <b>SL-TB = Special Use Township Board Approval    A = Accessory Use    — = Not permitted</b>				
Manufacture of musical instruments, toys, novelties and metal or rubber stamps, or other small, molded rubber products	SL-PC	P		In I-T, must be in enclosed building
Manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas	SL-PC	P		In I-T, must be in enclosed building
Manufacture or assembly of electrical appliances, electronic instruments and devices, radios, and phonographs	SL-PC	P		In I-T, must be in enclosed building
Manufacture, compounding, assembling or treatment of Articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, sheet metal (excluding large stamping such as: automobile fenders or bodies), shell, textiles, tobacco, wax, wire, wood (excluding saw and planing mills) and yarns.	SL-PC	P		In I-T, must be in enclosed building
Manufacture, compounding, processing, packaging, or treatment of such products as: bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware, and cutlery; tool, die, gauge and machine shops	SL-PC	P		In I-T, must be in enclosed building
Metal plating, buffing, and polishing	SL-PC	SL-PC		Subject to appropriate measures to control the type of process to prevent noxious results and/or nuisances
Self-Storage Facilities and storage buildings for lease to the public	SL-PC	SL-PC		Subject to conditions in Section 1134.
Petroleum or other inflammable liquids, production, refining or storage		p		Located not less than eight hundred (800) feet distant from any

Article 4 – District Regulations

Industrial Districts Use Table	I-T	L-M	ICR	Notes
<b>P = Permitted Use SL-PC = Special Use Planning Commission Approval</b> <b>SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted</b>				
				residential district and not less than three hundred (300) feet distant from any other district
Sand and gravel extraction		P		Subject to conditions in Section 1148.
Smelting of copper, iron, or zinc ore		P		Located not less than eight hundred (800) feet distant from any residential district and not less than three hundred (300) feet distant from any other district
Last mile logistics and distribution warehouses and uses.			P	
Large Scale Customer Fulfillment Centers			P	
Laboratories, experimental technology testing facilities.			P	
Avionic repair and manufacturing including airplanes, helicopters, and drones.			P	
Green infrastructure and technology			P	
Data centers for the storage and warehousing of computer servers.			P	
Outdoor Storage and Contractors/Landscapers Yard	P	P		Subject to conditions in Section 1157.
Open Air Business	SL-PC	SL-PC		Subject to condition is Section 1119.
Warehouses and storage	P	P		
Uses which have an industrial character in terms of either their outdoor storage requirements or activities such as, but not limited to: lumberyard, building materials outlet, upholsterer, cabinetmaker, outdoor	SL-PC	SL-PC		

Article 4 – District Regulations

Industrial Districts Use Table	I-T	L-M	ICR	Notes
<b>P = Permitted Use SL-PC = Special Use Planning Commission Approval</b> <b>SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted</b>				
boat, house trailer, automobile garage or agricultural implement sales				
Laboratories, experimental, film or testing	SL-PC	P		In I-T, must be in enclosed building
Medical laboratories	P	P		
Research and development, including laboratories, prototype development and testing facilities, design and pilot or experimental product development	P	P		In I-T, must be in enclosed building
<b>Agricultural</b>				
Farm operation	P	P		
Greenhouse and plant material nursery (materials grown and sold on-site)	P	P		
Community Supported Agriculture	SL-PC			
<b>Office and Financial</b>				
Office buildings	P			
Data processing and computer centers, including service and maintenance of electronic data processing equipment	P			
<b>Retail and Services</b>				
Sexually Oriented Businesses			SL-PC	Subject to conditions in Section 1139.
Adult/child day care center + preschools	SL-PC			
Commercial kennels/ pet day care	P	P		Subject to conditions in Section 1161
<del>Massage therapy</del>			<del>SL-PC</del>	<del>Subject to conditions in Section 1140.</del>

Article 4 – District Regulations

Industrial Districts Use Table	I-T	L-M	ICR	Notes
<b>P = Permitted Use    SL-PC = Special Use Planning Commission Approval</b> <b>SL-TB = Special Use Township Board Approval    A = Accessory Use    — = Not permitted</b>				
Pawnbroker, secondhand dealer, and junk dealer facilities			SL-PC	Subject to conditions in Section 1141.
Incidental Sales and Services	A	A	A	Subject to conditions in Section 1132
<del>Tattoo parlor</del>			<del>SL-PC</del>	
<b>Medical Marihuana</b>				
Class A Grower (may grow up to five hundred (500) marijuana plants), Class B Grower (may grow up to one thousand (1,000) marijuana plants), and Class C Grower (may grow up to one thousand-five hundred (1,500) marijuana plants)			P	
Processor			P	
Safety Compliance Facility			P	
Dispensary			P	
Secure Transporter			P	
Provisioning Center			P	
Microbusiness			P	
<b>Recreational Marihuana</b>				
Class A Marijuana Grower (may grow up to one hundred (100) plants), Class B Marijuana Grower (may grow up to five hundred (500) plants), and Class C			P	

Article 4 – District Regulations

Industrial Districts Use Table	I-T	L-M	ICR	Notes
<b>P = Permitted Use    SL-PC = Special Use Planning Commission Approval</b> <b>SL-TB = Special Use Township Board Approval    A = Accessory Use    -- = Not permitted</b>				
Marijuana Grower (may grow up to two thousand (2,000) plants)				
Processor			P	
Safety Compliance Facility			P	
Provisioning Center			P	
Secure Transporter			P	
Retailer			P	
Microbusiness			P	
<b>Lodging and Restaurants</b>				
Hotels	P			Subject to condition in Section 1123.
Motels	P			Subject to conditions in Section 1122.
Restaurants	SL-PC			
<b>Civic/Institutional</b>				
Hospitals	P			
Trade or industrial schools	P	P		No outdoor storage
Parole or probation offices			SL-PC	Subject to conditions in Section 1143.
Public/government buildings	P			
Public utility buildings, excluding wastewater treatment plants	P	P		
Transfer and electricity and gas service buildings and yards	P	P		

Article 4 – District Regulations

Industrial Districts Use Table	I-T	L-M	ICR	Notes
<b>P = Permitted Use SL-PC = Special Use Planning Commission Approval</b>				
<b>SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted</b>				
Wastewater treatment plants		P	SL-PC	Subject to conditions in Section 1154.
<b>Recreation</b>				
Assembly halls, display halls, convention center, theater, or similar places of assembly	P			Conducted in completely enclosed building
Health clubs, fitness centers, gyms and aerobic clubs, health, and fitness center	SL-PC	SL-PC		Permitted as accessory use only in I-T
Indoor recreational facility, including bowling alley, archery range, tennis/racquet ball court, skating rink, athletic field, swimming pool, and other similar uses	SL-PC	SL-PC		Permitted as accessory use only in I-T. Must be located at least one hundred (100) feet from any front, rear, or side yard of any residential lot in an adjacent residential district. Subject to conditions in Section 1135.
Lighted outdoor commercial sports centers, including baseball and other intense activities		P		Subject to conditions in Section 1153.
Outdoor spat ball, simulated war games and similar activities		P		Subject to conditions in Section 1151.
Outdoor theaters		SL-PC		Subject to conditions in Section 1138.
Racetracks (including midget auto and karting tracks) and dirt tracks		P		Subject to conditions in Section 1150.
<b>Automotive/Transportation</b>				
Airports	SL-PC	SL-PC		Subject to conditions in Section 1133.
Auto engine and body repair, and undercoating shops	SL-PC			When conducted in enclosed building

Article 4 – District Regulations

Industrial Districts Use Table	I-T	L-M	ICR	Notes
<b>P = Permitted Use    SL-PC = Special Use Planning Commission Approval</b> <b>SL-TB = Special Use Township Board Approval    A = Accessory Use    — = Not permitted</b>				
Automobile mechanical component dismantling and recycling			SL-PC	Subject to conditions in Section 1142.
Freight terminals	P	P		
Railroad transfer and storage tracks, railroad rights-of-way	P	P		
Railroad lines, rail spurs and similar rail transport access facilities	P	P	P	Subject to conditions in Section 1145.
<u>Towing services without an impound or storage yard, taxi terminals and dispatch facilities, limousine services, and bus depots</u>			<u>SL-PC</u>	<u>Subject to conditions in Section 1156</u>
<b>Accessory Uses</b>				
Accessory buildings and uses customarily incident to any permitted use in this table	A	A	A	
<b>Other</b>				
Wireless communication towers and antennas	See Section 1144.			

(Ord. No. 2018-476 , § 2, 2-20-18)

**2. ORL District**

Limited to Office, General. Office, Medical, or Dental is not allowed in this district.

**5.16.5 Industrial Uses****A. Heavy Manufacturing**

1. Heavy Manufacturing uses shall emit a minimum of noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, glare, electromagnetic or atomic radiation and odor.
2. Shall be so designed, constructed and operated that there is no production of noise discernible at the Lot Lines in excess of the average intensity of street and traffic noise at the Lot Lines, nor any production of heat or glare discernible at the Lot Lines.
3. No more than 10% of Floor Area may be used for display and Retail Sales of the products that are assembled, manufactured, fabricated, or processed by the Principal Use.
4. All area occupied by outdoor storage of goods or materials used in the assembly, manufacturing, fabrication, or processing shall not exceed 25% the Floor Area.

**B. Light Manufacturing****1. M1 and M1A Districts**

- a. Limited to a low concentration, external effects are minimized and permitted uses are limited to those which are adapted to an environment of this nature.
- b. Excludes uses which would have a detrimental effect upon the orderly Development and functioning of the district.
- c. Light Manufacturing uses shall emit a minimum of noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, glare, electromagnetic or atomic radiation.
- d. Shall be so designed, constructed and operated that there is no production of noise discernible at the Lot Lines in excess of the average intensity of street and traffic noise at the Lot Lines, nor any production of heat or glare discernible at the Lot Lines.
- e. All area occupied by outdoor storage of goods or materials used in the assembly, manufacturing, fabrication, or processing shall not exceed 25% of the Floor Area.
- f. No more than 10% of Floor Area may be used for display and Retail Sales of the products that are assembled, manufactured, fabricated, or processed by the Principal Use.

**5.15.1 Primary Uses<sup>3</sup>**

TABLE 5.15-1: PRIMARY USE TABLE																									
SEE TABLE BOTTOM NOTES FOR IMPORTANT NOTES.																									
USE CATEGORY AND TYPE	RESIDENTIAL						MIXED USE							NONRESIDENTIAL AND SPECIAL PURPOSE						USE-SPECIFIC STANDARDS					
	AG	R1A, B, C, D, E	R2A	R2B	R3	R4A, B, C, D, E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	P		PL	RE	ORL	M1, M1A	M2
RESIDENTIAL																									5.16
Household Living																									
Adult Foster Care		P	P	P	P	P		P	P	P	P	P	P	P	P	P	P			P					
Dwelling, Assisted Living						P		P	P	P	P	P	P	P	P	P	P			P					5.16.1B
Dwelling, Multi-Family						P		P	P	P	P	P	P	P	P	P	P			P	E				5.16.1A; 5.16.1C
Dwelling, Single-Family	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P			P						5.16.1A; 5.16.1B.2
Dwelling, Townhouse					P	P		P	P	P	P	P	P	P	P	P			P						5.16.1A
Dwelling, Two-Family			P	P	P	P		P	P	P	P	P	P	P	P	P			P						5.16.1A
House Trailer/Mobile Home Park							P																		5.16.1A
Group Living																									
Emergency Shelter						P (exclud. R4A)		P	P	P	P	P	P	P	P	P									
Fraternities, Sororities, and Student Cooperative Housing				E		E		E	P	P	P	P	P	P	P	P									5.16.1A; 5.16.1D

<sup>3</sup> Ordinance No. ORD-20-34, effective February 14, 2021; Ordinance No. ORD-21-19, effective July 25, 2021.

**TABLE 5.15-1: PRIMARY USE TABLE**

SEE TABLE BOTTOM NOTES FOR IMPORTANT NOTES.

USE CATEGORY AND TYPE	RESIDENTIAL						MIXED USE									NONRESIDENTIAL AND SPECIAL PURPOSE					USE-SPECIFIC STANDARDS				
	AG	R1A, B, C, D, E	R2A	R2B	R3	R4A, B, C, D, E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	P	PL		RE	ORL	M1, M1A	M2
Group Housing				E		E (R4A only), P (all others)		P	P	P	P	P	P	P	P	P	P								5.16.1A; 5.16.1E
Guest House						P		P	P	P	P	P	P	P	P	P	P								5.16.1A; 5.16.1F
<b>PUBLIC/INSTITUTIONAL</b>																									
<b>Community and Cultural</b>																									
Cemetery	P																								
Club Headquarters, Community Center				E		E		E	P	P	P	P	P	P	P	P	P								5.16.2C
Conference Center													E									E			
Correctional Facility																				P					
Museum, Art Gallery													P	P	P	P	P			P					
Funeral Services								P	P	P	P	P	P	P	P	P	P						P	P	
Government Offices and Courts								P	P	P	P	P	P	P	P	P	P			P			P		
Library		P	P	P	P	P		P	P	P	P	P	P	P	P	P	P			P			P		
Park, Recreation and Open Space																				P					5.16.2G
Religious Assembly	P	E	E	E	E	E		E	P	P	P	P	P	P	P	P	P								

**TABLE 5.15-1: PRIMARY USE TABLE**

SEE TABLE BOTTOM NOTES FOR IMPORTANT NOTES.

USE CATEGORY AND TYPE	RESIDENTIAL						MIXED USE									NONRESIDENTIAL AND SPECIAL PURPOSE					USE-SPECIFIC STANDARDS				
	AG	R1A, B, C, D, E	R2A	R2B	R3	R4A, B, C, D, E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	P	PL		RE	ORL	M1, M1A	M2
<b>Day Care</b>																									
Adult Day Care Center		E	E	E	P	P		P	P	P	P	P	P	P	P	P	P					E	P	P	5.16.2A
Child Care Center		E	E	E	P	P		P	P	P	P	P	P	P	P	P	P					E	P	P	5.16.2B
<b>Educational</b>																									
Institutions of Higher Learning, Private		E	E	E	E	E		P	P	P	P	P	P	P	P	P	P						P	P	5.16.2E
Institutions of Higher Learning, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
School, Private		E	E	E	E	E		E	P	P	P	P	P	P	P	P	P								
School, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
School, Trade/Industrial									P	P	P	P	P	P	P	P	P			P		P	P	P	
<b>Health Care</b>																									
Hospital						E		E	E	E	E	E					P						E		5.16.2D
Nursing Care Facility						P		P	P	P	P	P	P	P	P	P	P	P					P	P	5.16.2F
<b>Lodging</b>																									
Bed and Breakfast													P	P	P	P	P	P							
Hotel								P	P	P	P	P	P	P	P	P	P	P							
Short-Term Rental – Non-Principal Residence <sup>4</sup>								P	P	P	P	P	P	P	P	P									

<sup>4</sup> Ordinance No. ORD-21-12, effective May 23, 2021.

**TABLE 5.15-1: PRIMARY USE TABLE**

SEE TABLE BOTTOM NOTES FOR IMPORTANT NOTES.

USE CATEGORY AND TYPE	RESIDENTIAL						MIXED USE								NONRESIDENTIAL AND SPECIAL PURPOSE					USE-SPECIFIC STANDARDS					
	AG	R1A, B, C, D, E	R2A	R2B	R3	R4A, B, C, D, E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	P		PL	RE	ORL	M1, M1A	M2
<b>Recreation, Entertainment, and Arts</b>																									
Adult Entertainment Business																							P (exclud. M1A)	P	5.16.3A
Artist Studio								P	P	P	P	P	P	P	P	P	P						P	P	5.16.3B
General Entertainment									P	P	P	P	P	E	P	P	P								5.16.3D
Indoor Recreation								E	P	P	P	P	P	P	P	P				P		E	E	E	5.16.3F
Outdoor Recreation	P	E	E	E	E	E									P	P				P		E			5.16.3K <sup>5</sup>
<b>Sales</b>																									
Automobiles, Motorcycles, Recreational Vehicles, Equipment (Sales and Rental)													E	E	P	P							P		
Designated Marijuana Consumption Facility <sup>6</sup>										E	E	E	E	E	E	E	E								5.16.3G
Fueling Station													E	E	E	P								P	5.16.3E
Outdoor Sales, Permanent									P	P	P	P	P	P	P	P									5.16.3L <sup>7</sup>
Medical Marijuana Provisioning Center, Marijuana Retailer <sup>8</sup>								E	E	E	E	E	E	E	E	E							E	E	5.16.3G

<sup>5</sup> Ordinance No. ORD-19-15, effective June 16, 2019.  
<sup>6</sup> Ordinance No. ORD-19-32, effective October 27, 2019.  
<sup>7</sup> Ordinance No. ORD-19-15, effective June 16, 2019.  
<sup>8</sup> Ordinance No. ORD-19-32, effective October 27, 2019.

TABLE 5.15-1: PRIMARY USE TABLE																									
SEE TABLE BOTTOM NOTES FOR IMPORTANT NOTES.																									
USE CATEGORY AND TYPE	RESIDENTIAL						MIXED USE							NONRESIDENTIAL AND SPECIAL PURPOSE					USE-SPECIFIC STANDARDS						
	AG	R1A, B, C, D, E	R2A	R2B	R3	R4A, B, C, D, E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5		P	PL	RE	ORL	M1, M1A	M2
Mobile Food Vending Service <sup>9</sup>							P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	5.16.3I
Restaurant, Bar, Food Service								P	P	P	P	P	P	P	P	P									5.16.3P <sup>10</sup>
Retail Sales, General Merchandise								P	P	P	P	P	P	P	P	P									
Wholesale, Resale, Building Material and Supplies															P	P							P	P	
<b>Services and Repair</b>																									
Automobile, Truck, Construction Equipment Repair													E	E	P	P							P	P	5.16.3C
Contractors, General Construction, and Residential Building														P	P	P							P	P	
Laundry, Cleaning, and Garment Services								P	P	P	P	P	P	P	P	P							P	P	
Parking Lot/Structure													E	E					P	P					5.16.3M <sup>11</sup>
Personal Services							P	P	P	P	P	P	P	P	P	P									5.16.3N <sup>12</sup>
Vehicle Wash													E	E	E	P									
Veterinary, Kennel, Animal Boarding							E	E	E	E	E	P	P	P	P	P							P	P	5.16.3P <sup>13</sup>

<sup>9</sup> Ordinance No. ORD -19-16, effective June 16, 2019.  
<sup>10</sup> Ordinance No. ORD -19-15, effective June 16, 2019.  
<sup>11</sup> Ordinance No. ORD -19-15, effective June 16, 2019.  
<sup>12</sup> Ordinance No. ORD -19-15, effective June 16, 2019.  
<sup>13</sup> Ordinance No. ORD -19-16, effective June 16, 2019.

**TABLE 5.15-1: PRIMARY USE TABLE**

SEE TABLE BOTTOM NOTES FOR IMPORTANT NOTES.

USE CATEGORY AND TYPE	RESIDENTIAL						MIXED USE							NONRESIDENTIAL AND SPECIAL PURPOSE					USE-SPECIFIC STANDARDS						
	AG	R1A, B, C, D, E	R2A	R2B	R3	R4A, B, C, D, E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5		P	PL	RE	ORL	M1, M1A	M2
<b>OFFICE AND RESEARCH</b>																									
<b>Office</b>																									
Bank, Credit Union, Financial Services								P	P	P	P	P	P	P	P	P	P						P		
Office, General								P	P	P	P	P	P	P	P	P	P				P	P	P	5.16.4C	
Office, Medical/Dental								P	P	P	P	P	P	P	P	P	P						P	5.16.4C	
Nonprofit Corporations		E	E	E	E	E		P	P	P	P	P	P	P	P	P	P				P	P	P	5.16.4B	
<b>Research and Development</b>																									
Laboratory																	P				P	P	P	P	
Medical Laboratory													P	P	P	P	P				P	P	P	P	
Marijuana Safety Compliance Facility <sup>14</sup>																					P	P	P	5.16.3G	
Research, Development																	P				P	P	P	P	
<b>TRANSPORTATION</b>																									
Marijuana Secure Transporter <sup>15</sup>																P	P						P	5.16.3G	
Railroad and Public Transportation Rights-of-Way													P	P	P	P					P		P	P	
Transit Center, Station, or Depot													P	P	P	P	P				P		P	P	
Transportation Facilities																					P				

<sup>14</sup> Ordinance No. ORD-19-32, effective October 27, 2019.

<sup>15</sup> Ordinance No. ORD-19-32, effective October 27, 2019.

**TABLE 5.15-1: PRIMARY USE TABLE**

SEE TABLE BOTTOM NOTES FOR IMPORTANT NOTES.

USE CATEGORY AND TYPE	RESIDENTIAL						MIXED USE							NONRESIDENTIAL AND SPECIAL PURPOSE					USE-SPECIFIC STANDARDS						
	AG	R1A, B, C, D, E	R2A	R2B	R3	R4A, B, C, D, E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5		P	PL	RE	ORL	M1, M1A	M2
<b>INDUSTRIAL</b>																									5.16.5
<b>Agricultural</b>																									
Agriculture/ Greenhouse	P																								
Barns	P																								
Borrow Pits	E																								
Marijuana Microbusiness <sup>16</sup>																E					E	E	E	E	5.16.3G
Marijuana Grower <sup>17</sup>																					E	E	P	P	5.16.3G
<b>Manufacturing, Processing, Assembly, and Fabrication</b>																									
Asphalt, Concrete Mixing Plant, Sand and Gravel Pit																								E	
Coal and Coke Dealer																								P	
Food and Beverages																							P	P	
Heavy Manufacturing																								P	5.16.5A
Laundry and Dry Cleaning Plant																							P	P	
Light Manufacturing																						P	P		5.16.5B

<sup>16</sup> Ordinance No. ORD-19-32, effective October 27, 2019.

<sup>17</sup> Ordinance No. ORD-19-32, effective October 27, 2019.

TABLE 5.15-1: PRIMARY USE TABLE																										
SEE TABLE BOTTOM NOTES FOR IMPORTANT NOTES.																										
USE CATEGORY AND TYPE	RESIDENTIAL						MIXED USE							NONRESIDENTIAL AND SPECIAL PURPOSE					USE-SPECIFIC STANDARDS							
	AG	R1A, B, C, D, E	R2A	R2B	R3	R4A, B, C, D, E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5		P	PL	RE	ORL	M1, M1A	M2	
Marijuana Processor <sup>18</sup>																					E	E	P	P	5.16.3G	
Marijuana-Infused Product Processor <sup>19</sup>															E	E									5.16.3G	
Oil and Gas Wells																									5.16.5C	
Pilot Manufacturing																					P	P	P	P		
Scrap and Waste Material																								E		
Slaughterhouse																								E		
<b>Utilities and Communications</b>																										
Broadcasting Facility													P	P	P	P	P						P	P		
Data Processing and Computer Centers								P	P	P	P	P	P	P	P	P					P	P	P	P		
Electric, Gas, and Sanitary Services																							P	P		
Power and Fuel Rights-of-Way																								P		
Wireless Communication Facilities	P							P	P			E	E	E	P	P		E		P	P	P	P	P	5.16.5D	
<b>Warehousing and Storage</b>																										
Medium Term Car																								E		5.16.3J <sup>20</sup>
Short Term Car Storage																								P		5.16.3O <sup>21</sup>

<sup>18</sup> Ordinance No. ORD-19-26, effective September 22, 2019; Ordinance No. ORD-19-32, effective October 27, 2019.; Ordinance No. ORD-20-34, effective February 14, 2021.

<sup>19</sup> Ordinance No. ORD-18-22, effective November 4, 2018.

<sup>20</sup> Ordinance No. ORD -19-15, effective June 16, 2019.

<sup>21</sup> Ordinance No. ORD -19-15, effective June 16, 2019.

**TABLE 5.15-1: PRIMARY USE TABLE**

SEE TABLE BOTTOM NOTES FOR IMPORTANT NOTES.

USE CATEGORY AND TYPE	RESIDENTIAL						MIXED USE							NONRESIDENTIAL AND SPECIAL PURPOSE					USE-SPECIFIC STANDARDS						
	AG	R1A, B, C, D, E	R2A	R2B	R3	R4A, B, C, D, E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5		P	PL	RE	ORL	M1, M1A	M2
Outdoor Storage																									
Warehousing and Indoor Storage <sup>22</sup>															P								P	P	

**Table Bottom Notes:**  
 See Section 5.15 for table key.  
 All properties are subject to the additional standards indicated for that use in the right column (Use-Specific Standards).  
 All properties in overlay districts are subject to the additional use regulations in Section 5.13  
 Specific uses in the C1A/R, RE, and ORL districts are subject to the additional standards found in Sections .5.12.5 .B , .5.13.4 .B and 5.13.5.B respectively.  
 All uses in the TC1 district are subject to the additional standards found in Section 5.16.3P.

<sup>22</sup> Ordinance No. ORD-21-29, effective November 21, 2021.

5.15.2 Accessory Uses<sup>23</sup>

TABLE 5.15-2: ACCESSORY USE TABLE																										
SEE TABLE BOTTOM NOTES FOR IMPORTANT NOTES.																										
USE CATEGORY AND TYPE	RESIDENTIAL						MIXED USE							NONRESIDENTIAL AND SPECIAL PURPOSE				USE-SPECIFIC STANDARDS								
	AG	R1A, B, C, D, E	R2A	R2B	R3	R4A, B, C, D, E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1		R5	P	PL	RE	ORL	M1, M1A	M2	
All Accessory Buildings																										5.16.6A;
Bed and Breakfast, Accessory	A	A	A	A	A	A																				5.16.6A
Community Recreation					A	A																				5.16.6A;
Dish Antenna	A	A	A	A	A	A	A																			5.16.6A; 5.16.6A.3; 5.16.6B
Drive-Through Facility								E					E	E	E	E										5.16.6A; 5.16.6A.3; 5.16.6C
Dwelling Unit, Accessory <sup>24</sup>	A	A	A	A	A	A																				5.16.6A; 5.16.6D
Dwelling Unit, Manager's																							A	A		5.16.6A; 5.16.6E
Family Day Care Home	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A									5.16.6A; 5.16.6F
Group Day Care Home	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A										5.16.6A; 5.16.6G

<sup>23</sup> Ordinance No. ORD-20-34, effective February 14, 2021; Ordinance No. ORD-21-19, effective July 25, 2021.

<sup>24</sup> Ordinance No. ORD-20-34, effective February 14, 2021; Ordinance No. ORD-21-14, effective June 27, 2021.

**TABLE 5.15-2: ACCESSORY USE TABLE**

SEE TABLE BOTTOM NOTES FOR IMPORTANT NOTES.

USE CATEGORY AND TYPE	RESIDENTIAL						MIXED USE								NONRESIDENTIAL AND SPECIAL PURPOSE						USE-SPECIFIC STANDARDS				
	AG	R1A, B, C, D, E	R2A	R2B	R3	R4A, B, C, D, E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	P	PL		RE	ORL	M1, M1A	M2
Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A								5.16.6A; 5.16.6H
Incidental Services								A										A				A			5.16.6A; 5.16.6I
Management/Maintenance Office and Storage					A	A	A	A	A	A	A	A	A	A	A	A				A	A	A			5.16.6A
Medical Marijuana Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A								5.16.6A; 5.16.3G
Medical Marijuana Use or Cultivation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A								5.16.6A; 5.16.3G
Office, Administrative/ Executive																				A			A	A	5.16.6A;
Outdoor Display and Vending Machines									A	A	A	A	A	A	A	A									5.16.6A; 5.16.6J
Outdoor Sales, Temporary								A	A	A	A	A	A	A	A										5.16.6A; 5.16.6K
Parking Attendant Building																			A						5.16.6A;
Parking Structure																	A								5.16.3 L
Restaurant, Bar, Food Service <sup>25</sup>								A										A							5.16.6A; 5.16.6L

<sup>25</sup> Ordinance No. ORD-19-27, effective September 22, 2019.

**TABLE 5.15-2: ACCESSORY USE TABLE**

SEE TABLE BOTTOM NOTES FOR IMPORTANT NOTES.

USE CATEGORY AND TYPE	RESIDENTIAL						MIXED USE							NONRESIDENTIAL AND SPECIAL PURPOSE						USE-SPECIFIC STANDARDS					
	AG	R1A, B, C, D, E	R2A	R2B	R3	R4A, B, C, D, E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	P		PL	RE	ORL	M1, M1A	M2
Retail Sales, General Merchandise																						A	A	A	5.16.6A; 5.16.6M
Roadside Stand	A																								5.16.6A
Short-Term Rental – Principal Residence Homestay <sup>26</sup>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A									
Short-Term Rental – Principal Residence Whole House <sup>27</sup>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A									
Solar Energy System	A				A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	5.16.6A 5.16.6N
Solar Energy System, Personal-Scale		A	A	A	A	A																			5.16.6A 5.16.6O
Wireless Communication Antenna	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	5.16.6A; 5.16.6P

**Table Bottom Notes:**

See Section 5.15 for table key.

All properties are subject to the additional standards indicated for that use in the right column (Use-Specific Standards).

All properties in overlay districts are subject to the additional use regulations in Section 5.13

Specific uses in the C1A/R, RE, and ORL districts are subject to the additional standards found in Sections .5.12.5 .B , .5.13.4 .B and 5.13.5.B respectively.

All uses in the TC1 district are subject to the additional standards found in Section 5.16.3P.

<sup>26</sup> Ordinance No. ORD-21-12, effective May 23, 2021.

<sup>27</sup> Ordinance No. ORD-21-12, effective May 23, 2021.

5.15.3 Temporary Uses<sup>28</sup>

TABLE 5.15-3: TEMPORARY USE TABLE																									
SEE TABLE BOTTOM NOTES FOR IMPORTANT NOTES.																									
USE CATEGORY AND TYPE	RESIDENTIAL						MIXED USE						NONRESIDENTIAL AND SPECIAL PURPOSE						USE-SPECIFIC STANDARDS						
	AG	RIA, B, C, D, E	R2A	R2B	R3	R4A, B, C, D, E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5		P	PL	RE	ORL	M1, M1A	M2
All Temporary Uses																									5.16.7
Christmas Tree Sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	5.16.7A
Outdoor Sales, Temporary by Others									E	E	E	E	E	E	E	E	E								5.16.7B
Special Event Sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	5.16.7C
Temporary Outdoor Activity																			P/E						5.16.7D <sup>29</sup>
Wireless Communication Antenna	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	5.16.6A; 5.16.6P

**Table Bottom Notes:**  
See Section 5.15 for table key.  
All properties are subject to the additional standards indicated for that use in the right column (Use-Specific Standards).  
All properties in overlay districts are subject to the additional use regulations in Section 5.13  
Specific uses in the C1A/R, RE, and ORL districts are subject to the additional standards found in Sections .5.12.5 .B , .5.13.4 .B and 5.13.5.B respectively.  
All uses in the TC1 district are subject to the additional standards found in Section 5.16.3P.

<sup>28</sup> Ordinance No. ORD-20-34, effective February 14, 2021; Ordinance No. ORD-21-19, effective July 25, 2021.

<sup>29</sup> Ordinance No. ORD-19-15, effective June 16, 2019.

**§ 40-4.15. I General Industrial District.**

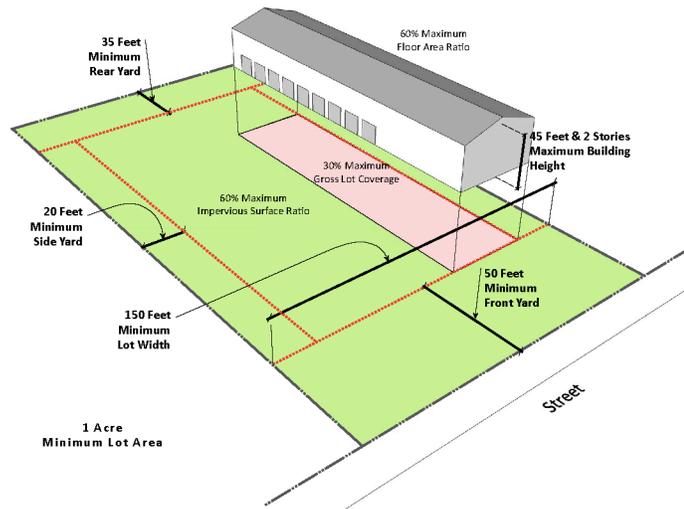
- A. Intent. The I General Industrial District is intended for light manufacturing, other limited industrial, wholesale, and warehousing uses. The district is intended for areas that have relative isolation from established neighborhoods in appropriate Township locations to limit secondary impacts on adjacent uses, including the generation of noise, glare, odor, dust, vibration, air and water pollutants, fire, explosive and radioactive hazards, and other harmful or obnoxious matter.
- B. Use regulations. Section 40-4.21 sets forth permitted, accessory, and conditional land uses within the I General Industrial District.
- C. Dimensional requirements. The following dimensional requirements shall apply to the I General Industrial District:

**Table 4.15**  
**I General Industrial District Dimensional Requirements**

Minimum Lot Area and Width		Maximum Lot Coverage		Minimum Yards and Setbacks			Maximum Building Height		Maximum Floor Area	
Area in Acres	Width in Feet	Gross	Impervious Surface Ratio	Front Yard in Feet	Side Yards in Feet		Rear Yard in Feet	In Feet	In Stories	Ratio
					Least	Total				
1	150	30%	60%	50	20	40	35	45	2	60%

**Figure 4.15**

**I Industrial and Warehouse District Dimensional Requirements**



- D. Supplemental district standards.
  - (1) In addition to those bulk regulations as listed in § 40-4.15C, all development shall conform to supplemental bulk regulations listed in § 40-4.19.

**§ 40-4.21. Nonresidential Use Table.**

- A. Specified uses. In all districts, no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this article.
- B. Schedule of Uses. The Schedule of Use Regulations identifies uses as follows:
  - (1) "P" identifies uses permitted as of right.
  - (2) "C" identifies uses requiring conditional use approval as outlined in Article X.
  - (3) "A" identifies accessory uses.
  - (4) No marking identifies uses not permitted.

Nonresidential Districts Use Table						
Use Category	Commercial		Industrial and Office Districts		Public Facility	Specific Use Standard (Article, Section)
	C-1	C-2	I	BD	PF	
<b>Residential</b>						
Dwellings, multiple-family (on upper floors only in a mixed-use building)	C	C				
Live/work units	C	C				§ 40-11.12
<b>Recreation</b>						
Noncommercial parks and recreational facilities						§ 40-11.43
Commercial recreational facility	C	C		C		§ 40-11.43
Playground	P	P			P	
Public arenas, stadiums, and skating rinks	C	C		C	C	§ 40-11.43
<b>Institutional/Cultural</b>						
Adult day-care center	C	C				§ 40-11.05
Adult day-care home	C	C				§ 40-11.05
Adult foster-care, congregate facility	C	C				§ 40-11.05
Adult foster-care, family home	C	C				§ 40-11.05
Adult foster-care, large group home	C	C				§ 40-11.05
Adult foster-care, small group home	C	C				§ 40-11.05
Cemeteries					C	§ 40-11.20
Day-care centers and preschools	C	C		C		
Fine and performing arts facilities	P	P			P	

Nonresidential Districts Use Table						
Use Category	Commercial		Industrial and Office Districts		Public Facility	Specific Use Standard (Article, Section)
	C-1	C-2	I	BD	PF	
Hospitals			C	C	C	§ 40-11.19, § 40-11.28
Places of worship	C	C		C		§ 40-11.21
Post-secondary schools (technical colleges, business schools)		C	C	C		§ 40-11.17
Primary/secondary schools	C				P	§ 40-11.18
Publicly owned/operated office and service facilities					P	
Transportation terminals					C	
Utility and public service buildings and facilities					C	
Commercial WECS					C	§ 40-14.11
On-site WECS (attached to roof)	A	A	A	A	A	§ 40-14.11
On-site WECS (freestanding)	C	C	C	C	C	§ 40-14.11
Commercial solar energy system/field					C	§ 40-14.12
Solar energy systems (building-mounted)	A	A	A	A	A	§ 40-14.12
Solar energy systems (ground-mounted)	C	C	C	C	C	§ 40-14.12
Geothermal energy systems	A	A	A	A	A	§ 40-14.13
<b>Retail, Entertainment, and Service</b>						
Alcohol sales	C	P				
Artisan food and beverage production (consumption of alcohol on premises requires a conditional use) less than 10,000 gross square feet	P	P	P	P		§ 40-11.46
Artisan food and beverage production (consumption of alcohol on premises requires a conditional use) 10,000 gross square feet or greater	C	C	P	P		§ 40-11.46
Bar/lounge	C	P				
Building material sale		P				§ 40-11.26, § 40-11.29
Business service and repair		P				
Commercial kennels/pet day care	C	C				§ 40-11.16
Conference, meeting, and banquet facilities		C		C		
Dance, martial arts, music, and art studios	P	P		P		

Nonresidential Districts Use Table						
Use Category	Commercial		Industrial and Office Districts		Public Facility	Specific Use Standard (Article, Section)
	C-1	C-2	I	BD	PF	
Drive-up/drive-through facilities	C	P	C	C		§ 40-11.25
Dry cleaners and laundry	C	C	C			
Durable medical supplies	P	P		P		
Farmers' market	C	C		C	C	§ 40-11.03
Financial institutions	P	P		C		
Firearm sales		C				§ 40-11.27
Funeral home		C		C		
Garden centers/nurseries		P				§ 40-11.29
Health fitness centers/athletic clubs	C	P		C		
Lodging		C				§ 40-11.11
Massage therapy	C	C				§ 40-11.24
Mortuary/crematorium			C			
Open air businesses, as a principal use		C	C			§ 40-11.39
Open air businesses, subordinate to principal use	A	A	A	A		§ 40-11.39
Personal services	P	P				§ 40-11.24
Pharmacies	P	P				
Private clubs, fraternal organizations, and lodge halls	C	C		C		
Restaurants drive-in		C				§ 40-11.41
Restaurants, fast-food	P	P		C		§ 40-11.25
Restaurants, standard	P	P		C		§ 40-11.41
Retail, general	P	P				
Retail, large-scale		P				§ 40-11.26
Retail, wholesale		C	C	C		§ 40-11.28
Sexually oriented businesses			P			§ 40-11.23
Shopping centers		P				§ 40-11.26
Smoking lounge		C	C	C		§ 40-11.47
Theaters and places of assembly	C	C				
<b>Office</b>						
Business services	P	P				
Medical clinics	P	P		P		
Medical laboratories			P	P		
Offices, general	P	P	P	P		
Professional and medical offices	P	P		P		§ 40-11.24
Veterinary clinics and hospitals		C				§ 40-11.16

Nonresidential Districts Use Table						
Use Category	Commercial		Industrial and Office Districts		Public Facility	Specific Use Standard (Article, Section)
	C-1	C-2	I	BD	PF	
<b>Industrial</b>						
Self-storage facilities		C	P	C		§ 40-11.31
Light manufacturing			P	P		
Technology centers/office research		P	P	P		
Basic research, design, and pilot or experimental product development			P	P		
Central dry cleaning/laundry plants			C			
Contractors/landscapers yard		C	C			§ 40-11.40
Concrete/asphalt plants			C			
Data processing and computing centers		P	P	P		
Food processing			C			§ 40-11.02
Lumberyards			C			§ 40-11.29
Manufacturing and assembly			P	P		
Material distribution facilities			P			
Materials recovering facility			C			§ 40-11.30
Extractive operations			C			§ 40-11.37
Outdoor storage			C			§ 40-11.40
Printing and publishing		C	P	P		
Radio and television broadcasting and receiving antenna			C	C		
Storage of flammable liquids or gases, above or below ground			C			
Tool and die/plating shops			C			
Trade contractors, home service and repair		C	P	C		§ 40-11.42
Truck terminal facilities			C			
Warehouse establishments			P	P		
Wireless communication facilities	C	C	C	C	C	§ 40-11.38
<b>Automotive/Transportation</b>						
Vehicle fueling/multi-use stations		C				§ 40-11.34
Vehicle rental		C	C	C		
Vehicle repair stations (minor)			C			§ 40-11.32
Vehicle repair stations (major)		C	C			§ 40-11.32

Nonresidential Districts Use Table						
Use Category	Commercial		Industrial and Office Districts		Public Facility	Specific Use Standard (Article, Section)
	C-1	C-2	I	BD	PF	
Vehicle impound lot						§ 40-11.35
Vehicle washes		C	C			§ 40-11.36
Farm equipment sales and repair		C	C			§ 40-11.33, § 40-11.32
New vehicle, recreational vehicle sales		P				§ 40-11.33
Used vehicle, recreational vehicle sales, when not in conjunction with new vehicle facility		C				§ 40-11.33

ARTICLE V – FORM BASED DISTRICTS

Sec. 500. - Intent and Purpose:

1. *Intent:* The Master Plan identified development areas within the Township that place greater emphasis on regulating urban form and character of development. Within these development areas the Township encourages development with a mix of uses, including public open space, in order to provide transit-oriented development in a sustainable way. The Form-Based Mixed-Use Districts are intended to implement the vision, goals, and objectives of the Township Master Plan, the E. Michigan Avenue and Ecorse Road Placemaking Plan, and the Re-Imagine Washtenaw Plan.

Located along Township corridors, the purpose is to transform the corridors into a vibrant, dynamic area through placemaking and the attraction of new investment. Development of buildings and sites, including retrofitting and redevelopment of existing sites and buildings, can include residential, retail, office, and service uses. The redevelopment of corridors will help diversify the Township housing and commercial stock and incorporate architecturally interesting buildings.

2. *Purpose:* The general purpose of these regulations is as follows:
  - A. Promote new investment opportunities by allowing a wide range of potential uses and techniques to expand the employment and economic base.
  - B. Ensure that development is of human scale, primarily pedestrian-oriented, and designed to create attractive streetscapes and pedestrian spaces.
  - C. Ensure that development is designed for all modes of transportation.
  - D. Promote mixed-use development.
  - E. Ensure reasonable transition between higher intensity development and adjacent neighborhoods.
  - F. Improve mobility options and reduce the need for on-site parking by encouraging all modes of transportation, through shared parking, and through on-street parking.
  - G. Provide predictable development approval process.
  - H. Encourage lot consolidation to provide for larger developable sites.

Sec. 501. - Factors for Regulation:

These regulations are based on three (3) significant factors: corridor type as identified the Master Plan, site context, and building features.

1. The Township Master Plan has identified two (2) types of corridors:
  - A. Neighborhood Mixed-Use Corridors are located along high traffic areas and intended for local businesses to serve daily needs and services of the adjacent residential areas; and
  - B. Regional Mixed-Use Corridors areas are located along the busiest corridors, which support a high volume of both local and regional traffic.
2. Site context is derived from existing and desired characteristics of an area and recognizes the inherent conditions of the areas where these regulations are applied. Regulated site types are organized by shape, size, orientation, and location.

Article 5 – Form-Based Districts

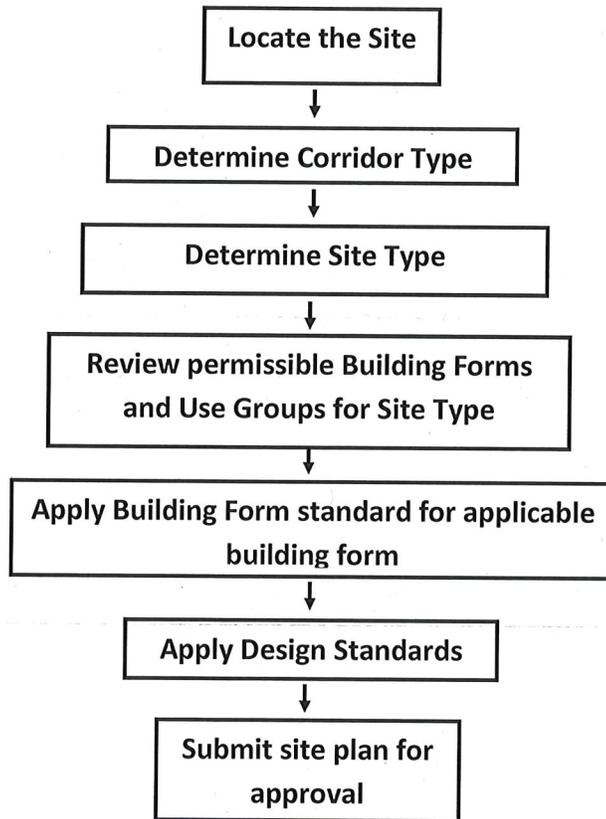
3. Building feature addresses the manner in which buildings and structures relate to their lots, surrounding buildings, and street frontage. The shape of the building, the land area to volume ratio, and the orientation of the building has a significant impact upon the character of an area. Building form standards control height, placement, building configuration, parking location, and building transparency applicable to the site context.

Sec. 502. - Applicability and Organization:

1. *Applicability:*
  - A. Any new use or expansion of existing use that requires site plan review shall comply with the requirements of this Article and other applicable requirements of this Ordinance.
  - B. The requirements of this Article shall not apply to:
    - (1) Continuation of a permitted use within an existing structure.
    - (2) Changes of use within existing structures that do not require increased parking.
    - (3) Normal repair and maintenance of existing structures that do not increase its size or parking demand.
2. *Regulating plan:* The Form Based District shall be governed by a Regulating Plan that is specific to the area.
  - A. The Regulating plan based on the site type determines building form and allowable use for each property within a form-based district.
  - B. The Regulating plan is based on four (4) factors: Corridor Type, Site Type; Building Form; and Use Group.
    - (1) Corridor Type: Corridor types are identified as Neighborhood, Regional, or Town Center as determined by the Master Plan.
    - (2) Site Types: Site Types are determined by street orientation, lot size, lot configuration, location, and relationship to neighboring sites. Site type provides the basis for building forms and authorized use groups.
    - (3) Building Form Standards and Types: Building form standards and types establish the parameters for building form, height, and placement, and are specifically applied to each district based upon the regulating plan.
    - (4) Authorized Use Groups: Authorized land uses are organized by use groups. Authorized use groups are specifically applied to each District based upon the regulating plan.
  - C. The steps to determine the regulations that apply to a specific property within a form-based district are as follows:
    - (1) Find the site in question on the regulating plan map.
    - (2) Identify the corridor type: Corridors will be classified Neighborhood, Regional, or Town Center.
    - (3) Identify the site type for the site in question. Sites will be classified Site Type A, B, or C.
    - (4) Consult the Use Groups and Building Forms Permitted table in which the site is located. The table will identify if a use group or building form is permitted, permitted with

conditions, or not permitted for the site type and street type combination of the site in question.

- (5) Follow the regulations for the chosen building form when designing the development application.
- (6) Follow the design standards as listed in Section 507.
- (7) Obtain site plan approval or special use approval for the chosen building form and use, as appropriate.



3. Design standards: General design standards, set forth in Section 507, are supplementary to other requirements of the Ordinance. Generally, the design standards regulate building placement, parking orientation, landscaping, and other site design requirements.

Article 5 – Form-Based Districts

4. Modification of district boundaries: Any modification to the boundaries of any form-based district shall require rezoning, in accordance with the provisions of Article 18.
5. Modification of regulating plan: Specific building form, use group, and design standards applied within each regulating plan are based upon the designation of site type. Any modification of site type may be determined by the Planning Commission, notice and after conducting a public hearing in accordance with Article 18.

The Planning Commission shall consider the following in making a determination to modify a site type or street type designation:

- A. The applicant's property cannot be used for the purpose permitted in the form-based district.
  - B. Area has been added to or deleted from the subject property in question, requiring the modification.
  - C. The proposed modification and resulting development will not alter the essential character of the area.
  - D. The proposed modification meets the intent of the district.
  - E. Existing streets have been improved and/or new streets constructed that may result in the modification of a specific site type.
  - F. Modification to the Regulating Plan is in conformance to the Master Plan and Placemaking Plan.
6. Nonconformities: Nonconformities shall be regulated in accordance with Article 16 of this Ordinance.

Sec. 503. – Standards:

1. *Corridor types:*

- A. **Neighborhood:** Neighborhood Mixed-Use Corridors are located along high traffic areas and intended for local businesses to serve daily needs and services of the adjacent residential areas. Buildings are set close the street with parking in back. Generally, the sites and buildings are of a smaller scale that can be accessed by pedestrians with as much ease as vehicles
- B. **Regional:** Regional Mixed-Use Corridors areas are located along the busiest corridors, which support a high volume of both local and regional traffic. This area may include large national chains, regional retailers, and auto oriented uses that draw customers both regionally and locally. Compared to Neighborhood Mixed-Use Corridors areas they are high intensity and feature the largest scale of commercial development.
- C. **Town Center:** The Township Core is intended to be the central core of the Township. It includes the governmental center of the Township with the Civic Center, County Courthouse, and the district library. Huron Street and the immediately surrounding area is meant to host a mix of uses from multiple-family residential to commercial to light industrial.

2. *Site types:*

Site types are determined by a number of factors including size, access, length of frontage, location, and context. Not all site types are located in every corridor.

Article 5 – Form-Based Districts

A. Site Type A:

Site Type A is composed of lots one-half (0.5) acre or smaller and is reserved primarily for residential use and for smaller non-residential use which is compatible with a residential setting. Site Type A is generally located in areas which serve as a transition between the street and neighboring residential areas. Site Type A lots are typically mid-block and not located on a corner. The building form selected for these sites must consider both the front elevation that fronts on the street but also the rear/side elevation that is adjacent to residential in order to maintain compatibility with adjacent uses. These sites are intended for small sized neighborhood residential, commercial/office, or mixed-use sites.

B. Site Type B:

Made up mostly of lots mostly between one-half (0.5) and one (1) acre in area, the Site Type B category may include free standing single-use sites developed for residential, commercial and office uses serving the surrounding neighborhood or mixed-use developments. Size and character may vary based on the unique characteristic of each parcel. Small retail and food service uses would often be found in this category, as well as small single or multi-tenant commercial or office buildings.

C. Site Type C:

The sites in Site Type C are mostly larger than one (1) acre in area. Site Type C size and character may vary based on the unique characteristic of each parcel. This category can include free standing single-use or mixed-use developments that are designed to serve a broader community-wide market. These sites are intended for community commercial/office, multiple family residential, and mixed-use sites.

D. Site Type D:

The sites in Site Type D are very large sites are generally two (2) acres or greater in area. Site Type D size and character may vary based on the unique characteristic of each parcel. This category is intended for light industrial, mixed-use sites, large scale retail, and campus style developments. Site Type D are large lots with the potential for out lots of smaller building types on same parcel.

3. *Building form standards:*

A. The form-based districts permit a series of building forms, dependent on the site context. The building forms are designated within the district location based on the regulating plan. Building forms are classified in the following manner:

- (1) Permitted building forms: These building forms are permitted as of right in the locations specified.
- (2) Prohibited building forms: Building forms that are not identified as permitted in the locations specified are prohibited.
- (3) Exceptions: For all building forms in all locations, awnings, signs, other projections (architectural projections, bay windows, etc.) may project into the required building line by up to five (5) feet. Projections will be reviewed by the Township to ensure public safety.

B. The regulating plan dictates the site type for each individual property in the district. Building forms are identified within each district as permitted or not permitted based upon the site type.

Article 5 – Form-Based Districts

C. Non-residential development shall follow the height, setback, and greenbelt provisions below when adjacent to any residentially zoned or used property:

(1) Setback and greenbelt:

- a. Site Type A and B: The following setback and greenbelt shall be provided for any parcel zoned Site Type A or B that is adjacent to a residentially zoned or used parcel.
  - i. When a parcel is abutting or adjacent to a residentially zoned or used parcel without an intervening constructed alley or street, the building setback from the property line of the residentially zoned or used parcel shall be no less than the height of the building on the parcel zoned form-based.
  - ii. When a parcel is abutting or adjacent to a residentially zoned or used parcel without an intervening alley or street, a minimum ten (10) foot landscaped greenbelt shall be maintained from the property line of the residentially zoned or used parcel. The greenbelt shall be landscaped and screened with a solid fence or decorative wall up to six (6) feet in height erected parallel to any common lot line, with a ten (10) foot wide planting strip along the base of the wall or fence that consists of one (1) evergreen tree and one (1) canopy tree per thirty (30) lineal feet along the property line.
  - iii. The Planning Commission may deviate from these setback and greenbelt provisions in the course of its site plan review process; however, the Planning Commission shall not permit a setback or greenbelt that is less than required in the building form. In the review of the deviation, the Planning Commission shall consider the standards as set forth in Section 503.c.2.a.
- b. Site Type C and D: The following setback and greenbelt shall be provided for any parcel zoned Site Type C and D that is adjacent to a residentially zoned or used parcel.
  - i. When a property is abutting or adjacent to a residentially zoned or used parcel without an intervening alley or street, the setback from the property line of the residentially zoned or used parcel shall be no less than one and half (1.5) times the height of the building on the non-residential parcel.
  - ii. When a property is abutting or adjacent to a residentially zoned or used parcel without an intervening alley or street, a minimum twenty (20) foot landscaped greenbelt shall be maintained from the property line of the residentially zoned or used parcel. The greenbelt shall be landscaped in accordance with Section 1301.3.H.
  - iii. The Planning Commission may deviate from these setbacks and greenbelt provisions in the course of its site plan review process; however, the Planning Commission shall not permit a setback or greenbelt that is less than required in the building form. In the review of the deviation, the Planning Commission shall consider the standards set forth in Section 503.c.2.a.

(2) Deviation Standards:

- a. Height, setback, and greenbelt deviations may be granted by the Planning Commission if the following is found:
  - i. The deviation shall not adversely impact public health, safety, and welfare.

Article 5 – Form-Based Districts

- ii. The deviation shall maintain compatibility with adjacent uses.
- iii. The deviation shall be compatible with the Master Plan and in accordance with the goals and objectives of the Master Plan and any associated subarea and corridor plans.
- iv. The deviation shall not adversely impact essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, refuse disposal, water and sewage facilities, and schools.
- v. The deviation shall be in compliance with all other standards in this Ordinance.
- vi. The deviation shall not adversely impact any on-site or off-site natural features.

Article 5 – Form-Based Districts

4. Building Form Types:

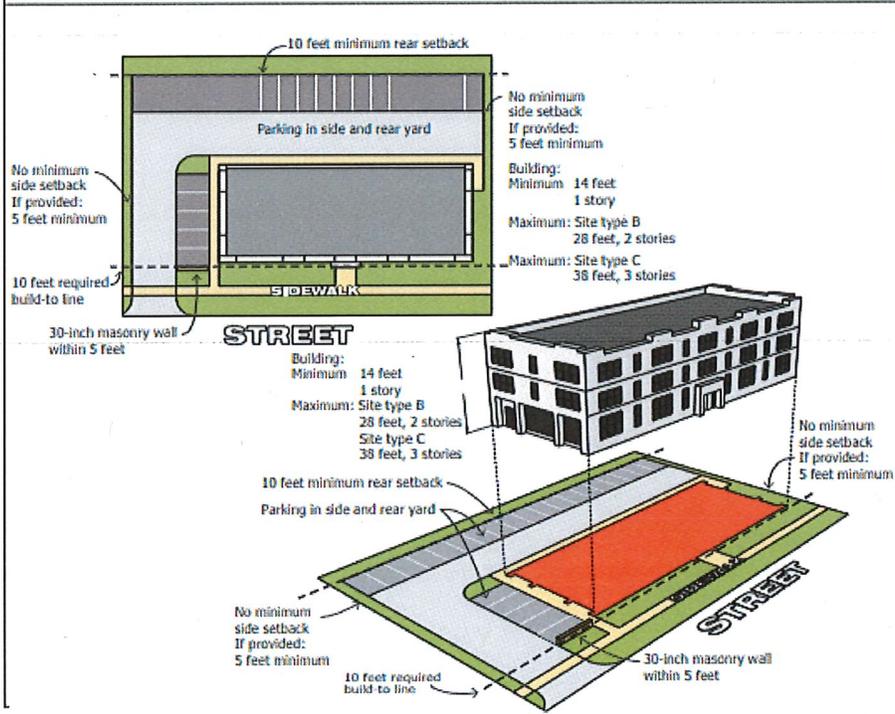
<b>Building Form A.1</b>		
<p><b>Building Form A.1:</b> Small, generally single-purpose buildings for residential. Typically situated on a smaller lot, adjacent to single family residential.</p>		
Building Height		
<p>Minimum 1 story, 14-foot height, Max.: 2 stories, 28-foot height (Site type A &amp; B), Max.: 3 stories, 38-foot height (Site type C &amp; D)</p>		
Building Placement		
<p><b>Front Yard:</b> 10-foot required build-to line <sup>3</sup> 75% of the building façade must meet the required build-to line, while up to 25% of the façade can be setback to allow for architectural consideration.</p>	<p><b>Side Yard:</b> No minimum side setback <b>If provided,</b> minimum 5 feet. For corner lots, side street yard, minimum 5 feet.</p>	<p><b>Rear Yard:</b> Minimum 10-foot rear setback</p>
Lot		
<p><b>Impervious Surface:</b> Maximum 80% <b>Access and circulation:</b> Driveways may access the site from any side, pedestrian pathways must be provided from the right-of-way.</p>	<p><b>Parking location:</b> Parking shall be located in a side or rear yard; when located in a side yard and abutting the required build-to line adjacent to the right-of-way, parking shall be screened with a minimum 30-inch masonry wall on the required build-to line, or within 5 feet of the required build-to line, provided that a landscape treatment is added between the wall and the required build-to line.</p>	
<p><sup>3</sup> The Planning Commission may adjust the required build-to line to a maximum of 30 feet beyond the property line for projects incorporating a permanent space for an outdoor café, public space, or a cross access drive with an adjacent parcel. Outdoor cafés or public spaces must be developed as part of the primary building and must incorporate a permanent wall or landscaping area along the required build-to line.</p>		

Article 5 – Form-Based Districts

<b>Building Form A.2</b>		
Building Form A.2: Small, generally single-purpose buildings for retail, office, restaurant, or service uses. Typically situated on a smaller lot within the district. Adjacent to single-family residential.		
Building Height		
Minimum 1 story, 14-foot height, Maximum 2 stories, 30-foot height		
Building Placement		
<b>Front Yard:</b> 10-foot required build-to line <sup>1</sup> 75% of the building façade must meet the required build-to line, while up to 25% of the façade can be setback to allow for architectural consideration	<b>Side Yard:</b> No minimum side setback If provided, minimum 5 feet For corner lots, side street yard, minimum 5 feet.	<b>Rear Yard:</b> Minimum 10-foot rear setback
Lot		
<b>Impervious Surface:</b> Maximum 80% <b>Access and circulation:</b> Driveways may access the site from any side, pedestrian pathways must be provided from the right-of-way.	<b>Parking location:</b> Parking shall be located in a side or rear yard; when located in a side yard and abutting the required build-to line adjacent to the right-of-way, parking shall be screened with a minimum 30-inch masonry wall on the required build-to line, or within 5 feet of the required build-to line, provided that a landscape treatment is added between the wall and the required build-to line.	
<sup>1</sup> The Planning Commission may adjust the required build-to line to a maximum of 30 feet beyond the property line for projects incorporating a permanent space for an outdoor café, public space, or a cross access drive with an adjacent parcel. Outdoor cafés or public spaces must be developed as part of the primary building and must incorporate a permanent wall or landscaping area along the required build-to line.		

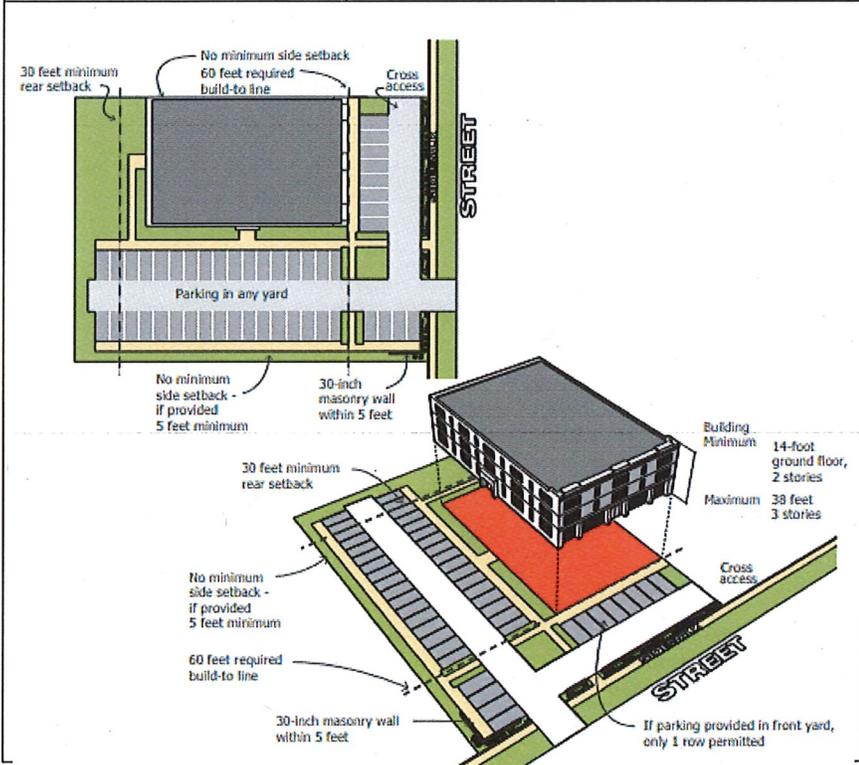
Article 5 – Form-Based Districts

Building Form B		
Building Form B: Medium-sized, single- or multiple-purpose buildings for retail, office, restaurant, or service uses. Typically situated in an out lot of a larger classification building form, or on a smaller, more remote site location within the district.		
Building Height		
Minimum 1 story, 14-foot height, Maximum 2 stories, 28-foot height (Site type B), Max: 3 stories, 38 foot height (Site type C, D)		
Building Placement		
<b>Front Yard:</b> 10-foot required build-to line <sup>3</sup> 75% of the building façade must meet the required build-to line, while up to 25% of the façade can be setback to allow for architectural consideration	<b>Side Yard:</b> No minimum side setback If provided, minimum 5 feet	<b>Rear Yard:</b> Minimum 10-foot rear setback
Lot		
<b>Impervious Surface:</b> Maximum 80%	<b>Parking location:</b> Parking shall be located in a side or rear yard; when located in a side yard and abutting the required build-to line adjacent to the right-of-way, parking shall be screened with a minimum 30-inch masonry wall on the required build-to line, or within 5 feet of the required build-to line, provided that a landscape treatment is added between the wall and the required build-to line.	
<sup>3</sup> The Planning Commission may adjust the required build-to line to a maximum of 30 feet beyond the property line for projects incorporating a permanent space for an outdoor café, public space, or a cross access drive with an adjacent parcel. Outdoor cafés or public spaces must be developed as part of the primary building and must incorporate a permanent wall or landscaping area along the required build-to line.		



Article 5 – Form-Based Districts

Building Form C		
Building Form C: Medium sized single- or multiple-tenant buildings for retail, restaurant, office, service, or residential uses. This category also includes multiple-tenant development, although it requires a second story to encourage a mix of use.		
Building Height		
Minimum 2 stories, Ground floor 14-foot minimum height, Maximum 3 stories, 38-foot height, Ground floor 14-foot min. height		
Building Placement		
Front Yard: Maximum 60-foot required build-to line.	Side Yard: No minimum side setback If provided, minimum 5 feet	Rear Yard: Minimum 30-foot rear setback
Lot		
Impervious Surface: Maximum 80%	Parking location: Parking may be located in any yard; when located in a front or side yard adjacent to the primary building and abutting the right-of-way, parking shall be screened with a minimum 30-inch masonry wall on the required build-to line, or within 5 feet of the required build-to line, provided that a landscape treatment is added between the wall and the required build-to line; if parking is provided in the front yard only 1 row is permitted	
Access and circulation: Driveways may access the site from any side, pedestrian pathways must be provided from the right-of-way.		



Article 5 – Form-Based Districts

<b>Building Form D</b>		
<p><b>Building Form D:</b> This category is primarily designed for attached residential, however, non-residential use may be included in the ground floor. Townhouses and urban-style residential developments that are compatible with the Master Plan Identified higher-density and more urban character of this area.</p>		
<b>Building Height</b>		
<p><b>Minimum:</b> 2 stories, no minimum height, <b>Maximum:</b> 4 stories, 45-foot height, <b>Ground floor:</b> No minimum height</p>		
<b>Building Placement</b>		
<p><b>Front Yard:</b> 10-foot required build-to line<sup>1</sup> 75% of the building façade must meet the required build-to line, while up to 25% of the façade can be setback to allow for architectural consideration.</p>	<p><b>Side Yard:</b> No minimum side setback <b>If provided,</b> minimum 5 feet.</p>	<p><b>Rear Yard:</b> Minimum 10-foot rear setback</p>
<b>Lot</b>		
<p><b>Impervious Surface:</b> Maximum 60%</p> <p><b>Access and circulation:</b> Parking may be accessed from right-of-way (ROW) or alley; detached garages or multi-garage structures are permitted only in a rear yard, or behind primary buildings; pedestrian pathways shall be provided from the right-of way.</p> <p><b>Parking location:</b> Parking shall be located in a rear yard; parking may also be provided in integrated garages or detached garages; on-street parking within private roads in developments is highly encouraged</p>		
<p><sup>1</sup> The Planning Commission may adjust the required build-to line to a maximum of 30 feet beyond the property line for projects incorporating a permanent space for an outdoor café, public space, or a cross access drive with an adjacent parcel. Outdoor cafés or public spaces must be developed as part of the primary building and must incorporate a permanent wall or landscaping area along the required build-to line.</p>		

Article 5 – Form-Based Districts

<b>Building Form E</b>		
<p><b>Building Form E:</b> This category provides an opportunity for large-format retail or entertainment uses within the district. They directly abut the right-of-way, provide parking in the rear or side yards, and contribute to the street atmosphere by providing a consistent street front with other, more pedestrian-oriented projects. They may be set back from the right-of-way, but only when they provide out-lots within the same project for category B, C, or D building forms on the same or on separate lots.</p>		
<b>Building Height</b>		
<p><b>Rear Building:</b> Minimum 14-foot minimum ground floor; Maximum 38 feet, 3 stories</p> <p><b>Front Buildings:</b> Minimum 14-foot minimum ground floor; Maximum 30 feet, 2 stories</p>		
<b>Building Placement</b>		
<b>Front Yard:</b> 10-foot required build-to-line <sup>4</sup>	<b>Side Yard:</b> No minimum side setback; if provided, minimum 5 feet	<b>Rear Yard:</b> Minimum 10 feet rear setback
<b>Lot</b>		
<p><b>Building Frontage:</b> Minimum 70% of lot frontage for 2-story buildings and 50% for 3-story buildings or more</p> <p><b>Impervious Surface:</b> Maximum 90%</p> <p><b>Access and circulation:</b> Driveways may access the site from any side, pedestrian pathways must be provided from the right-of-way, and cross access shall be provided in instances where a development is within an out lot of a higher classified building form.</p> <p><b>Parking location:</b> Parking shall be located in a side or rear yard; when located in a side yard and abutting the required build-to line adjacent the primary building, parking shall be screened with a minimum 30-inch masonry wall on the required build-to line, or within 5 feet of the required build-to line, provided that a landscape treatment is added between the wall and the required build-to line.</p>		
<p><sup>4</sup> The Planning Commission may eliminate the required build-to line for projects incorporating a permanent series of additional lots or smaller buildings in the A, B, C, or D building form categories, provided that those additional lots and/or buildings make up the entire frontage of the overall development along the required build-to line, with the exception of access drives. The required build-to line frontage minimum for the additional lots and/or other buildings forms along the required build-to line shall apply for each individual additional lot and/or building.</p>		

Article 5 – Form-Based Districts

Sec. 504. – Neighborhood corridors:

1. *Authorized use groups:*

- A. Authorized uses are categorized by use groups. Use groups generally contain similar types of uses in terms of function, character, and intensity.
- B. Use groups are designated in locations within each district based on the regulating plan. Use groups are classified in the following manner:
  - (1) Permitted Use Groups. These use groups are permitted as of right in the locations specified.
  - (2) Special Use Groups. These use groups are permitted after review and approval by the Planning Commission, in accordance with the procedures set forth in Article 10 and the standards in this Ordinance.
  - (3) Prohibited Use Groups. These use groups not indicated as permitted are prohibited in the locations specified.
  - (4) Uses permitted in all locations include public parks and essential public services.
  - (5) Similar Uses. If a use is not listed but is similar to other uses within a use group, the Zoning Administrator may make the interpretation that the use is similar to other uses within a use group.

The Zoning Administrator may also make the determination whether the use is permitted as of right, permitted in upper stories only, or permitted as a special use. The Zoning Administrator may obtain a recommendation from the Planning Commission as to whether or not the proposed use is similar to a use permitted as of right, permitted in upper stories only, or permitted as a special use.

2. *Use groups by category-neighborhood corridors:*

<b>Neighborhood Corridors</b>
<b>Use Group 1</b>
<b>Residential Uses:</b>
One-Family detached and attached dwellings, subject to regulations in Section 1101.
Two-Family dwellings.
<b>Use Group 2</b>
<b>Misc. Residential/Related Uses:</b>
Mixed-use. Any combination of uses located in group 1, 2, <del>or 3</del> , or 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.

Article 5 – Form-Based Districts

<b>Use Group 3</b>
<b>Office/Institutional:</b>
Civic buildings.
Place of worship.
Professional and medical office.
Publicly owned/operated office and service facilities.
<b>Use Group 4</b>
<b>Retail, Entertainment, and Service Uses:</b>
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.
<b>Use Group 5</b>
<b>Misc. Uses:</b>
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.
<b>Use Group 6</b>
<b>Automotive Uses:</b>
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.

A. Uses are subject to Specific Use Standard set forth in Article 11 when applicable.

Article 5 – Form-Based Districts

3. *Ecorse Road:*

A. Ecorse Road Form Based Code District Regulating Plan:



Article 5 – Form-Based Districts

B. Ecorse Road Form Based Code District Regulating Plan Table:

Site Type	Building Form		Use Group-Table	
			Permitted Use Group	Special Use Group
Site Type: A	Permitted Building Form	A1, A2	Permitted Use Group	1, 2, 3, 4
			Special Use Group	—
Site Type: B	Permitted Building Form	A1, A2, B	Permitted Use Group	2, 3, 4
			Special Use Group	
Site Type: C	Permitted Building Form	A1, A2, B, C	Permitted Use Group	2, 3, 4
			Special Use Group	5, 6

4. Packard Road:

A. Packard Road Form Based Code District Regulating Plan:



Article 5 – Form-Based Districts

B. Packard Road Form Based Code District Regulating Plan Table:

Site Type	Building Form		Use Group-Table	
			Permitted Use Group	Special Use Group
Site Type: A	Permitted Building Form	A1, A2	Permitted Use Group	1, 2, 3, 4
			Special Use Group	—
Site Type: B	Permitted Building Form	A1, A2, B	Permitted Use Group	2, 3, 4
			Special Use Group	5
Site Type: C	Permitted Building Form	A1, A2, B, C	Permitted Use Group	2, 3, 4
			Special Use Group	5, 6

Sec. 505. - Regional corridors:

1. *Authorized use groups:*

- A. Authorized uses are categorized by use groups. Use groups generally contain similar types of uses in terms of function, character, and intensity.
- B. Use groups are designated in locations within each district based on the regulating plan. Use groups are classified in the following manner:
  - (1) Permitted use groups: These use groups are permitted as of right in the locations specified.
  - (2) Special use groups: These use groups are permitted after review and approval by the Planning Commission, in accordance with the procedures set forth in Article 10 and the standards in this Ordinance.
  - (3) Prohibited use groups: These use groups not indicated as permitted are prohibited in the locations specified.
  - (4) Uses permitted in all locations include public parks and essential public services.
  - (5) Similar Uses: If a use is not listed but is similar to other uses within a use group, the Zoning Administrator may make the interpretation that the use is similar to other uses within a use group.

The Zoning Administrator may also make the determination whether the use is permitted as of right, permitted in upper stories only, or permitted as a special land use. The Zoning Administrator may obtain a recommendation from the Planning Commission as to whether or not the proposed use is similar to a use permitted as of right, permitted in upper stories only, or permitted as a special use.

Article 5 – Form-Based Districts

2. Use groups by category-regional corridors:

<b>Regional Corridors</b>
<b>Use Group 1</b>
<b>Residential Uses:</b>
One-Family detached and attached dwellings, subject to regulations in Section 1101.
Two-Family dwellings.
<b>Use Group 2</b>
<b>Misc. Residential/Related Uses:</b>
Mixed-use. Any combination of uses located in group 1, 2, <del>or 3</del> , or 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.
<b>Use Group 3</b>
<b>Office/Institutional:</b>
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.
<b>Use Group 4</b>
<b>Retail, Entertainment, and Service Uses:</b>
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.

Article 5 – Form-Based Districts

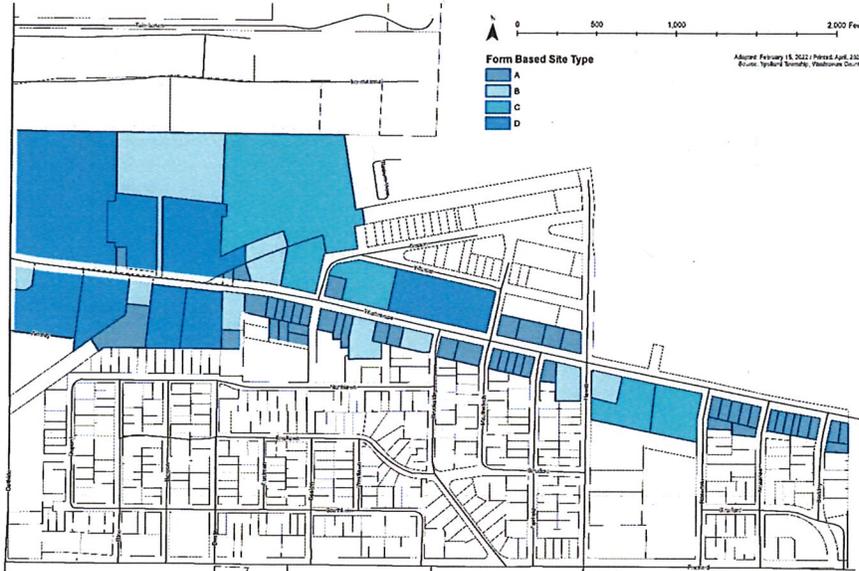
<b>Use Group 5</b>
<b>Misc. Uses:</b>
Retail over 30,000 sq./ft.
Commercial kennels/pet day care, subject to regulations in Section 1161.
Hospitals.
Technology centers/office research/data center.
Mortuaries/Funeral homes, subject to regulations in Section 1115.
Senior assisted/independent living, subject 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.
<b>Use Group 6</b>
<b>Automotive Uses:</b>
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.

A. Uses are subject to Specific Use Standard set forth in Article 11 when applicable.

Article 5 – Form-Based Districts

3. Washtenaw Avenue:

A. Washtenaw Avenue Form Based Code District Regulating Plan:



B. Washtenaw Avenue Form Based Code District Regulating Plan Table:

Site Type	Building Form		Use Group-Table	
			Permitted Use Group	Special Use Group
Site Type: A	Permitted Building Form	A1, A2	Permitted Use Group	1, 2, 3, 4
			Special Use Group	—
Site Type: B	Permitted Building Form	A1, A2, B	Permitted Use Group	2, 3, 4
			Special Use Group	—
Site Type: C	Permitted Building Form	A2, B, C	Permitted Use Group	2, 3, 4
			Special Use Group	5, 6
Site Type: D	Permitted Building Form	B, C, D, E, and A2 as outlot development	Permitted Use Group	2, 3, 4
			Special Use Group	5, 6

4.

Article 5 – Form-Based Districts

5. Michigan Avenue:

A. Michigan Avenue Form Based Code District Regulating Plan:



Article 5 – Form-Based Districts

B. Michigan Avenue Road Form Based Code District Regulating Plan Table:

Site Type	Building Form		Use Group-Table	
			Permitted Use Group	Special Use Group
Site Type: A	Permitted Building Form	A1, A2	Permitted Use Group	1, 2, 3, 4
			Special Use Group	—
Site Type: B	Permitted Building Form	A1, A2, B	Permitted Use Group	2, 3, 4
			Special Use Group	—
Site Type: C	Permitted Building Form	A2, B, C	Permitted Use Group	2, 3, 4
			Special Use Group	5, 6
Site Type: D	Permitted Building Form	B, C, D, E, and A2 as outlot development	Permitted Use Group	2, 3, 4
			Special Use Group	5, 6

Sec. 506. - Town Center:

1. *Authorized Use Groups:*

- A. Authorized uses are categorized by use groups. Use groups generally contain similar types of uses in terms of function, character, and intensity.
- B. Use groups are designated in locations within each district based on the regulating plan. Use groups are classified in the following manner:
  - (1) Permitted Use Groups: These use groups are permitted as of right in the locations specified.
  - (2) Special Use Groups: These use groups are permitted after review and approval by the Planning Commission, in accordance with the procedures set forth in Article 10 and the standards in this Ordinance.
  - (3) Prohibited Use Groups: These use groups not indicated as permitted are prohibited in the locations specified.
  - (4) Uses permitted in all locations include public parks and essential public services.
  - (5) Similar Uses: If a use is not listed but is similar to other uses within a use group, the Zoning Administrator may make the interpretation that the use is similar to other uses within a use group.

The Zoning Administrator may also make the determination whether the use is permitted as of right, permitted in upper stories only, or permitted as a special land use. The Zoning Administrator may obtain a recommendation from the Planning Commission as to whether or not the proposed use is similar to a use permitted as of right, permitted in upper stories only, or permitted as a special use.

Article 5 – Form-Based Districts

2. Use Groups by Category-Town Center:

<b>Town Center Corridors</b>
<b>Use Group 1</b>
<b>Residential Uses:</b>
One-Family detached and attached dwellings, subject to regulations in Section 1101.
Two-Family dwellings.
<b>Use Group 2</b>
<b>Misc. Residential/Related Uses:</b>
Mixed-use. Any combination of uses located in group 1, 2, <del>or</del> 3, or 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.
<b>Use Group 3</b>
<b>Office/Institutional:</b>
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.
<b>Use Group 4</b>
<b>Retail, Entertainment, and Service Uses:</b>
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.

Article 5 – Form-Based Districts

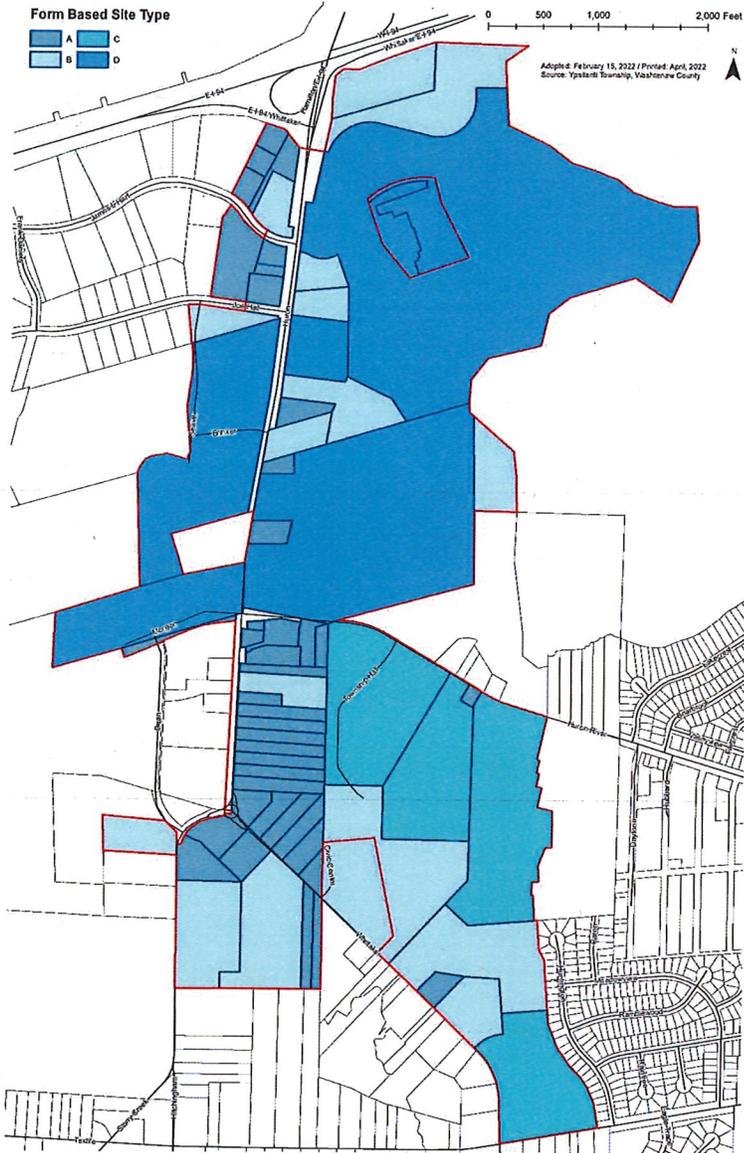
<b>Use Group 5</b>
<b>Misc. Uses:</b>
Commercial kennels/pet day care, subject to regulations in Section 1161.
Retail over 10,000 sq./ft.
Technology centers/office research/data center.
Senior assisted/independent living, subject to regulations in Section 1160.
Group day care homes, subject to regulations 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.
<b>Use Group 6</b>
<b>Automotive Uses:</b>
Drive-through Use, subject to regulations in Section 1118.

A. Uses are subject to Specific Use Standard set forth in Article 11 when applicable.

Article 5 – Form-Based Districts

3. Town Center:

A. Town Center Form Based Code District Regulating Plan:



Article 5 – Form-Based Districts

B. Town Center Avenue Form Based Code District Regulating Plan Table:

Site Type	Building Form		Use Group-Table	
			Permitted Use Group	Special Use Group
Site Type: A	Permitted Building Form	A1, A2	Permitted Use Group	1, 2, 3, 4
			Special Use Group	—
Site Type: B	Permitted Building Form	A1, A2, B	Permitted Use Group	2, 3, 4
			Special Use Group	—
Site Type: C	Permitted Building Form	A,2, B, C	Permitted Use Group	2, 3, 4
			Special Use Group	—
Site Type: D	Permitted Building Form	B, C, D, E, and A2 as outlot development	Permitted Use Group	2, 3, 4
			Special Use Group	5, 6

Sec. 507. - Design Standards:

1. *Design standards:* In addition to standards set forth in this Ordinance, all proposed development shall comply with the standards set forth herein.

A. Pedestrian/non-motorized access:

(1) Intent: To ensure that site layout and building design provides safe and convenient pedestrian and bicycle access both to and within a site and between adjacent sites.

(2) Standards:

- a. A pedestrian connection shall provide a clear connection between the primary street upon which the building fronts and the building. Connection may include pavement striping.
- b. Pedestrian access shall be clearly identified from parking areas and all entrances to a building.
- c. Where appropriate, sidewalks fronting the public right-of-way should be designed to accommodate space for activities such as outdoor dining.
- d. All sites shall provide a bike rack for at least two (2) bicycles within fifty (50) feet of the building entrance.

B. Building placement and orientation:

(1) Intent: To require building placement that provides a strong visual and functional relationship with its site, adjacent sites, and the primary street upon which the site is located. Ensure consistency within sites and to adjacent sites to provide distinct building groups which exhibit similar orientation, scale, and proportion.

(2) Standards:

- a. Setbacks and building orientation shall reinforce a consistent pattern of siting.
- b. Primary building entrances shall be located so that they are easily identifiable with convenient public access.

Article 5 – Form-Based Districts

c. Buildings should enhance street corners through the use of prominent architectural or site features.

e. ~~d. For a corner lot, the building shall be located in the corner of the lot adjacent to the intersection.~~

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C. Parking placement, orientation, and screening:

(1) Intent: To provide a circulation system that efficiently moves vehicles in a well-defined manner, while reducing the visual impact of parking areas and mitigating conflict between pedestrians, bicycles, and automobiles.

(2) Standards:

a. Required Parking: Off-street parking shall be provided for a principal use erected, altered, or expanded after the effective date of this Ordinance in accordance with the standards set forth in Section 1205.

i. The Form Based districts are intended to encourage pedestrian and friendly design and compact mixed-use developments. Applicants are encouraged to consider the provisions for shared parking and flexibility in application set forth in Section 1205.

ii. The placement and design of parking areas and structures shall foster safe pedestrian access and circulation and clearly identifiable public access and visitor parking. Pedestrian access shall be provided between all parking areas and public building entrances.

b. Location:

i. When parking is located in a side yard (behind the front building line) but fronts on the required building line, no more than twenty-five percent (25%) of the total site's linear feet along the required building line or sixty (60) feet, whichever is less, shall be occupied by parking.

ii. For a corner lot, no more than twenty-five percent (25%) of the site's cumulative linear feet along the required building lines or sixty (60) feet, whichever is less, shall be occupied by parking. ~~The building shall be located in the corner of the lot adjacent to the intersection.~~

iii. Where off-street parking is visible from a street, it should be screened in accordance with the standards set forth in Section 1301.3.D.

D. Architectural design and building materials:

(1) Intent: To create a character for the form-based district that encourage the greatest amount of visual interest, architectural consistency, and high-quality material use. The standards are not intended to limit imagination, innovation, or variety.

(2) Building materials: Building material should be of high quality and durable, such as but not limited to stone, brick, glass, and metal. E.I.F.S. or material equivalent shall only be used as an accent material.

(3) Architectural design standards:

a. Building massing and scale:

Article 5 – Form-Based Districts

- i. Rooflines and pitches shall be proportionate to nearby structures so as to provide transition or mitigation of significant changes to scale. Variety in massing can occur though step-backs as a building ascends upward
  - ii. Buildings shall maintain a consistent street wall with the longest edge of the buildings oriented parallel to the roadway, where possible.
  - iii. Buildings within the same development shall be designed to provide a unified and easily identifiable image. Methods to achieve this include using similar architectural styles and materials, complementary roof forms, signs, and colors.
- b. Façade variation:
- i. Façade articulation or architectural design variations for building walls facing the street are required to ensure that the building is not monotonous in appearance, using the following architectural techniques: Building wall offsets (projections and recesses); cornices, varying building materials or pilasters used to break up the mass of a single building; staggering of vertical walls; recessing of openings; providing upper-level roof overhangs; contrasting compatible building materials; use of variety and rhythm of window and door openings; use of horizontal and vertical architectural elements, use of horizontal bands of compatible colors; and providing changes in roof shape or roof-line.
  - ii. Materials shall be selected for suitability to the type of buildings and the architectural design in which they are used.
  - iii. Material selection shall be consistent with architectural style in terms of color, shades, and texture; however, monotony shall be avoided.
- E. Transparency:
- (1) Intent: The first floors of all buildings shall be designed to encourage and complement pedestrian-scale activity and crime prevention techniques. It is intended that this be accomplished principally by the use of windows and doors arranged so that active uses within the building are visible from or accessible to the street, and parking areas are visible to occupants of the building.
  - (2) Transparency standards:
    - a. Façade transparency shall be defined as the use of glass or transparent material that provides from the building exterior a view into the building of interior habitation and human scale. Signs covering windows, and the use of tinted, reflective, or opaque glass do not meet the definition of façade transparency.
    - b. The first floors of all buildings shall be designed to encourage and complement pedestrian-scale activity and crime prevention techniques. It is intended that this be accomplished principally by the use of windows and doors arranged so that active uses within the building are visible from or accessible to the street, and parking areas are visible to occupants of the building. The first floor of any front façade facing a right-of-way shall be no less than fifty percent (50%) windows and doors, and the minimum transparency for facades facing a parking area shall be no less than thirty percent (30%) of the façade.

Article 5 – Form-Based Districts

- c. First-floor transparency is measured between two (2) and eight (8) feet above the first-floor elevation.
- d. Nothing shall be placed on or inside window to reduce transparency less than the fifty percent (50%) requirement.
- e. For multiple tenant buildings, the minimum transparency requirement must be met by each suite or tenant.

(3) Transparency alternatives. The following alternatives may be used singularly or in combination for any side or rear facing facade which requires transparency. If used in combination, they may count toward no more than 50% of the transparency requirement. Transparency alternatives may be used but cannot be counted towards the transparency requirements for facades that face on a right-of-way.

- a. Wall design. Wall designs must provide a minimum of three of the following elements, occurring at intervals no greater than 25 feet horizontally and 10 feet vertically:
  - a. Expression of structural system and infill panels through change in plane not less than three inches.
  - b. System of horizontal and vertical scaling elements, such as: belt course, string courses, cornice, pilasters.
  - c. System of horizontal and vertical reveals not less than one inch in width/depth.
  - d. Variations in material module, pattern, and/or color.
  - e. System of integrated architectural ornamentation.
- b. Outdoor dining/seating: inclusion of outdoor dining/seating located between the building and the primary street lot line.
- c. Permanent art: noncommercial art or graphic design of sufficient scale and orientation to be perceived from the public right-of-way and rendered in materials or media appropriate to an exterior, urban environment and permanently integrated into the building wall.

e.

F. Landscaping:

- (1) Intent: To incorporate appropriate landscaping to enhance visual appearance, provide transitions between properties, and screen unsightly areas
- (2) Landscaping standards:
  - a. In addition to the standards set forth in Section 1301, Landscaping requirements, the following standards shall be met.
  - b. Landscaping shall conform and incorporate existing landscape and topographic features.
  - c. Landscaping within courtyards, patios, and pedestrian realm may include hardscape and softscape materials.
  - d. Landscaping shall maintain adequate sight lines for visual safety, visibility, and efficient security.
  - e. Landscaped areas, including landscaped parking islands and medians, shall be separated from vehicular and pedestrian encroachment by curbs and raised planting areas.

G. Loading and storage areas:

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Article 5 – Form-Based Districts

(1) Intent: To ensure that loading, storage, and other building utility features are designed to be a part of the overall building as so to reduce the visual impact

(2) Standards:

a. Utilities and mechanical screening:

- i. Utility structures located between the building and the public right-of-way shall be screened as set forth in Section 805, Essential services, and utilities. Screening may include walls, fencing, or landscaping that is consistent with the character and materials of the development.
- ii. Trash enclosures shall be placed adjacent to the rear wall of corresponding buildings or shall be located away from portions of the site which are highly visible from public roadways or private properties with dissimilar improvements. Trash enclosures shall be screened as set forth in Section 11302, Trash, and recycling ~~receptables~~receptacles with walls, fencing or landscaping that are consistent with the character and materials of the development.

b. Loading:

- i. Service areas shall be designated by markings and/or signage to delineate them from pedestrian access and limit conflicts between service/delivery vehicles and patrons (e.g., pedestrians, bicyclists, and transit users).
- ii. Loading and service areas shall be located on the sides or rears of the buildings.
- iii. Loading and service areas shall be screened from the public right-of-way with the use of fencing, landscaping, or walls.

Article 11 - Specific Use Provisions

8. A six (6) foot tall completely obscuring wall shall be provided where abutting to a residential district. Alternative screening materials may be approved by the Planning Commission.

(Ord. No. 2011-476, § 20, 2-20-11)

Sec. 1128. - Temporary sidewalk, outdoor and tent sales for principal use:

Temporary sidewalk, outdoor and tent sales may be permitted subject to the issuance of a revocable Zoning Compliance permit to operate a sidewalk, outdoor or tent sales as an extension of or compatible with, the existing business on a portion of the public sidewalk or other public area adjacent to the business. The Zoning Compliance permit may be issued by the Zoning Administrator under the following terms and conditions:

1. For all uses, the following conditions must be met:
  - A. Signs shall be limited to sizes and locations in keeping with Article 15.
  - B. All temporary buildings, tents and structures shall be constructed, used, occupied, and maintained in compliance with the provisions of the state construction code and all Ordinances of the Township.
  - C. Building and Fire Code requirements shall be complied with.
  - D. The sale shall not interfere with the use of the sidewalk or street for pedestrian or vehicular travel. Sidewalk width must remain at least six (6) feet wide.
  - E. The sale shall not unreasonably interfere with the view of, access to or use of property adjacent to the street or neighboring businesses or properties.
  - F. The sale shall not interfere with street clearing or snow removal activities.
  - G. The sale shall not cause damage to the street or to sidewalks, trees, benches, landscaping, or other objects lawfully located on the property.
  - H. Sales areas shall be located so as to provide adequate access for fire and safety vehicles.
  - I. A permit shall be required. The proprietor of the property shall provide a sketch plan drawn to scale showing the location of the sale, existing and proposed temporary and permanent structures on the entire parcel, parking areas, and parking calculations.
  - J. Copies of permits required by any other agencies for the use must be included with the permit application.

K. Off-street parking shall be provided in keeping with standards of Section 1205, Parking requirements. In those instances where usable floor area cannot be effectively measured, the sales space utilized shall be measured as usable floor area.

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2. Seasonal sale of produce from tents, stands or display racks subject to the following conditions:

A. Permits may be issued for up to six (6) month periods.

~~B. A. Off-street parking shall be provided in keeping with standards of Section 1205, Parking requirements. In those instances where usable floor area cannot be effectively measured, the sales space utilized shall be measured as usable floor area.~~

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Article 11 - Specific Use Provisions

3. Sidewalk sales areas may be permitted subject to the following:
  - A. The sidewalk sales area shall abut the building and shall not be placed abutting a parking area or vehicle travel lane.
  - B. Sidewalk sales areas shall not be fenced or enclosed in any manner.
  - C. Sidewalk sales shall be conducted for no more than fourteen (14) consecutive days and permits shall not be issued for consecutive tent sales beyond a fourteen (14) day period.
4. Tent sales may be permitted subject to the following:
  - A. No more than three (3) tent sales shall be permitted for a business location within a single calendar year.
  - B. A tent sale shall be conducted for no more than fourteen (14) consecutive days and permits shall not be issued for consecutive tent sales beyond a fourteen (14) day period.
  - C. Tent sales when proposed to be conducted on parking areas shall not reduce required parking spaces by more than fifteen percent (15%).
  - D. All tents shall be removed within forty-eight (48) hours of expiration of the period for which the permit is issued.
  - E. Equipment and products used in the event do not pose a fire or other hazard.

Sec. 1129. – Vehicle wash:

Vehicle wash operations are subject to the following:

1. All buildings shall have a front yard setback of not less than fifty (50) feet.
2. All washing facilities shall be within a completely enclosed building.
3. 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 twenty-five (25) feet from any residential district.
4. All vehicles required to wait for access to the facilities shall be provided space off the street right-of-way and parking shall be provided in accordance with Section 1205, Parking Requirements, and Section 1118, Drive-in, and drive-through facilities.
5. All off-street parking and stacking spaces shall be hard-surfaced and dust free.
6. All automatic vehicle wash facilities must provide a demonstrated means at the exit ramp for each wash bay to prevent pooling of water or freezing.
7. All lighting shall be shielded and directed away from adjacent residential districts.
8. A six (6) foot tall completely obscuring wall shall be provided where abutting to a residential district. Alternative screening materials may be approved by the Planning Commission.

(Ord. No. 2011-476, § 20, 2-20-11)

Sec. 1130. - Commercial outdoor recreational space for children's amusement parks, miniature golf courses, golf driving ranges, batting cages, archery ranges and similar activities:

Article 11 - Specific Use Provisions

5. The Planning Commission may impose such reasonable conditions as it deems necessary to protect the public health, safety and general welfare from obnoxious and unhealthy odors, visual impacts, and any detrimental effects to the character of the surrounding area.

Sec. 1155. - State-licensed residential child and adult care facilities:

1. State-licensed child and adult care facilities, as defined in Section 201, Definitions, shall meet the following regulations:
  - A. These facilities, except for adult/child family day care homes, shall be registered with Ypsilanti Township and shall continually have on file with the Township documentation of a valid license as required by the state.
  - B. Since the state law preempts in this area, these facilities shall be brought into compliance with all state building and fire codes pursuant to ~~State Licensing Rules R400.1131—R400.1135~~State of Michigan licensing rules. Documentation of such compliance with state requirements shall be provided.
  - C. The site shall comply with the sign provisions of ~~Article 15Section 2109~~.
  - D. Off-street parking shall be provided for the number of employees on site at any one time.

Site Development Regulations:

- A. Adult foster care family homes serving six (6) persons or less. A state-licensed adult foster care home, foster family home, or foster family group home serving six (6) persons or less shall be considered a residential use of property and a permitted use in all residential districts.
- B. Adult foster care small group homes serving between seven (7) and twelve (12) persons.
  - (1) A site plan, prepared in accordance with Article 9 shall be required to be submitted.
  - (2) The subject parcel shall meet the minimum lot area requirements for the zoning district in which it is located, provided there is a minimum site area of two thousand (2,000) square feet per adult, excluding employees and/or caregivers.
  - (3) The property is maintained in a manner that is consistent with the character of the neighborhood.
  - (4) One (1) off-street parking space per employee and/or caregiver shall be provided.
  - (5) Appropriate licenses with the State of Michigan shall be maintained.
- C. Adult foster care large group homes serving between thirteen (13) and twenty (20) persons.
  - (1) A separate drop-off and pickup area shall be required adjacent to the main building entrance, located off of a public street and the parking access lane, and shall be of sufficient size so as to not create congestion on the site or within a public roadway.
  - (2) A site plan, prepared in accordance with Article 9 shall be required to be submitted.
  - (3) The subject parcel shall meet the minimum lot area requirements for the zoning district in which it is located, provided there is a minimum site area of two thousand (2,000) square feet per adult, excluding employees and/or caregivers.
  - (4) The property is maintained in a manner that is consistent with the character of the neighborhood.

Article 11 - Specific Use Provisions

6. Private clubs are required to register with the Township.

Sec. 1166. – Food trucks: Food trucks may be a temporary use in the NB, GB, NC, and RC zoning districts, and may be permitted in any zoning district in conjunction with a special event for which township approval has been granted.

1. Food trucks may be a temporary use in the NB, GB, NC, and RC zoning districts.

1. Applicant must obtain a zoning compliance permit yearly and display at service. All applications for Zoning Compliance Permit shall include documentation of property owner permission for any proposed location, which may be amended over course of permit term, and Washtenaw County or other applicable Health Department approval.
2. The property owner of site of proposed food truck shall sign zoning compliance permit application.
3. The food truck vendor shall provide trash and recycling receptacles for customers to dispose of waste. Such receptacle shall be located no more than ten feet from the vendor.
4. The food truck vendor is responsible for removing all associated trash, litter, and refuse from the site at the end of each day. This includes food wrappers, food utensils, paper products, cans, bottles, food, and other such waste discarded improperly by customers.
5. A food truck vendor shall not cause any parking, traffic, vehicular accessibility or pedestrian or other non-motorized conflicts or impediments on the property. A food truck vendor shall not block or obstruct any fire lanes.
6. Vendors shall not use any flashing, blinking or strobe lights or similar effects to draw attention to the food truck; all exterior lights over 60 watts shall contain opaque hood shields to direct the illumination downward.
7. No loud music, amplification devices or crying out or any other audible methods to gain attention which causes a disruption or safety hazard shall be permitted.
8. There shall be no signage used by vendors except for what is allowed on the food truck itself.
9. Hours of operation of the food truck may not exceed twelve (12) consecutive hours and may not extend past 10:00 p.m.
10. A food truck shall not be left unattended and/or unsecured at any time. The food truck shall not be parked or stored in violation of township ordinances.
11. No dining area, including but not limited to tables and chairs, benches, etc, shall be permitted.

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ARTICLE XV. - SIGNS

Sec. 1509. - Signs:

1. *Purpose, intent, and definitions.*

A. These regulations establish rules and standards for the construction, location, maintenance, and removal of all signs except those exempted from regulation by this Ordinance. Directional, emergency, or traffic-related signs owned by the Township, county, state, or federal government agencies are not regulated by this Section. The execution of these regulations recognizes that the purpose of this Article is to protect the interest of public health, safety, and welfare and to ensure the maintenance of an attractive physical environment while satisfying the needs of sign users for adequate identification and communication. The following municipal interests are considered by the Township to be compelling government interests. Each interest is intended to be achieved under this Article in a manner that represents the least restrictive means of accomplishing the stated interest, and in all events is intended to promote an important government interest that would not be effectively achieved absent the regulations in this Section. Regulating the location, size, construction, and manner of display of signage in the most narrowly tailored manner represents the least restrictive means of addressing the targeted government interests of avoiding unsafe and nuisance-like conditions while maintaining and improving pedestrian and vehicular safety and efficiency; character and quality of life; economic development and property values; property identification for emergency response and wayfinding purposes; and unique character of areas of the Township. In order that such purposes can be achieved, the following objectives shall be applied for this Ordinance and any future additions, deletions, and amendments:

(1) Public Safety. Maintaining pedestrian and vehicular safety are predominant and compelling government interests throughout the Township, with particular emphasis on the safety of pedestrians. The safety path and sidewalk network provide facilities for pedestrians situated between vehicular roads and private properties throughout the Township in areas of the Township without sidewalks or safety paths, pedestrians typically travel along the edge of the roadways.

Since most signage on the private properties is intended and designed to attract the attention of operators of motor vehicles, thereby creating distractions that can jeopardize traffic and pedestrian safety, this Ordinance is intended to regulate signs so as to reduce such distractions and, in turn, reduce the risk of crashes, property damage, injuries, and fatalities, particularly considering the rate of speed at which the vehicles are travelling in the districts identified in this Section.

This Ordinance is also intended to protect public safety by requiring signs that are poorly maintained and/or structurally unsafe to be repaired or removed to protect against fallen signs or deteriorating sign debris from entering improved roadways, sidewalks and safety paths and causing dangerous conditions for vehicular traffic and pedestrians.

a. The Township encourages signage that will inform motorists and pedestrians of their desired destinations without conflicting with other structures and improvements. These interests are legitimately supported by limiting the maximum size of signage, providing setbacks, and specifying minimum-sized characters for

Article 15 – Signs

efficient perception by motorists and pedestrians, while minimizing distractions that could put pedestrians at risk.

- b. In some circumstances, adjusting the size, setback, and other regulations applicable to signage may be important to avoid confusion and promote clarity where vehicular speeds vary on commercial/business thoroughfares.
  - c. In multi-tenant buildings and centers, it is compelling and important to provide distinct treatment with a gradation of regulation for individual identification depending on base sign size, amount of road frontage, and the like, all intending to provide clarity to alleviate confusion and thus additional traffic maneuvers, provide a minimum size of characters to allow identification, and maintain maximum-sized overall signage to prevent line-of-sight issues.
  - d. Maximum size and minimum setback of signage is compelling and important to maintain clear views for both traffic and pedestrian purposes.
- (2) Character and Quality of Life. Achieving and maintaining attractive, orderly, and desirable places to conduct business, celebrate civic events, entertain people, and provide for housing opportunities is directly related to the stability of property values needed to provide and finance quality public services and facilities within the Township. This Article intends to allow signs that are of sufficient, but not excessive, size to perform their intended function as necessary to provide and maintain the Township's character and support neighborhood stability. Signs that contribute to the visual clutter, contribute to the potential conflict between vehicular and pedestrian traffic, and distract from scenic resources and views, will be prohibited in efforts to preserve the character, aesthetic qualities, and unique experience within the Township. It is also the intent of this Ordinance that signs will reflect the character of unique districts as may be established by the Township's Master Plan, other adopted plans, or this Article and other parts of the Zoning Ordinance.
- (3) Economic Development and Property Values. The establishment of the restrictions in this Article has a direct relationship to creating stability and predictability, allowing each private interest to secure reasonable exposure of signage, and thus promoting business success. The application of the restrictions in this Article allows businesses to reasonably command attention to the content and substance of their messages while concurrently allowing the promotion of other visual assets, including (without limitation) landscaping and architecture, all of which contribute to economic development and property value enhancement.
- (4) Avoidance of Nuisance-Like Conditions. Due to the concentration of people and activities, there is a potential for, and it is a compelling interest to avoid, blight, physical clutter, and visual clutter in the Township. The result of these conditions leads to diminished property values, reduced attractiveness of the community, and reduced quality of life within the districts. Minimum regulations that substantially relate to signage are important and necessary for the maintenance and well-being of positive conditions, good character, and quality of life in the Township. Ultimately, these regulations are compelling and important for the protection of all police power values.
- a. An excessive number of signs in one location creates visual blight and clutter, as well as confusion of the public. Thus, limiting the number of signs on properties, establishing setbacks from property lines, and requiring reasonable spacing

Article 15 – Signs

between signs are compelling interests that can be directed with minimum regulation.

- b. Signs that are too large can lead to confusion, undermine the purposes of the signs, and ultimately lead to physical and visual clutter. Establishing maximum sizes can be the subject of clear and effective regulations that address this compelling and important interest.
  - c. Requiring maintenance specifications for signs can minimize the creation of blight and clutter due to the deterioration of signs that are not durable or otherwise well-constructed, and such regulations would be consistent with construction codes for other structures.
  - d. There is a compelling governmental interest that signs avoid glare, light trespass, safety, and skyglow. The selection of proper fixture type(s) and location, use of supportive lighting technology, and control of light levels in a reasonable fashion is consistent with regulations that are narrowly tailored to achieve the Township's interests.
- (5) Property Identification for Emergency Response and Wayfinding Purposes. Locating a business or residence by police, fire, and other emergency responders can be a matter of life and death, and thus it is a compelling interest to ensure that proper, understandable, unambiguous, and coordinated signage be permitted and required, and specifications for such purposes can be accomplished in a simple and narrow manner. Wayfinding for vehicular and pedestrian purposes is also a compelling interest to avoid confusion in public rights-of-way, and unnecessary intrusions on private property. Sign specifications for such wayfinding can be coordinated with property identification for such emergency and other purposes.
- (6) Maintaining Unique Character of Areas of the Township. Acknowledge the unique character of certain areas and districts, and establish special time, place and manner regulations that reflect the unique aesthetic, historical, and/or cultural characteristics of these areas/districts.
- (7) Protection of the Right to Receive and Convey Messages. The important governmental interests and regulations contained in this Article are not intended to target the content of messages to be displayed on signs, but instead seek to achieve *non-speech* objectives. In no respect do the regulations of signage prohibit a property owner or occupant from an effective means of conveying the desired message. Nothing in this Article is intended to prohibit the right to convey and receive messages, specifically noncommercial messages such as religious, political, economic, social, philosophical, or other types of speech protected by the First Amendment of the United States Constitution.

B. *Sign definitions:* The following definitions are related to signs:

- (1) Sign: Any announcement, declaration, display, billboard, illustration, and insignia when designed and placed so as to communicate a message. Such shall be a single sign whenever the proximity, design, or continuity reasonably suggest a single unit, regardless of any physical separation between parts.

For purposes of this Ordinance, the following additional definitions shall apply:

Article 15 – Signs

- a. *Abandoned sign*: A sign that is accessory to or associated with a legal use or building that has been discontinued or terminated.
- b. *Billboard*: A non-accessory sign, other than an off-premises directional sign, which does not pertain to the principal use of the premises on which it is located.
- c. *Canopy sign*: A sign which is painted on or attached to an awning or canopy. A canopy sign may be substituted for a wall sign.
- d. *Damaged sign*: A sign or supporting structure, which is torn, damaged, defaced, destroyed or has otherwise been found to be in a damaged condition by the Township.
- e. *Electronic Message Sign (EMS)*. A sign or portion of a sign that displays an electronic image or video, which may or may not include text, introducing any sign or portion of a sign that uses changing lights or similar forms of electronic display such as LED to form a sign message with text and or images wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes. This definition includes without limitation television screens, plasma screens, digital screens, flat screens, LED displays, video boards, and holographic displays.
- f. *Entrance sign*: A sign located at the entrance to multiple-family residential, condominium, mobile home park and single-family residential developments.
- g. *Erect*: To build, construct, attach, hang, place, suspend, or affix.
- h. *Ground sign*: A sign mounted directly on the ground by a structure on a foundation.
- i. *Illegal sign*: A sign for which no valid permit was issued by the Township at the time such sign was erected, or a sign which is not in compliance with the current zoning Ordinance and does not meet the definition of a legal nonconforming sign.
- j. *Legal nonconforming sign*: A sign for which the Township issued a permit at the time such sign was erected, but which is not in compliance with the current zoning Ordinance. Such signs must be located outside of any existing right-of-way, away from any public or private easement and wholly upon the parcel to which it is associated. Such signs must have all necessary structural and decorative parts, including, but not limited to supports, sign box or enclosure and electrical equipment. The sign face or sign copy area must be intact and illuminated signs must be capable of immediate illumination.
- k. *Wall plate*: A wall sign mounted on the wall of a residential dwelling unit.
- l. *Noncombustible material*: Any material which will not ignite at or below a temperature of one thousand two hundred (1,200) degrees Fahrenheit and will not continue to burn or glow at that temperature.
- m. *Off-premises directional sign*: A sign which provides direction to a location within the Township.
- n. *Portable sign*: A sign and sign structure which is not attached to a building and is capable of being moved within the zoning lot on which it is located or from one (1) zoning lot to another.

Article 15 – Signs

- o. *Projecting sign*: A sign which is attached to a building and projects by more than eighteen (18) inches in a manner perpendicular to the building.
- p. *Roof sign*: A display sign which is erected, constructed, and maintained on or above the roof of the building.
- q. *Sign area*: The gross surface area within a single continuous perimeter enclosing the extreme limits of a sign, and in no case passing through or between any adjacent elements of same. Such perimeter shall not include any structural or framing elements, lying outside the limits of such sign, and not forming an integral part of the display. For computing the area of any sign, the area shall be deemed to be the total of the combined area of the smallest rectangular figure which can encompass all letters and descriptive matter on the sign.
- r. *Sign, accessory*: A sign which is located on the premises of a principal use.
- s. *Sign, non-accessory*: A sign which is not located on the premises of a principal use.
- t. *Temporary sign*: A display sign, banner, or other advertising device constructed of cloth, canvas, fabric, plastic or other light temporary material, with or without a structural frame, or any other sign intended for a limited period of display.
- u. *Unsafe sign*: A sign that is not properly secured, is in danger of falling or has otherwise been found to be unsafe by the Building Official.
- v. *Wall sign*: A display sign which is attached to a building wall, door, or related architectural feature and projecting not more than eighteen (18) inches from the wall.
- w. *Window sign*: A sign affixed to the inside of a window or so as to be observable from the opposite side of the window to which such sign is located or affixed.

2. *General requirements for all signs*:

- A. *Construction*: All signs shall be securely constructed and in conformance with applicable building and electrical codes and standards.
- B. *Accessory to principal use*: All signs which communicate a message on the premise of a principal use are considered to be accessory to the principal use of the premises on which the sign is located, except off-premises directional signs and non-accessory signs specifically allowed in specified districts.
- C. *Illumination*: All illuminated signs must be in compliance with Section 1509.9.
- D. *Signs not to constitute a traffic hazard*: No sign shall be erected in such a manner as to obstruct free and clear vision or constitute a traffic hazard. No sign shall interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal, or device. No sign shall make use of the words "stop," "look," "danger" or other word, phrase or symbol in a manner that is confusing or misleading.
- E. *Clear vision area*: At street intersections, no signs other than municipal traffic control signs shall be located within eight (8) feet of the ground surface in the triangle formed by the property lines paralleling the streets and extending for a distance of twenty-five (25) feet each way from the intersection of the right-of-way lines at the corner lot.

Article 15 – Signs

- F. Face of sign shall be smooth: No nails, tacks or wires shall be permitted to protrude from the front of any sign. This shall not exclude, however, the use of block letters, electrical reflectors, or other devices which may extend over the top and in front of the advertising structure.
  - G. Obscene matter prohibited: It shall be unlawful for any person to display upon any sign or other advertising structure any obscene matter.
  - H. Public right-of-way: No sign shall be erected or placed within the public right-of-way. The owner of any sign which has been removed by the Township from the right-of-way due it is in violation of this provision, shall pay to the Township the sum of twenty-five (\$25.00) dollars before recovering the sign. If any sign is not claimed within fourteen (14) days, said sign shall be disposed of.
3. *Permitted ground signs.*
- A. General Requirements.
    - (1) All ground signs shall be permanent installations on a minimum twenty-four (24) inch high foundation or base.
    - (2) Within all districts, only one (1) ground sign shall be permitted per street frontage, except as noted in Section 1509.3.A.(3) and (4).
    - (3) In all residential zoning districts, one (1) ground sign that does not exceed thirty-two (32) square feet per side and four (4) feet in height shall be permitted at the primary entrance of a subdivision, site condominium, multiple-family development, or mobile home park. One (1) additional ground sign that does not exceed thirty-two (32) square feet per side may be permitted at a secondary entrance to the site.
    - (4) In all districts, one (1) sign shall be permitted along the principal frontage of a non-residential use. One (1) additional ground sign that does not exceed fifty percent (50%) of the permissible sign area may be permitted along the frontage of the site where a secondary entrance is located.
  - B. Height, setback, and area requirements. In addition to the general requirements set forth in Section 1509.3.A, maximum height, maximum area, and minimum setback requirement for ground signs in each district are set forth in the Table 3.B below.

Maximum Height, Maximum Area and Minimum Setback Requirements for Ground Signs Table 3.B			
District	Minimum Setback (ft)	Maximum Area (sq. ft.) per side	Maximum Height (ft.)
R-1 through R-5 (non-residential uses)	10'	32	4'
RM-LD, RM-MD, RM-HD and MHP (non-residential and special uses)	10'	32	4'
NB	10'	32	6'
GB	10'	50	6'
I-T and LM	15'	32	6'

Article 15 – Signs

I-C Industrial and Commercial	15'	32	6'
TC, NC and RC	See Sec. 1509.6		

4. *Wall mounted signs:*

A. General Requirement.

- (1) In the R-1 through R-5 districts, a single wall-mounted sign, or wall plate, that does not exceed two (2) square feet shall be permitted for a single-family residential dwelling.
- (2) Wall and canopy signs shall not extend higher than the height of the face of the building upon which they are located.

B. Maximum number and area requirements. In addition to the general requirements set forth in Section 1509.4.A, the maximum number and area requirement for building mounted signs in each district are set forth in Table 4.B below:

Maximum number and Area Requirement for Wall Signs Table 4.B			
District	Maximum number	Area in Sq. Ft. per One (1) lineal foot of Building Frontage	Total Maximum Area in Sq. Ft.
R-1 through R-5 (non-residential uses)	1	1	120
RM-LD, RM-MD, RM-HD	2	1	120
NB	2	1	120
GB	3	1	180
IT and LM	3	1	240
I-C Industrial and Commercial	3	1	240
TC, NC and RC	See Sec. 1509.6		

5. *Temporary signs:*

A. General Requirements.

- (1) The maximum display time of temporary signs is thirty (30) days up to maximum of two (2) times per calendar year unless additional time is granted under one (1) of the following subsections 1509.5(2) of (3).
- (2) When all or a portion of a building or land area on a zoning lot is listed for sale or lease, the maximum display time of freestanding temporary signs for all uses and temporary signs mounted on buildings for all uses shall be the duration the building, building unit or land is listed for sale or lease.
- (3) In recognition that there is a need for additional expression of speech prior to a scheduled election, the following applies for a period of thirty (30) days prior to until three (3) days after a Township-designated election day on which there is at least one (1) ballot item: the maximum allowable area of temporary freestanding signs shall be increased to sixty-

Article 15 – Signs

four (64) square feet in all districts. The maximum area of an individual sign remains as stated in the table below during this period.

- (4) Temporary signs shall be constructed of durable, all-weather materials and designed to remain in place and in good repair so long as they remain on display.
- (5) Temporary signs shall be subject to the maintenance standards of this Section.

B. Height and area requirements for temporary signs. In addition to the general requirements set forth in Section 1509.5.A, maximum height and area requirements for temporary signs are set forth in the Table 5.B below:

Maximum Size, Maximum Height, and Permitted Type of Temporary Signs Table 5.B				
Use	Permitted Types	Maximum Area of All Temporary Signs	Maximum Area of Any Individual Signs	Maximum Height (Ground)
Single-Family Residential	Ground	8 square feet	4 square feet	4 feet
	Wall	NA	NA	
Multiple Family Residential	Ground	32 square feet	16 square feet	6 feet
	Wall	4 square feet	2 square feet	
All Non-Residential Districts and Non-Residential Uses in Residential districts	Ground	32 square feet	20 square feet	6 feet
	Wall	32 square feet	20 square feet	

6. Permitted Signs in Form-Based Districts

A. Ground Requirements.

(1) Ground signs.

- (a) Lot Requirements. Ground sign(s) are only permitted on lots that are at least fifty (50) feet in width and for lots where the building is setback a minimum of ten (10) feet from the public right-of-way.
- (b) Number. One (1) ground sign shall be permitted for each lot.
- (c) Area.
  - [1] Parcels less than one (1) acre: shall not exceed twenty (20) square feet in area.
  - [2] Parcel one (1) acre or greater: shall not exceed thirty-two (32) square feet in area.

Article 15 – Signs

(d) Height.

[1] Parcels less than one (1) acre: shall not exceed four (4) feet in height.

[2] Parcels one (1) acre or greater: shall not exceed six (6) feet in height.

(e) Setback. Two (2) feet from right-of-way and three (3) feet from sidewalk.

(f) Landscaping. One (1) square foot of landscaping adjacent to the sign per one (1) square foot of sign area. Landscaping shall include a decorative combination of ground cover and shrubs to provide seasonal interest.

(2) Wall Signs.

(a) Number. Each developed lot shall be permitted one (1) wall sign per frontage on right-of-way and parking lot. All occupants' businesses without ground floor frontage shall be permitted one (1) combined exterior wall sign, in addition to the number of signs allocated to the developed lot.

(b) Area. The area of wall signs permitted for each ~~lot~~ unit shall be determined as one (1) square foot of sign area for each one (1) linear foot of building frontage occupied by a business to a maximum area of one hundred (100) square feet. All businesses without ground floor frontage, in a given building, shall be permitted one (1) combined exterior wall sign not more than twenty-four (24) square feet in area.

(3) Window Signs. Windows. Window signs must be located inside the window. There is no limit on number, but window signs cannot occupy more than twenty-five percent (25%) of the total window area.

(4) Canopy and Awning Signs. A canopy and awning sign is permitted in lieu of a wall sign. The area of awning and canopy signs permitted for each business shall be determined as one (1) square foot of sign area for each one (1) linear foot of building frontage occupied by an occupant a business to a maximum area of one hundred (100) square feet.

(5) Projecting.

(a) Number. Shall be limited to one (1) sign with no more than two (2) sign surfaces.

(b) Area. Shall not exceed eight (8) square feet in sign area.

(c) Height from Grade. The lowest part of the sign shall be a minimum of eight (8) feet above grade.

(d) Projection Distance. Sign may not project more than four (4) feet from the attached façade.

B. Comprehensive Sign Plans.

- (1) Intent. The intent of a sign package is to ensure that properties with multiple buildings, buildings with multiple occupants or tenants, and adjoining property owners are able to provide signage that is well designed and consistent throughout that building, property, or area, while providing some flexibility in the design of the signs that are approved through a sign package.
- (2) Process. A sign package may be submitted to the Planning Commission for its review and approval in accordance with this Section for (i) any property containing more than one (1) building; (ii) any multiple tenant building; and (iii) adjacent buildings on multiple parcels that wish to carry out sign consistency.
- (3) Contents of Sign Package. As part of the Site Plan Review process, an application for approval of a sign package shall include details regarding the design and location of all proposed signs for which a sign permit is required. The sign package shall clearly define the areas of the building or property for which approval of a sign package is requested. At a minimum, the following details shall be provided in the application submittal for approval of a sign package:
  - (a) Sign design, material(s), anchorage, and support(s).
  - (b) Sign location(s).
  - (c) Sign color(s).
  - (d) Sign dimensions.
  - (e) Method of illumination.
- (4) Standards. No sign package shall be approved by the Planning Commission unless the Planning Commission finds that the sign package incorporates signage that is:
  - (a) Unified and consistent throughout the building or property;
  - (b) Of a higher quality than would be otherwise required under the applicable sign regulations; and
  - (c) Compatible with the design and materials of the building or buildings, and consistent with the area surrounding the building or property.
- (5) Relief. The following relief may be granted by the Planning Commission provided that all standards as set forth in Section 15.09.6.C.(4) are found:
  - (a) To increase the sign area of a sign by no more than thirty-three and one-third percent (33  $\frac{1}{3}$ %).

Article 15 – Signs

- (b) To increase the height of a sign by no more than thirty-three and one-third percent (33 ⅓%).
- (c) To permit one (1) additional sign on any lot, provided that no relief shall be granted to permit an additional Ground Sign.

7. *Non-accessory signs:*

A. Not adjacent to Interstate 94 (I-94).

- (1) Area and height limitations: No billboard may be erected or maintained of a greater surface area than three hundred (300) square feet per sign face or of a greater overall height above ground than thirty-five (35) feet or the bottom surface of which extends to within less than three (3) feet above the ground surface.
- (2) Location: Billboards may be erected only in I-T, L-M or I-C districts. No billboard may be erected within five hundred (500) feet of any residential use or district, hospital, public park, recreation ground, public reservation, bridge, school, library, or church, nor within fifty (50) feet of street right-of-way lines at any street intersection and shall have a minimum setback of twenty-five (25) feet from all property lines or shall meet the setback requirements of the district, whichever is greater. Billboards shall be located no closer to one another than one thousand (1,000) feet.
- (3) Material required: All billboards shall be in conformance with applicable building, electrical and structural codes.
- (4) Limitations: No billboard shall be approved at any time when there are twenty (20) or more billboard sign faces in the Township except for that a new billboard structure may be granted approval only in exchange for the removal of four (4) nonconforming billboard faces.

B. Adjacent to Interstate 94 (I-94).

- (1) Area and height limitations: No billboard may be erected or maintained of a greater surface area than six hundred seventy-two (672) square feet per sign face or of greater overall height above ground than fifty (50) feet or the bottom surface of which extends to within less than three (3) feet above the ground surface.
- (2) Location: Billboards may be erected only in I-T, L-M or I-C zoning districts. No billboard may be erected within five hundred (500) feet of any residential use or district, hospital, public park, recreation ground, public reservation, bridge, school, library, or church and shall have a minimum setback of twenty-five (25) feet from all property lines or shall meet the setback requirements of the district for which it is located, whichever is greater. Billboards shall be located no closer to one (1) another than one thousand (1,000) feet on the same side of the given thoroughfare.
- (3) Material required: All billboards shall meet applicable building, electrical and structural codes.
- (4) Limitations: No billboard shall be approved at any time when there are twenty (20) or more billboard sign faces in the Township except for that a new billboard structure may be granted approval only in exchange for the removal of four (4) nonconforming billboard faces.

8. *Electronic changeable message signs:*

- A. Electronic changeable message shall constitute no more than fifty percent (50%) of the allowable ground sign area.
- B. Such signs shall contain static messages only and shall not have movement, scrolling words or images, or flashing on any part of the sign structure, design, or pictorial segments of the sign, nor shall such sign have varying light intensity during display of any single message.
- C. Each display on an electronic changeable sign shall remain fixed for a minimum of thirty (30) seconds.
- D. When a message on an electronic changeable sign is changed, said change shall be instantaneous without use of special effects like dissolve or fade.
- E. No EMS message display shall resemble or simulate any warning or danger signal, or any official traffic control device, sign, signal, or light or have the brilliance or intensity that will interfere with any official traffic sign, device, or signal.
- F. No auditory message or mechanical sounds may be emitted from the sign.
- G. Electronic changeable message signs shall meet the standards for illumination set forth in Section 1509.89.
- H. No sign shall be permitted to operate unless it is equipped with all of the following:
  - (1) A default mechanism that will cause the sign to revert immediately to a black screen if the sign or any component thereof malfunctions;
  - (2) A non-glare panel covering the electronic changeable copy display or other equivalent method approved by the Township to substantially reduce glare;
  - (3) All permitted EMS shall be equipped with a sensor or other device that automatically determines the ambient illumination and is programmed to automatically dim according to ambient light conditions;
  - (4) A written certification from a sign manufacturer or other approved testing agency that the light intensity has been preset to conform to the brightness and display standards established in this Article and that the preset levels are protected from end user manipulation by password protected software or other method.
- I. The owner or controller of said electronic changeable copy sign must adjust the sign to meet these brightness standards in accordance with this Article. The adjustment must be made within twelve (12) hours upon notice of non-compliance from the Township. The owner of said electronic changeable message sign shall provide certification of the foot-candles at the time of application showing compliance by a certified independent contractor and supply said certification to the Township.
- J. All electronic changeable message signs shall conform to all Michigan Department of Transportation rules and regulations.

9. *Sign illumination standards.*

A. General Standards.

- (1) No sign shall be illuminated by other than electrical means.
- (2) The source of illumination may be internal or external. The source of the illumination shall

Article 15 – Signs

not be exposed except for lighting that is integral for the use of electronic message signs, which are regulated in this Article.

- (3) All external lighting fixtures used to illuminate a sign shall be shielded to direct light towards the sign.
  - (4) No sign, whether externally or internally illuminated, shall display a brightness of such intensity or brilliance that impairs the vision or endangers the safety and welfare of any pedestrian, cyclist, or operator of a motor vehicle.
  - (5) No sign shall have illumination which creates blinking, flashing or movement.
- B. Sign Illumination Standards - The illumination of all signs, including EMS, shall not exceed 0.3 footcandles above ambient light levels based upon illumination measurement criteria set forth in Sign Area Versus Measurement Distance Table and Section 1509.9.C.

Area of Sign Sq. ft.	Measurement Distance (ft.)
10	32
15	39
20	45
25	50
30	55
35	59
40	63
45	67
50	71
55	74
60	77
65	81
70	84
75	87
80	89
85	92
90	95
95	97
100	100
110	105
120	110
130	114
140	118
150	122
160	126
170	130

Table 9.B Sign Area Versus Measurement Distance Table	
Area of Sign Sq. ft.	Measurement Distance (ft.)
180	134
190	138
200	141

\*For signs with an area in square feet other than those specifically listed in this table (e.g., twelve (12) sq. ft., four hundred (400) sq. ft., etc.), the measurement distance may be calculated with the following formula:  
Measurement Distance =  $\sqrt{\text{Area of Sign Sq. Ft.} \times 100}$

- C. EMS Illumination Measurement Criteria - The illuminance of a sign shall be measured with an illuminance meter set to measure footcandles accurate to at least two (2) decimals. Illuminance of an EMS shall be measured with the EMS off, and again with the EMS displaying a white image for a full color-capable EMS, or a solid message for a single-color EMS. All measurements shall be taken as close as practical to a perpendicular plane of the sign at the distance determined by the total square footage of the sign as set forth in Table 9.B Sign Area of a Sign versus Measurement Distance.
10. *Prohibited signs:* The following signs are prohibited within the Township:
- A. It shall be unlawful for any person to display upon any sign or other advertising structure any obscene material.
  - B. Portable signs, swinging signs, inflatable displays, sandwich boards pennant, blade or feather signs, or any signs which incorporate flashing or moving lights or animation.
  - C. String lights used in connection with business premises for commercial purposes other than holiday decorations, in accordance with the standards set forth in Section 13.03.6.G.
  - D. Any sign unlawfully installed, erected, or maintained.
  - E. Signs on trees, fences, utility poles or benches, whether located on public or private property.
  - F. Signs mounted on the roof of a building or extending above the height of the front face of the building upon which it is mounted.
  - G. Posting prohibited: No person shall post any placard, poster or other advertising matter on any post, tree, or other object within any street area or upon any public property, except legal notices which shall be posted on boards established at places designated by the Township. No person, except an officer of the Township, shall post any notice on such boards or remove or mutilate any notice posted thereon.
  - G. H. No sign shall be painted directly onto the façade of the building wall or related architectural feature.
11. *Permits and fees:* It shall be unlawful for any person to erect, repair, alter or relocate a sign, repair a nonconforming sign damaged by winds, vandalism, fire, or an act of God unless the appropriate permits have first been obtained from the Township and the required permit fees have been paid to the Township according to the schedule established by resolution of the Township Board.

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Article 15 – Signs

A. Signs for which a permit is not required:

- (1) Repairs to an existing sign: Repair of a sign damaged by winds, vandalism, fire, or an act of God provided that the sign is in conformance with the current Zoning Ordinance standards, that the sign is restored to its original design and that all work is in compliance with necessary structural and electrical codes.
- (2) Service on an existing sign: Painting, servicing, or cleaning of existing signs shall not require a sign permit unless a structural change or any change to the sign box or enclosure is made.
- (3) Temporary signs .
- (4) Traffic or other municipal signs, legal notices, danger and such temporary emergency or non-advertising signs as may be approved by the Township.
- (5) Directional signs that are erected for the sole and express purpose of directing traffic flow on public property, provided such signs do not exceed four (4) square feet in area and four (4) feet in height.
- (6) Flags bearing the official design of a nation, state, municipality, educational institution, or organization as approved by the Township.
- (7) Non-illuminated window signs on the inside of windows in non-residential districts that do not obstruct vision by more than twenty percent (20%).

B. Permits required:

- (1) Sign permit: A sign permit shall be required for all signs except for those signs set forth in Section 15.09.11.A.
- (2) Building permit: Required for all permanent building-mounted and ground signs, except such signs that are painted on an existing wall.
- (3) Electrical permit: Required for all illuminated signs or signs in which electrical wiring will be used in connection with the structure.

C. Sign permit application: Applications for permits shall be made upon forms provided by the Township and shall contain or have attached thereto the following information:

- (1) Name, address, and telephone number of the applicant.
- (2) A sign application shall include two (2) copies of a site plan that includes the lot survey, easements and setback dimensions, location of all buildings, other structures and all proposed and existing signs on the development parcel or zoning lot where such signs are to be erected. Elevation drawings of all buildings on the site shall be provided showing the location of all existing and proposed building-mounted signs.
- (3) Construction drawings: Two (2) blueprints or drawings of the plans, specifications, methods of construction and installation, materials list and method and type of illumination for each sign. All construction drawings or attachment details shall be signed and sealed by a licensed design professional.

12. *Legal nonconforming signs*: Nonconforming signs are those signs lawfully erected prior to the adoption of this Ordinance. All existing legal nonconforming signs shall be permitted to continue as such until removed or until changes other than painting or servicing are made, at which time they shall conform to the provisions of this Ordinance.

Article 15 – Signs

13. *Class A nonconforming sign designation:* Class A nonconforming signs shall be considered to be conforming signs for purposes of repair, service, or the changing of sign copy in a manner that does not require structural changes or any change to the sign box or enclosure. The Planning Commission may grant a Class A nonconforming sign designation in those instances where a determination is made after public hearing that the continuance of a nonconforming sign meets both the criteria found in Section 1602.2 and the following:
  - A. The granting of a continuance of the nonconforming sign will not create unfair advertising advantage over other properties in conformance with the sign provisions of this Article.
  - B. A nonconforming use shall not be permitted to add additional signs to the building or premises. Existing signs accessory to nonconforming uses may be maintained.
14. *Enforcement:* It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, or move any sign or structure in the Township, or cause or permit the same to be done in violation of any of the provisions of this Article. Any sign unlawfully erected or altered may be removed by the Township at the expense of the sign owner. The Township shall then place a lien on the property, adding necessary removal expenses to the tax bill for the property.
15. *Removal of abandoned, damaged, illegal, or unsafe signs:*
  - A. Abandoned signs:
    - (1) Any sign located on property in the Township that has become vacant or upon which a building is unoccupied for more than one hundred eighty (180) days, shall be presumed to have been abandoned. Permanent signs applicable to a business temporarily suspended because of a change of ownership or management of such business shall not be deemed abandoned unless the property remains vacant for a period of one hundred eighty (180) days or more.
    - (2) At such time as the Township shall become aware of the sign that is presumed to have been abandoned under subsection (1) of this Section, a notice of sign abandonment declaring that the sign is deemed abandoned, and directing the removal of the sign, shall be sent to the owner of the property.
    - (3) If the owner of the property to whom such a notice has been sent claims that the sign has not been abandoned, such owner shall, within sixty (60) days from the date of the notice, file a written response to the Township stating facts which rebut the presumption of abandonment and demonstrate the intent not to abandon the sign.
    - (4) At the end of such sixty (60) day period, if a written response stating facts to rebut the presumption of abandonment has not been submitted to the Township, the sign shall be deemed abandoned, and a notice to such effect shall be sent to the owner.
    - (5) If a written response stating facts to rebut the presumption of abandonment has been submitted to the Township, and if the response demonstrates in the discretion of the Township that the sign has not been abandoned, the sign shall be permitted to remain until further evidence of abandonment appears, or some other basis for removal arises. If the Township determines that the response fails to demonstrate that the sign has not been abandoned, the notice of sign abandonment, and the response from the owner, shall be placed upon the agenda of a meeting of the Zoning Board of Appeals, and notice of the time, place and date of the meeting shall be sent to the owner. After a review of the notice and response, and after affording an opportunity to be heard by the owner and

Article 15 – Signs

the director, together with any and all other information and argument deemed appropriate by the Zoning Board of Appeals, the Zoning Board of Appeals shall make a final determination with respect to whether the sign has been abandoned.

- (6) Any sign deemed abandoned under subsection (4) or found by the Zoning Board of Appeals to be abandoned under subsection (5) shall be removed within ten (10) days of such determination, and a failure to do so shall constitute a violation of this Section.

The Township may remove such signs or sign copy at the expense of the sign owner after said owner has been ordered in writing to remove said sign by the Township and has not done so within thirty (30) days. The Township shall then place a lien on the property, adding necessary removal expenses to the tax bill for the property.

- B. **Damaged signs:** Damaged signs shall be repaired, replaced, or removed within ten (10) days of the damage by the owner, agent or person having the beneficial use of the building or structure upon which said sign shall be found. Such signs may be removed by the Township at the expense of the sign owner after said owner has been ordered in writing to remove said sign by the Township and has not done so within ten (10) days. The Township shall then place a lien on the property, adding necessary removal expenses to the tax bill for the property.
- C. **Illegal signs:** Illegal signs may be removed by the Township at the expense of the sign owner after said owner has been ordered in writing to remove said sign by the Township and has not done so within thirty (30) days. The Township shall then place a lien on the property, adding necessary removal expenses to the tax bill for the property.
- D. **Unsafe signs:** Unsafe signs shall be immediately removed or made to conform to the provisions of this Article by the owner, agent or person having the beneficial use of the building or structure upon which said sign shall be found. If such action is not taken within twenty-four (24) hours, the unsafe signs may be removed by the Township at the expense of the sign owner. The Township shall then place a lien on the property, adding necessary removal expenses to the tax bill for the property.
16. **Sign maintenance:** The Township may order the removal of any sign that is not maintained in accordance with the provisions of this Article. Such signs may be removed by the Township at the expense of the sign owner after said owner has been ordered in writing to remove said sign by the Township and has not done so within thirty (30) days. The Township shall then place a lien on the property, adding necessary removal expenses to the tax bill for the property.
- A. **Maintenance:** All signs for which a permit is required, together with all their supports, braces, guys, and anchors, shall be maintained in good working order; and when not galvanized or constructed of approved corrosion-resistant, noncombustible materials, shall be painted when necessary to prevent corrosion. The exteriors of all signs, supporting members, painted surfaces, advertising materials and lettering shall be kept painted and in good repair, so as to present a neat and orderly appearance. All bulbs or component parts of the sign, including the electrical switches, boxes and wiring used in the illumination of the sign must be well maintained and in good repair.
- B. **Housekeeping:** It shall be the duty and responsibility of the owner or lessee of every sign to maintain the immediate premises occupied by the sign in a clean, sanitary, and healthful condition.