



## **REGULAR MEETING AGENDA**

**Tuesday, July 25, 2023  
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@ypsitownship.org](mailto:planning@ypsitownship.org) or 734-544-4000 ext. 1.**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF THE JUNE 27, 2023, REGULAR MEETING MINUTES
4. APPROVAL OF AGENDA
5. PUBLIC HEARINGS
  - A. **ZONING ORDINANCE TEXT AMENDMENT – TO CONSIDER THE PROPOSED CHANGES TO THE FOLLOWING ZONING ORDINANCES:**
    - 1) ARTICLE 4, SECTION 407. – RESIDENTIAL MULTIPLE-FAMILY: LOW DENSITY
    - 2) ARTICLE 4, SECTION 408. – RESIDENTIAL MULTIPLE-FAMILY: MEDIUM DENSITY
    - 3) ARTICLE 4, SECTION 409. – RESIDENTIAL MULTIPLE-FAMILY: HIGH DENSITY
    - 4) ARTICLE 4, SECTION 420. – INDUSTRIAL USE TABLE
    - 5) ARTICLE 5, SECTION 506. – TOWN CENTER
    - 6) ARTICLE 10, SECTION 1005. – EFFECTIVENESS
    - 7) ARTICLE 11, SECTION 1128. – TEMPORARY SIDEWALK, OUTDOOR AND TENT SALES FOR PRINCIPAL USE.
    - 8) ARTICLE 13, SECTION 1305. – FENCES AND WALLS
    - 9) ARTICLE 15, SECTION 1509. – SIGNS
6. OLD BUSINESS
7. NEW BUSINESS
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

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**Township Supervisor**  
Brenda L. Stumbo  
**Township Clerk**  
Heather Jarrell Roe  
**Township Treasurer**  
Stan Eldridge



**YPSILANTI  
TOWNSHIP**  
— PLANNING & ZONING DEPARTMENT —

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**Trustees**  
John Newman II  
Gloria Peterson  
Debbie Swanson  
Ryan Hunter

11. TOWNSHIP ATTORNEY REPORT
12. PLANNING DEPARTMENT REPORT
13. OTHER BUSINESS
14. ADJOURNMENT

**Please Note: This meeting is being recorded.**

**CHARTER TOWNSHIP OF YPSILANTI  
PLANNING COMMISSION MEETING  
Tuesday, June 27, 2023  
6:30 pm**

**COMMISSIONERS PRESENT**

Bill Sinkule, Chair  
Elizabeth El-Assadi, Vice-Chair  
Gloria Peterson  
Larry Doe  
Muddasar Tawakkul  
Bianca Tyson

**STAFF AND CONSULTANTS**

Jason Iacoangeli AICP, Planning Director  
Fletcher Reyher, Planning and Development Coordinator

i. **CALL TO ORDER/ESTABLISH QUORUM**

**MOTION:** Mr. Sinkule called the meeting to order at 6:30 pm.

ii. **APPROVAL OF APRIL 25, 2023, REGULAR MEETING MINUTES**

**MOTION:** Mr. Tawakkul **MOVED** to approve the June 13, 2023, Meeting Minutes with a friendly amendment to change Mr. Sinkule to Chair and Ms. El-Assadi as Vice-Chair. The **MOTION** was **SECONDED** by Mr. Doe and **PASSED** by unanimous consent.

iii. **APPROVAL OF AGENDA**

**MOTION:** Mr. Doe **MOVED** to approve the proposed agenda. The **MOTION** was **SECONDED** by Mr. Tawakkul and **PASSED** by unanimous consent.

iv. **NEW BUSINESS**

- a. **PRELIMINARY SITE PLAN – SKETCH PLAN – PASCHALL APARTMENTS – NEW APARTMENT OFFICE – 1155 E. FOREST AVENUE – PARCEL K-11-03-400-033 – TO CONSIDER THE PRELIMINARY SITE PLAN APPLICATION OF MR. LAMKIN TO PERMIT THE CONSTRUCTION OF AN APARTMENT OFFICE BUILDING FOR A 4.20 ACRE SITE ZONED RM-LD – MULTIPLE FAMILY (LOW DENSITY).**

Mr. Reyher (Planning and Development Coordinator) addressed the Planning Commission and presented the preliminary site plan for a new office building at the Paschall apartments at 1155 East Forest Avenue. Currently, a single-family home is on the site where this office is proposed. The Charter Township of Ypsilanti 2040 Master Plan designates this site for Neighborhood Preservation, a designation for established residential neighborhoods primarily north of Ford Lake and I-94.

Mr. Reyher presented an aerial photograph; the house that is proposed to be demolished is on the southern portion of the property. All of the abutting uses of this property are residential, multi-family and single-family residential. The Paschall apartments have abutting properties on Forest Avenue. The parcel is relatively flat, with no woodlands/wetlands present on the site. This site complies with the dimensional requirements for residential multiple-family low density except for the side yard setback. The applicant will need to seek a variance for the project. There is a requirement of a 30-foot side yard setback; the applicant is providing 10 feet.

The proposed uses for the office building complies with the zoning ordinance; this would be an accessory use to the existing apartment complex. The leasing agents and the maintenance staff would be present at the building. Tenants would have access to the building to pay their rent and submit maintenance requests.

The applicant proposes nine parking spaces, and the current requirement is 13. The Planning Department is confident that the number of spaces (9) provided is sufficient for both residents of the apartment complex and workers who will use the office space daily.

The applicant did not submit the landscaping plan. One of the approval conditions is adding landscaping to the final site plan. The requirement is for two large deciduous trees, one ornamental tree, and ten shrubs to be placed at the front of the proposed office building.

The Township Engineers and Consultants reviewed the plans with the following reports:

- OHM recommended approval, subject to conditions of this project that will be addressed at the final site plan review. The applicant must obtain permits from outside agencies and approvals from both Ypsilanti Township in all reviewing US agencies.
- Fire Marshal Steve Walgren approved the submitted plans on June 22, 2023.
- YCUA recommended the reuse of the existing water service and sanitary that are currently there

Mr. Tawakkul inquired if the Zone RM-LD would be permitted under the current zoning: Mr. Reyher stated that it would be an accessory use to the existing residential multi-

family use and this office would be more conforming than the existing single-family home.

Commissioner wanted confirmation on the sidewalk next to the house; Mr. Reyher confirmed that a sidewalk was present. OHM review states that the applicant must provide a sidewalk connection for the proposed office building to the existing sidewalk along the forest. Mr. Reyher stated that the existing sidewalk is in good shape, and there is no need to replace the whole frontage of the sidewalk but add the sidewalk from the existing sidewalk to the office building.

Ms. El-Assadi inquired about the parking spaces and the waiver of 13 parking spaces; Mr. Reyher stated that there are different modes of getting to the location via sidewalks, walkability, transportation, bus stop property manager of s, and those were the criteria in which the Planning Commission granted the waiver.

The applicant, Mr. Lamkin and Gary Bordeaux (Property Manager of Paschall Apartments) were present. Mr. Lamkin shared with the Commission that the proposed structure has a couple of elevations. The proposed office would replace the existing house and look great in the neighborhood. The new location is next to the current shop where the maintenance crews work, and the tenants are constantly in and out of the area.

The Commission inquired about the number of apartment complexes managed for Paschall in the township; Mr. Lamkin stated 260 apartments.

Mr. Tawakkul inquired if the applicant was comfortable with the requirement for landscaping; Mr. Lamkin stated that he had discussed it with Mr. Iacoangeli and Mr. Reyher; once the Planning Commission decides, the owner would provide a landscaping sketch.

**MOTION:** Ms. Peterson move to approve the Preliminary Site Plan of Mr. Lamkin representing Paschall East Apartments to permit the construction of a 4,040 sq. ft. office building and referenced site improvements located at 1155 E. Forest Avenue, Ypsilanti, MI 48198 Parcel #K-11-03-400-033.

This motion is further made with the following conditions:

1. The applicant shall address all outstanding comments from reviewing agencies prior to Final Site Plan approval.
2. The applicant shall obtain all applicable internal and outside agency permits prior to construction.
3. The applicant shall include a landscaping plan detailing plantings as required by Sec. 1301 – 3.C. – Street Yard Landscaping of the Township Zoning Ordinance.

4. The applicant shall obtain required setback variances from the Zoning Board of Appeals prior to Final Site Plan approval.
5. The applicant shall provide a sidewalk connection from the proposed office building to the existing sidewalk along Forest Avenue.

The **MOTION** was **SECONDED** by Mr. Tawakkul.

**Roll Call Vote:** Mr. Tawakkul (Yes), Ms. El-Assadi (Yes), Mr. Doe (Yes), Mr. Sinkule (Yes), Ms. Peterson (Yes), Ms. Tyson (Yes)

**MOTION PASSED.**

- b. **DRAFT YPSILANTI TOWNSHIP ZONING ORDINANCE AMENDMENTS – DRAFT ZONING ORDINANCE AMENDMENTS TO BE INTRODUCED TO THE PLANNING COMMISSION. NO PUBLIC HEARING IS SCHEDULED.**

Mr. Reyher addressed the Planning Commission on the zoning amendments. The current zoning ordinance had various issues over the last year, and it must be corrected.

Article 4- District Regulations deals with dimensional requirements, setbacks, heights, and allowable land uses. One of the issues found is that the zoning ordinance allows for the construction of single-family homes in multi-family residential zoning districts. The setback requirements for these multi-family residential districts are too big for a lot of these lots. Mr. Reyher shared an example of Habitat for Humanity having an issue where they needed to seek a variance for setbacks due to the small lot.

The amendment is to just add language to help developers follow single family zoning district standards. The language has been added to all multi-family zoning districts (low density, medium density and high density).

Mr. Iacoangeli stated that some of the critical ones that the Planning Department are looking at that would need feedback and consideration from the Planning Commission are the industrial districts ( James L. Hart Parkway, where RNL carriers is located in a small portion of Rawson Ville road; LM logistics and manufacturing on Rawson Ville road and then ICR - industrial commercial revitalization, near the Willow Run airport area, down to I 94).

SLPC (Special Use Planning Commission Approval):

- The townships moving crematoriums to that area out in the ICR district.
- Heating in electrical power generating plants would also be special land use in that area.
- The incineration of garbage is completely being eliminated.

- Junkyards are being contemplated as only a special land use since currently they are permitted use.
- Lumber and planing mills are being eliminated.
- Product assembly is being amalgamated into manufacturing and production and it would be a special land use. The manufacturing and production line item is taking the place of all the old sort of convoluted manufacturing individual uses that used to be in the ordinance and some of them are archaic (phonograph, pottery, musical instruments, toys novelties). The old language is being stricken out and manufacturing should be dealt as a special conditional use. Manufacturing revolves around the automotive industry and mechanical components.
- An increased request for Self- Storage, which would be a special conditional use. There are a lot of people who want to locate Self Storage business at James L. Hart Parkway and the surrounding neighborhoods which is not the appropriate area for those types of uses.
- Petroleum liquids and production refining and storage have been moved to a special land use.
- Sand and Gravel extraction/ smelting of copper iron and zinc has been eliminated.
- Large scale customer fulfillment centers laboratories for experimental technology and testing avionic repair.
- Green infrastructure and technology are being eliminated due to its own separate new uses which are more elaborate.
- Data centers for the storage and warehousing of servers.
- Outdoor storage and contractors and landscaping yards are becoming only a special land use in the ICR and LM district where they're currently permitted.
- Open Air businesses are been removed since they are primarily for retail and commercial districts and not for industrial.
- Warehouses and indoor storage are being allowed only in the LM and ICR district.
- Some lumber yards building materials (Lowe's and Home Depot) have been taken out of the industrial districts, because those are more commercial.
- Laboratories and experimental film testing have been stricken out since it falls into the other experimental.
- Research and development have been stricken out.
- Green industry and energy are a whole new section.
- Green Technology Research and manufacturing would be permitted use in all industrial districts.
- Solar farms would be special conditional uses in the LM and the ICR district.
- Green battery manufacturing in LM and ICR district as a permitted.

- Hydrogen technology special land use consideration and LM permitted use in the ICR district.
- Research and development including laboratories prototype development and testing facilities, permitted uses in IT and LM districts.
- Agricultural standards were cleaned up; farm operations have been taken out of industrial districts. Greenhouse and plant material and nurseries are permitted uses in LM and ICR.
- Community Supported Agriculture was eliminated from the LM district.
- Office buildings that have been data processing and computer centers have been extended to the ICR district.
- Adult /daycare centers and preschools have been taken out.
- Massage therapy has been removed out of the ICR district because massage therapy according to the standards and conditions subject to 1140 is treating massage therapy as a sexually oriented business. There are businesses who wish to have legitimate licensed massage build businesses in the township.
- Pawnbroker, secondhand dealers and junk dealer facilities have been taken out.
- Medical marijuana and the marijuana use would remain the same.
- Restaurants are being taken out of the IT district. This might need special conditional use in the IT district.
- The Civic and institutional uses have been updated.
- Individually recreational is allowed in IT.
- Convention centers / theaters in considered under the IT area.
- Paint balls have been removed, outdoor theaters have been added to the ICR and racetracks have a special conditional use.
- Airports auto engine body repair have been relegated to the ICR special conditional uses and freight terminals would be a permitted use in the ICR and taken out of IT.
- Railroads are allowed in the ICR district and railroad lines / similar rail transport facilities are being removed from the ICR (Planning Department to amend to as permitted use).

Mr. Iacoangeli informed the Commission that Section 500 (Article Five) is the Form based districts that requires some minor changes associated with the maps. It was found that, there have been some parcels that have not been designated with site types. The Planning Department engaged Carlisle Wortman to make the necessary changes to the maps for the allowance into the IT district / town center district.

**Changes to Sec 1005:** Language change in the conditional uses for how long an approval can be granted for a special conditional. The current language states that applicants

have one year from the date of approval to get their project completed or else it deems to lose its special conditional use approval. The language that states "progress towards conclusion of project is made", this gives the Planning Department some latitude when someone gets special land use approval, they have one year from that date to show that they are making substantial progress towards getting their special conditional use approved. This language in place would allow the extension of the approval and allow the entity to moving forward with the project instead of having to reset and bring it back to the Planning Commission.

Mr. Tawakkul pointed out that "date of approval and progress towards conclusion of project is made" is adding additional requirement instead of waving out the one-year requirement. Mr. Tawakkul suggestion is for the Planning Department to consult the attorney; Mr. Iacoangeli stated that he would update the language before the next meeting.

**Article 11; Sec 1128 (Temporary sidewalk, outdoor and tent sales): Added an additional language** "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". Mr. Iacoangeli explained by stating that someone who is having an outdoor sidewalk sale has to demonstrate that they have enough parking to accommodate whatever side sale they are having. There is no language in the ordinance that gives the ability to do that, and there is a needed change to the language.

**Seasonal sale of produce from tents, stands or display racks subject to the following conditions:** Eliminating the off-street parking provision, because it talks about the requirements and instances where a usable floor area cannot be effectively measured, and parking must be provided in keeping with the standards of Section 1205 parking requirements. Off street parking to be either asphalt or concrete.

**Sec 1166 (Specific Use Provisions):** The food trucks needed some addition; it was taken to the development team and was able to get some feedback from the in-house elected officials and Mr. Doug Winters about some considerations regarding the language. Currently, the township has a food truck regulation that part of the zoning ordinance amendment that was reviewed last time, the Planning Department made the decision to plant the township flag on the food trucks. Section 1166 currently states food trucks may be a temporary use in neighborhood business, general business, neighborhood corridor and regional corridor. The applicant must obtain a zoning compliance permit and the property owner of the site of the proposed future food truck shall sign the zoning compliance permit application. This language would abridge that by adding some specifics "including may be permitted in any zoning district in conjunction with a special event for which the township approval has been granted". The zoning compliant permits have to be granted yearly, and require them to be displayed. All applicants for the

compliance zoning compliance permit shall include documentation of the property owner's permission. The proposed location may be amended over the course of the permit's term. Washtenaw County or other applicable Health Department approvals have to be submitted. Food truck vendors shall provide trash and recycling.

Vendors are responsible for removing all associated trash and litter and refuse from the site at the end of the day. This includes food wrappers and stuff discarded improperly by customers. Mr. Winters felt that there might be some additional language added to this to require a bond of \$500 for the year (refundable) to make sure that food truck businesses clean up after themselves. Food Truck vendors shall not cause any parking traffic or vehicular accessibility or pedestrian or non-motorized conflicts. They should not obstruct fire lanes. Vendors shall not use any flashing, blinking or strobing lights, loud music amplification, no signage used by vendors except the sign on the truck. Hours of operation not to exceed 12 consecutive hours and may not extend past 10:00 pm. Food Truck shall not be left unattended or unsecured at any time. No dining area, including but not limited to tables, chairs, benches shall be permitted. The vendor would have to supply the township with a certificate of liability insurance from an insurance company doing business in the state of Michigan. One of the feedback received is to limiting consecutive days being parked in the same location.

Mr. Iacoangeli talked about the concerns that can arise from the restaurant owners along US 12 and Ecorse Road on allowing food trucks to have permanent residencies in parking lots and the allowance from paying property taxes.

Mr. Tawakkul stated on the rise of applicants for food truck licenses and the suggestion to the Planning Department to review what other municipalities are doing before the township creates the requirements.

Ms. Peterson inquired about "No dining area, including but not limited to tables, chairs, benches shall be permitted"; Mr. Iacoangeli explained that the statement is to keep food trucks from creating a permanent space. Ms. Peterson suggestion is put a limitation of tables/chairs since it would be helpful to have seatings for families with kids.

The Planning Commission and Mr. Iacoangeli discussed on what degree and what requirements are needed for the food truck business.

**Mr. Sinkule informed the Planning Commission that Ms. El-Assadi was excused at 7:28 pm.**

**Section Article 13 (Site Design Standards):** This allows neighbors in the township who have through lots to have six-foot-high fences in their secondary front yard. Through lots have two front yards in the township. The township fence ordinance states that

front yards are not eligible to have a six-foot-tall privacy fence, however, through lots is an odd situation where some houses have two front yards.

The ordinance language reads, that residents are not allowed to have a six-foot privacy fence on a through lot. The revised language gives them the ability to do that: A through lot fences between four and six feet in height, located in the secondary front yard shall maintain a 10-foot setback from the property line.

**Wall Signs:** Each developed lot shall be permitted one wall sign per frontage on a right of way and parking lot all occupant businesses without ground floor frontage shall be permitted one combined exterior wall sign and then the area of wall signs permitted for each unit shall be determined as one square foot of sign area for each one linear foot of building. Additional language talks about prohibited signs; no signs shall be painted directly onto the facade of a building wall or related architectural feature.

**Mr. Iacoangeli requested Mr. Sinkule to formally set a public hearing for July 25, 2023, to get comments on these ordinances. Meanwhile the Planning Department will amend the language and get it back to the Planning Commission. Mr. Iacoangeli stated that Mr. Tawakkul will update the executive summary with the current dates.**

**MOTION:** Mr. Sinkule **MOVED** to approve public hearing for July 25, 2023 (Tuesday) to review the draft zoning ordinance amendments.

**Roll Call Vote:** Mr. Tawakkul (Yes), Mr. Doe (Yes), Mr. Sinkule (Yes), Ms. Peterson (Yes), Ms. Tyson (Yes).

**MOTION PASSED.**

v. **OPEN DISCUSSIONS FOR ISSUES NOT ON AGENDA**

A. **Correspondence received**

Mr. Iacoangeli inquired with the Planning Commission if they were getting emails from the Michigan Association of Planning online magazines and literature classes and continuing education; The Planning Commission stated that they were receiving them. Mr. Iacoangeli informed that if they were any preferred email addresses, they could email Mr. Iacoangeli with their preferences.

B. **Planning Commission members**

Commissioners inquired about Round House; Mr. Iacoangeli stated on the ground breaking event after the holidays. Round House needs to make sure that the fire marshal is satisfied with keeping the entranceway to North Gate Apartments.

Mr. Tawakkul requested Mr. Iacoangeli to run a check on the station next to the Road House.

C. **Members of the audience**

None to Report.

vi. **TOWNSHIP BOARD REPRESENTATIVE REPORT**

Upcoming Jazz Fest from June 30, 2023 until Labor Day weekend.

vii. **ZONING BOARD OF APPEALS REPRESENTATIVE REPORT**

None to Report.

viii. **TOWNSHIP ATTORNEY REPORT**

None to Report.

ix. **PLANNING DEPARTMENT REPORT**

None to Report.

x. **OTHER BUSINESS**

None to Report.

xi. **ADJOURNMENT**

**MOTION:** Mr. Sinkule **MOVED** to adjourn at 7:44 pm. The **MOTION** was **PASSED** with unanimous consent.

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Respectfully Submitted by: Minutes Services



## Staff Report Zoning Ordinance Text Amendments

July 25, 2023

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### RE: Public Hearing: Zoning Ordinance 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. The following Sections of the Zoning Ordinance are under consideration for Zoning Text Amendments:

- Article 4, Section 407. – Residential multiple-family: low density.
- Article 4, Section 408. – Residential multiple-family: medium density.
- Article 4, Section 409. – Residential multiple-family: high density.
- Article 4, Section 420. – Residential use table.
- Article 5, Section 506. – Town Center
- Article 10, Section 1005. – Effectiveness
- Article 11, Section 1128. – Temporary sidewalk, outdoor and tent sales for principal use.
- Article 13, Section 1305. – Fences and walls.
- Article 15, Section 1509. – Signs.

### 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. On October 5, 2022, staff brought before the Zoning Board of Appeals a request by Habitat for Humanity to seek a variance from Sec. 407 due to the inability for them to meet the aggregate 60-foot side yard setback requirement on a RM-LD lot located at 966 N. Prospect. The lot was only 51' wide rendering the construction of a single-family home unobtainable. If this Zoning Text Amendment was in effect at the time, Habitat for Humanity could simply use the dimensional standards of the most similar single-family lot, in this case, a R-5 One-Family Residential lot. **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.



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

1. *Intent:* The intent is to provide sites for low-density multiple-family dwelling structures, and related uses.
2. *Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the RM-LD residential district.
3. *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

4. *Supplemental district standards:*
  - A. In addition to those bulk regulations listed in Section 407.3, 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.



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			
			Stories	Feet	Front	Side		Rear
in acres	Width in feet					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.



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-HC 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>	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.



**Article 4, Section 420 – Residential Use Table**

Staff suggests amending the industrial schedule of uses to provide for uses more in line with the Master Plan, industrial users that are currently operating in the township, and uses more aligned with today's economic trends. Please find below the proposed changes:

Article 4 – District Regulations

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				
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-PC</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		<del>SL-PC</del>	<u>SL-PC</u>	
<del>Incineration of garbage or refuse when conducted within an approved and enclosed incinerator plant</del>		P		<del>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</del>
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		A	<u>SL-PC</u>	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
<del>Lumber and planing mills</del>	<del>SL-PC</del>	<del>SL-PC</del>		<del>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</del>
<u>Product Assembly</u>				
<u>Manufacturing and Production</u>	<u>SL-PC</u>	<u>SL-PC</u>	<u>SL-PC</u>	



Article 4 – District Regulations

Industrial Districts Use Table	I-T	L-M	ICR	Notes
<p>P = Permitted Use    SL-PC = Special Use Planning Commission Approval            SL-TB = Special Use Township Board Approval    A = Accessory Use    — = Not permitted</p>				
<del>Manufacture of corrosive acid or alkali, cement, lime, gypsum, or plaster of Paris.</del>		P	P	<del>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</del>
<del>Manufacture of musical instruments, toys, novelties and metal or rubber stamps, or other small, molded rubber products</del>	SL-PC	P		<del>In I-T, must be in enclosed building</del>
<del>Manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas</del>	SL-PC	P		<del>In I-T, must be in enclosed building</del>
<del>Manufacture or assembly of electrical appliances, electronic instruments and devices, radios, and phonographs</del>	SL-PC	P		<del>In I-T, must be in enclosed building</del>
<del>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.</del>	SL-PC	P		<del>In I-T, must be in enclosed building</del>
<del>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</del>	SL-PC	P		<del>In I-T, must be in enclosed building</del>
<del>Metal plating, buffing, and polishing</del>	SL-PC	SL-PC		<del>Subject to appropriate measures to control the type of process to prevent noxious results and/or nuisances</del>



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Self-Storage Facilities and storage buildings for lease to the public	<del>SL-PC</del>	SL-PC	<u>P</u>	Subject to conditions in Section 1134.
Petroleum or other inflammable liquids, production, refining or storage		<u>P</u>	<u>SL-PC</u>	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
<del>Sand and gravel extraction</del>		<u>P</u>		<del>Subject to conditions in Section 1148.</del>
<del>Smelting of copper, iron, or zinc ore</del>		<u>P</u>		<del>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</del>
Last mile logistics and distribution warehouses and uses.		<u>P</u>	P	
Large Scale Customer Fulfillment Centers		<u>P</u>	P	
Laboratories, experimental technology testing facilities.	<u>P</u>	<u>P</u>	P	
Avionic repair and manufacturing including airplanes, helicopters, and drones.		<u>P</u>	P	
<del>Green infrastructure and technology</del>			<u>P</u>	
Data centers for the storage and warehousing of computer servers.		<u>P</u>	P	
Outdoor Storage and Contractors/Landscapers Yard	<u>P</u>	<del>SL-PC</del> <u>PC</u>	<u>SL-PC</u>	Subject to conditions in Section 1157.
<del>Open Air Business</del>	<del>SL-PC</del>	<del>SL-PC</del>		<del>Subject to condition in Section 1119.</del>
Warehouses and <u>indoor</u> storage	<u>P</u>	P	<u>P</u>	



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<del>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 boat, house trailer, automobile garage or agricultural implement sales</del>	<del>SL-PC</del>	<del>SL-PC</del>		
<del>Laboratories, experimental, film or testing</del>	<del>SL-PC</del>	<del>P</del>		<del>In I-T, must be in enclosed building</del>
Medical laboratories	P	P		
<del>Research and development, including laboratories, prototype development and testing facilities, design and pilot or experimental product development</del>	<del>P</del>	<del>P</del>		<del>In I-T, must be in enclosed building</del>
<b>Green Industry and Energy</b>				
<u>Green technology research and manufacturing</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Solar Farms</u>		<u>SL-PC</u>	<u>SL-PC</u>	
<u>Green Battery Manufacturing</u>		<u>P</u>	<u>P</u>	
<u>Hydrogen Technology and alternative green fuels</u>		<u>SL-PC</u>	<u>P</u>	
<u>Research and development, including laboratories prototype development and testing facilities design and pilot or experimental product development</u>	<u>P</u>	<u>P</u>		
<b>Agricultural</b>				
<u>Farm operation</u>	<u>P</u>	<u>P</u>		
<u>Greenhouse and plant material nursery (materials grown and sold on-site)</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Community-Supported Agriculture</u>	<u>SL-PC</u>			



Article 4 – District Regulations

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<b>Office and Financial</b>				
Office buildings	P	<del>P</del>	<del>P</del>	
Data processing and computer centers, including service and maintenance of electronic data processing equipment	P	<del>P</del>	<del>P</del>	
<b>Retail and Services</b>				
Sexually Oriented Businesses			SL-PC	Subject to conditions in Section 1139.
<del>Adult/child day care center + preschools</del>	<del>SL-PC</del>			
Commercial kennels/ pet day care	SL-PC	P	<del>P</del>	Subject to conditions in Section 1161
<del>Massage therapy</del>			SL-PC	<del>Subject to conditions in Section 1140.</del>
<del>Pawnbroker, secondhand dealer, and junk dealer facilities</del>			SL-PC	<del>Subject to conditions in Section 1141.</del>
Incidental Sales and Services	A	A	A	Subject to conditions in Section 1132
Tattoo parlor			SL-PC	
<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			P	



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<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>				
Grower (may grow up to one thousand-five hundred (1,500) marijuana plants)				
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 Marijuana Grower (may grow up to two thousand (2,000) plants)			P	
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.



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Restaurants	P			
<b>Civic/Institutional</b>				
Hospitals	P			
Trade or industrial schools	P	P	<u>P</u>	No outdoor storage
Parole or probation offices			SL-PC	Subject to conditions in Section 1143.
Public/government buildings	P	<u>P</u>	<u>P</u>	
Public utility buildings, excluding wastewater treatment plants	P	P	<u>P</u>	
Transfer and electricity and gas service buildings and yards	P	P	<u>SL-PC</u>	
Wastewater treatment plants			P	Subject to conditions in Section 1154.
<b>Recreation</b>				
Assembly halls, display halls, convention center, theater, or similar places of assembly	<u>SL-PC</u>			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.



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<del>Outdoor spat ball, simulated war games and similar activities</del>		P		<del>Subject to conditions in Section 1151.</del>
Outdoor theaters		SL-PC	<u>SL-PC</u>	Subject to conditions in Section 1138.
Racetracks (including midget auto and karting tracks) and dirt tracks		P	<u>SL-PC</u>	Subject to conditions in Section 1150.
<b>Automotive/Transportation</b>				
Airports	<u>SL-PC</u>	SL-PC	<u>SL-PC</u>	Subject to conditions in Section 1133.
Auto engine and body repair, and undercoating shops	<u>SL-PC</u>		<u>SL-PC</u>	When conducted in enclosed building
Automobile mechanical component dismantling and recycling			SL-PC	Subject to conditions in Section 1142.
Freight terminals	P	P	<u>P</u>	
Railroad transfer and storage tracks, railroad rights-of-way	P	P	<u>P</u>	
Railroad lines, rail spurs and similar rail transport access facilities	P	P	P	Subject to conditions in Section 1145.
<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.			



**Article 5 – Sec. 506. – Town Center:**

**Use groups by category in Town Center**

Use Group 2 for the 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. **This Zoning Ordinance Text Amendment will be brought to the Planning Commission for the Neighborhood and Regional Corridor in the coming months.** See next page.



**Current Zoning Ordinance Language:**

*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 or 3, that is mixed vertically in a building or horizontal on one (1) parcel.
Multiple-Family dwellings.
Live/Work units.
Child care centers, subject to regulations in Section 1155.
Bed and Breakfast operations, subject to regulations in Section 1107.
<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.



**Proposed Text Amendment:**

*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>
<b>Mixed-use. Any combination of uses located in group 1, 2, 3, or 4 that is mixed vertically in a building or horizontal on one (1) parcel.</b>
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 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%).



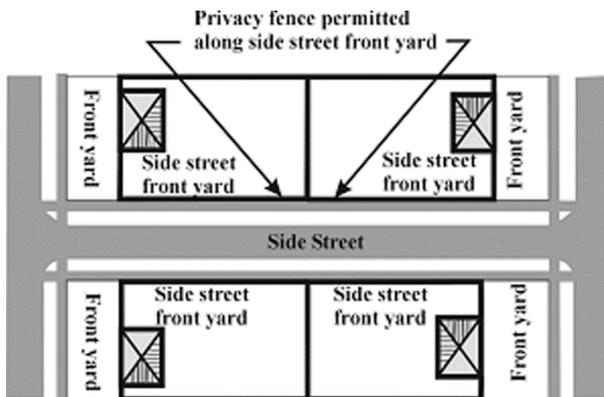
- D. All tents shall be removed within forty-eight (48) hours of expiration of the period for which the permit is issued.
- E. Equipment and products used in the event do not pose a fire or other hazard.

**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 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:

(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.

### 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.