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



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

Trustees
Karen Lovejoy Roe
John Newman II
Gloria Peterson
LaResha Thornton

WORK SESSION AGENDA

**Tuesday, August 25, 2026
6:30PM**

**7200 S Huron River Drive
Ypsilanti, MI 48197
1st Floor Conference Room**

1. ROLL CALL
2. PROPOSED ZONING TEXT AMENDMENTS

Work Sessions are open to the public however there is no formal action taken at this meeting.

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To: Planning Commission

Cc: Brenda Stumbo, Township Supervisor
Doug Winters, Township Attorney
Sally Elmiger, Consultant Planner, Carlisle Wortman & Associates

Date: August 20, 2026

RE: Planning Commission Work Session, Zoning Text Amendments

Please review the attached proposed Zoning Ordinance Text Amendments for updates to the zoning code. These are intended to be clean-up items for better and clearer regulations.

The zoning text amendment proposes changes to the following sections

- Section 201, Definitions
- Section 802, Accessory Building and Structures, and Accessory Uses
- Section 806, Temporary Structures
- Section 1129, Mobile Food Vending Services (i.e. Food Trucks)
- Section 1208, Parking Commercial Vehicles in Residential Areas.

Please note that there are some ordinance changes included in this packet that are not part of the Zoning Ordinance. These amendments will go directly to the Township Board because they are not part of the Zoning Ordinance. We included them as they relate to these changes.

We will discuss these items at the Wednesday, August 25 Work Session to answer questions and receive feedback. A public hearing notice is expected to be scheduled for the September 22, 2026 Regular Meeting.

Sincerely,

Mark Yandrick

Mark Yandrick
Planning Director
Ypsilanti Township Planning Department

Draft Zoning Ordinance Amendments

Article VIII – General Provisions, Sec. 806. – Temporary Structures and Uses

Ypsilanti Township

Temporary Structures and Uses

Issues: Planning has identified additional “temporary structures” and “temporary uses” that could be addressed in the Zoning Ordinance. These include:

1. Portable on-demand storage structures
2. Dumpster roll-off containers
3. Mobile food vending stands, trailers and vehicles (~~food truck~~Food Trucks)

Ordinance Change: See proposed amendments to Sec. 806. – *Temporary Structures*. See also proposed amendments to Sec. 1129. – *Food Trucks*.

ARTICLE II. – CONSTRUCTION OF LANGUAGE AND DEFINITIONS

Sec. 201. – Definitions:

Building, Temporary: Any building not designed to be permanently located at the place where it is, or where it is intended to be, temporarily placed or affixed.

Dumpster: A container that has a hooking mechanism that permits it to be raised and dumped into a sanitation truck.

Dumpster Roll-Off Container: A dumpster which is hauled away from a site rather than being emptied on-site.

Manufactured Home: A housing structure that is transportable in one (1) or more sections.

Mobile food vending service: any portable vehicle or trailer not permanently attached to the ground that temporarily parks and engages in the service, sale, or distribution (vending) of ready-to-eat food for individual portion service to the general public directly from the vehicle or trailer Commonly referred to as a Food Truck.

Mobile food vendor: means the registered owner of a mobile food vehicle or trailer (i.e., Food Truck) or the owner’s agent or employee.

Mobile Home: Any building or structure, transportable in one (1) or more Sections, which is built on a chassis and designed to be sold as a dwelling with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained in the structure. Mobile home does not include recreational equipment.

Portable On-Demand Storage Structure: Any portable container, portable storage unit or other portable structure that is used for the temporary storage of personal property which is located outside an enclosed building. The storage unit is delivered to a lot, unloaded from a truck, and left on the lot to be packed or unpacked by the occupant of the lot over a period of time, with a truck returning at a later date to remove the storage container. The term does not include normal sheds or membrane storage structures. It also does not include freight containers located on a lot in an industrial district

Temporary Use or Building: A use or building permitted to exist during a specified period of time.

ARTICLE VIII. – GENERAL PROVISIONS

Sec. 806. – Temporary structures:

1. The following temporary structures shall require a Zoning Permit:

A. Portable on-demand storage structures that comply with the following standards:

- a. A maximum of one (1) structure which does not exceed eight (8) feet high, eight (8) feet wide, and sixteen (16) feet long may be permitted on one lot at a time.
- b. The portable on-demand storage structure may be placed on a lot for a period not to exceed ninety (90) days in a calendar year.
- c. Up to two (2) portable on-demand storage structures may be located on-site if the Building Official has issued a building permit. The time period for the storage structure shall coincide with the effective dates of the building permit, but may be extended for the storage structure by the Building Official if there is substantial progress or construction activity toward completion.
- d. In the event of flood damage, fire damage, asbestos removal or similar catastrophes or emergency repairs, the Building Official may allow up to two (2) portable on-demand storage structures during the period of emergency repair. Time extensions may also be granted by the Building Official.
- e. The portable on-demand storage structure must be placed at least five (5) feet from the side or rear lot line and fifteen (15) feet from the front lot line.

B. Dumpster Roll-Off Containers that comply with the following standards:

- a. In a residential zoning district, a dumpster roll-off container may be permitted by the Building Official for a maximum of five (5) days. This may be extended by the Building Official if the site has been issued a building permit, and if there is substantial progress or construction activity.
- b. The dumpster roll-off container shall be placed on a driveway, at least five (5) feet from a side yard and shall be situated in order to maintain adequate sight distance from the public right-of-way.
- c. In non-residential zoning districts, a dumpster roll-off container may be permitted by the Building Official for a maximum of ten (10) days. This shall exclude industrial operations where the use of dumpster roll-off containers are related to manufacturing or processing.

C. Mobile Food Vending Service (Food Truck). See Sec. 1129 of the Zoning Ordinance for required standards.

D. Temporary dwelling: A manufactured home may be used as a temporary dwelling by a family while repairing or replacing its single-family residence rendered uninhabitable by a disaster such as fire, flood, or windstorm. Such temporary dwelling shall be permitted only in R-1 through R-5 districts. Only a manufactured home may be used as a temporary dwelling; a camper, travel trailer, motor home, recreational vehicle, cabin, tent, basement, garage, or similar unit shall not be used as a temporary dwelling in any zoning district.

2E. Non-residential temporary structure: A non-residential temporary structure may be permitted as follows:

iA. A non-residential temporary structure designed as a general sales office or financial institution may be used exclusively for such purposes during construction of a permanent structure designed for any such purpose. Such temporary structure shall be permitted only in the NB, GB, I-T, L-M, and I-C districts, and only if such permanent structure and use is permitted in said zoning district. Said structure shall be removed no later than seven (7) days after the issuance of any occupancy certificate for the permanent structure.

iiB. A non-residential temporary structure, designed as a sales office, may be used in a residential development, including a PUD, exclusively for the purpose of selling new dwelling units within said residential development. The temporary structure may be used only during the construction of a model home/sales office and shall be removed no later than seven (7) days after the issuance of any occupancy certificate for said model homes. In no case may a temporary sales office be used for more than a one (1) year period. The temporary office shall be the sole occupancy of, and located entirely within the buildable area of, a single lot, shall provide the off-street parking required by Section 1205, Parking requirements, and shall meet all requirements of the Building Code. Unless exempted by the Building Code, the temporary structure shall be connected to public water and sanitary sewer lines, where available, in which case a connection permit shall be obtained from the Ypsilanti Community Utilities Authority. If public water and sanitary lines are not available to the lot, the temporary structure shall be connected to a well and a septic or holding tank, in which case the applicant shall obtain a permit therefor from the Washtenaw County Health Department. Said temporary structure may not be occupied until an occupancy certificate has been issued. A temporary sales office permitted under this paragraph shall not be subject to the provisions of item C.

iiiC. A non-residential temporary structure, not to exceed twelve (12) feet by forty (40) feet in size, designed as a construction office, may be used in a residential development, including a PUD. If the development has more than one (1) model home, the temporary structure may be used only during the construction of the model homes and shall be removed not later than seven (7) days after the issuance of any occupancy certificate for said model homes. In all cases the temporary construction office shall be removed when occupancy certificates have been issued for eighty percent (80%) of the proposed structures in the phase in which it is located. The temporary office shall be located entirely within the buildable area of a single lot, shall provide the off-street parking required by Section 1205, Parking requirements, and shall meet all requirements of the Building Code.

32. Regulations:

- A. A temporary structure shall comply with all use, yard, and parking requirements of the zoning district in which located.
- B. A temporary structure shall be connected to public water and sanitary sewer lines, where available, in which case a connection permit shall be obtained from the Ypsilanti Community Utilities Authority. If public water and sanitary lines are not available to the lot, the temporary structure shall be connected to a well and septic tank, in which case the applicant shall obtain a permit therefor from the Washtenaw County Health Department.
- C. A temporary structure shall be permitted only on the same lot as the permanent structure, except that a temporary sales/rental office in a residential development may be located within the boundary lines of said residential development.
- D. The term of the permit shall not exceed one (1) year, provided that, in the discretion of the Planning Commission, the term may be extended for one (1) period not exceeding six (6)

months. Extension shall only be made on written application filed twenty (20) days or more prior to such expiration, setting forth facts showing due diligence in construction of the permanent structure. An extension shall not be approved unless construction of the permanent building has commenced within one hundred eighty days (180) days of the date of approval of the conditional use permit and is diligently pursued.

- E. The use of a temporary structure shall be a permitted use in the district in which said structure is to be located, provided that the use of a non-residential temporary structure shall not be other than a general sales office, a sales/rental office, or a financial institution.
- F. A soil erosion control permit shall be obtained from the Township Engineer.
- G. If the temporary structure is on a public road, a driveway permit shall be obtained from the Washtenaw County Road Commission or the Michigan Department of State Highways and Transportation, whichever is applicable.
- H. Driveway and parking areas shall be paved or constructed of compacted gravel or crushed limestone.
- I. A performance guarantee in compliance with Section 306, Performance guarantee, shall be deposited with the Township in the amount estimated by the Township Engineer to be sufficient to assure that, upon expiration of the term of the permit, the temporary structure and all temporary site improvements will be removed, and the site restored to a stable, safe and nuisance free condition. The guarantee shall provide that, in breach thereof, the Township shall be entitled to enter upon the site and complete such removal and restoration and defray the cost thereof out of said deposit.
- J. The applicant shall cause the temporary structure to be removed within fourteen (14) days of the date of issuance of a certificate of occupancy for the permanent structure, or of the date of expiration of the temporary structure permit, whichever is the earlier.
- K. A temporary structure permit and the certificate of occupancy issued thereon shall not be transferable to any other person, company, use, structure, or lot.

43. Application: An application for such a permit shall be filed with the Zoning Administrator. The application shall include the following information:

- A. Name and address of the applicant and property owner.
- B. Accurate legal description of the lot on which the temporary structure is to be located.
- C. A preliminary site plan, including the location of all proposed permanent improvements on the site and the relationship of temporary improvements to said permanent improvements.
- D. Information showing the necessity of use of the temporary structure in meeting the construction schedule of the permanent structure(s) on the lot.
- E. Copies of any other permits and certificates required.
- F. An estimate, with supporting information, of the reasonable cost of removal of the temporary structure and temporary site improvements, and of site cleanup, upon expiration of the permit.

54. Approval:

- A. Planning Commission Action. Upon determining that an application conforms to all regulations of this ordinance, the Planning Commission shall approve the permit. The Planning Commission may attach conditions to its approval which it deems necessary to protect the public health, safety, and welfare and to insure compliance with this ordinance. The approved use shall be specifically stated on the use permit.
- B. Certificate of Occupancy. A temporary structure shall not be occupied until a certificate of occupancy has been issued by the Zoning Administrator. The Zoning Administrator shall not issue a certificate of occupancy until the Planning Commission has approved a conditional use permit, and a performance guarantee has been deposited as required herein.

[NO OTHER CHANGES PROPOSED TO THIS SECTION.]

Mobile Food Vending (~~Food Truck~~Food Trucks)

Issues:

- The Township doesn't have a written policy online for ~~Food Truck~~Food Trucks on private property...only within Township-owned parks.
- Current ~~food truck~~Food Truck permitting process includes:
 - a. Register for a Washtenaw County Mobile ~~Food Truck~~Food Truck Consortium Inspection
 - b. Obtain a valid State of Michigan Health Department License
 - c. Register with IROL (Inspection Reports On Line) for fire
 - d. Contact the Fire Marshall to schedule an inspection
 - e. Submit Zoning Permit Application; Planning reviews for conformance with "Township Standards." The Zoning Ordinance doesn't contain any standards. See draft for suggested standards.

Ordinance Change: See proposed amendments to Sec. 1129. –~~Food Truck~~Food Trucks. These changes will require adjustments to the ~~Food Truck~~Food Truck application form to include ~~food truck~~Food Trucks on private property.

ARTICLE XI. – SPECIFIC USE PROVISIONS

Sec. 1129. -- ~~Mobile food vending services (i.e., "Food truck~~Food Trucks"):

1. ~~Any operator of a Mobile Food Vending Service (Food Truck) Applicant must obtain a zoning compliance permit~~Zoning Permit annually and display at service before operating a mobile food vending vehicle or trailer in the Township. ~~The property owner of site of proposed food truck~~Food Truck ~~shall sign zoning compliance permit application.~~All applications for Zoning Permits shall include documentation of property owner permission for any proposed location, including the property owner's signature on the Zoning Permit application form. Applications shall also include approval from Washtenaw County or other applicable Health Department, a valid State of Michigan Health Department License, and an approved inspection from the Township Fire Marshall.
2. ~~A Food Truck with an approved Zoning Permit may operate at one location for up to a total of 30 days in a calendar year. The days of operation at one location do not have to be consecutive, but the Food Truck shall be removed from the property when not in operation at the site. A permitted Food Truck may remain parked at one site overnight, if active operation continues during consecutive days.~~
3. ~~Any permit holder that fails to operate a Food Truck in the Township in compliance with any applicable law or ordinance shall be subject to Article XIX. – Enforcement, Penalties, and Other Remedies of this code. Any permit holder failing to comply with applicable laws and ordinances, and that does not cure the violation to the satisfaction of the Township, shall lose approval to operate any Food Truck in the Township for the remainder of the year in which the violation occurred.~~

2. Food Trucks may operate temporarily on private property in the NB, GB, NC and RC zoning districts. Food Trucks are not permitted to operate on public property or other township-owned property, except for trucks that are participating in a Township-sponsored event, or are participating in an event that has been issued a Special Events Permit to operate in a Township-owned park located in any zoning district.
3. The Food Truck and associated fixtures shall not be located less than 10 feet away from any public right-of-way or within any required sight distance triangle, per Sec. 1203 of the Zoning Ordinance.
4. On a property adjacent to any residential zoning district, a Food Truck shall not be located within the required setback for the principal building established by the zoning district on which the Food Truck is located.
5. The Food Truck shall provide trash and recycling receptacles for customers to dispose of waste. Such receptacle shall be located no more than ten (10) feet from the Food Truck.
6. 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 both properly and improperly by customers.
7. One Food Truck may occupy property with an improved parking area of 20 or fewer parking spaces. A Food Truck may occupy other properties at a rate not to exceed one Food Truck per 20 parking spaces, or fraction thereof, at a single time.
8. A Food Truck shall not cause any parking, traffic, vehicular accessibility or pedestrian or other non-motorized conflicts or impediments on the property. A Food Truck shall not block or obstruct any fire lanes. A Food Truck shall not violate any provisions of Township or State Building Codes.
9. 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.
10. 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.
11. There shall be no signage used by vendors except for what is allowed on the Food Truck itself.
12. Hours of operation of the Food Truck may not exceed twelve (12) consecutive hours and may not extend past 10:00 p.m.
13. 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.
14. No dining area, including but not limited to tables and chairs, benches, etc. shall be permitted.

[NO OTHER CHANGES PROPOSED TO THIS SECTION.]

Draft Zoning Ordinance Amendments

Article VIII – General Provisions, Sec. 802. – Accessory Buildings, Structures, and Uses

Ypsilanti Township

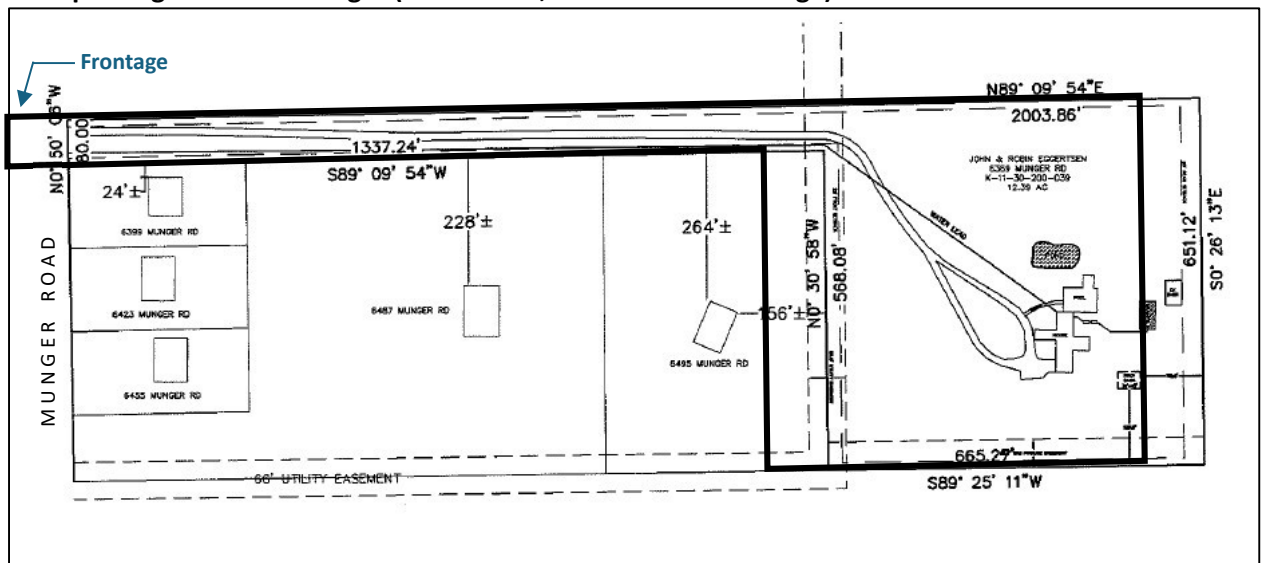
Accessory Buildings, Structures and Uses

Issues:

1. **Attached vs. Detached.** Clarify rules applying to “attached” accessory building/structure/use and “detached” accessory building/structure/use.
2. **Breezeways.** Clarify that a breezeway between the house and garage create an “attached” accessory building.
3. **Shipping Containers.** Clarify that shipping containers, the “box” off a box truck, and other similar items cannot be used as sheds/accessory buildings.
4. **Membrane Storage Structures.** Specifically prohibit membrane storage structures in residential districts.
5. **Pole Barns:** Over the last year, the ZBA has evaluated two requests of residential property owners who want to build a pole barn on their land, but because they have a “flag” lot, they were required to seek a variance for deficient frontage. (Both requests were granted variances.)

Pole Barn Ordinance Requirements: Sec. 802, *Accessory Buildings and Accessory Uses*, allows construction of a pole barn on any lot zoned for residential use as long as the lot is 1.5-acres in size, and has a road frontage of at least 150-lineal feet. The frontage requirement causes an issue for “flag” lots, as shown in the example below. This condition is typical for most flag lots.

Example Flag Lot: 6369 Munger (12.39 acres; 80-lineal feet frontage)



Possible Change: Because this situation could arise frequently in the future, we suggest reducing the frontage requirement from 150 feet to 50 feet.

The following ordinance amendments address the issues related to accessory buildings, structures and uses, as well as the lot requirements for a pole barn. Existing language is shown in black text, and proposed changes are shown in red, underlined text.

ARTICLE II. – CONSTRUCTION OF LANGUAGE AND DEFINITIONS

Sec. 201. – Definitions:

Accessory Use, or Accessory: A use, which is clearly incidental to, customarily found in connection with, and located on the same zoning lot, unless otherwise specified, as the principal use to which it is related.

When "accessory" is used in this text, it shall have the same meaning as accessory use.

An accessory use includes, but is not limited to, the following:

1. Residential accommodations for servants and/or caretakers.
2. Outdoor swimming pools, hot tubs, and saunas for the use of the occupants of a residence, or their guests.
3. Domestic storage in a barn, shed, toolroom or similar accessory building or other structure.
4. A newsstand primarily for the convenience of the occupants of a building, which is located wholly within such building and has no exterior signs or displays.
5. Storage of merchandise normally carried in stock in connection with a business or industrial use. Such storage maybe excluded in the applicable district regulations.
6. Storage of goods used in or produced by industrial uses or related activities. Such storage maybe excluded in the applicable district regulations.
7. Accessory off-street parking spaces, open or enclosed. Accessory off-street parking spaces are subject to the accessory off-street parking regulations for the district in which the zoning lot is located.
8. Uses clearly incidental to a main use such as but not limited to: offices of an industrial or commercial complex located on the site of the commercial or industrial complex.
9. Accessory off-street loading. Accessory off-street parking is subject to the off-street loading regulations for the district in which the zoning lot is located.
10. Accessory signs. Accessory signs are subject to the sign regulations for the district in which the zoning lot is located.
11. Solar panels, wind generators, television reception antenna and air conditioning units.
12. Common household gardening in a residential district. For purposes of this ordinance, common household gardening shall include the growing of fruits and vegetables for consumption solely by members of the family residing in the dwelling unit located on the same zoning lot.

Accessory Building or Structure: A detached or attached building or structure that accommodates an accessory use.

Breezeway: An enclosed or unenclosed roofed outdoor passage, as between a house and a garage.

Cargo Containers: Also known as shipping containers. Any prefabricated metal or primarily metal container designed or constructed to ship, store, or handle bulk goods or items, including reusable steel boxes, freight containers and bulk shipping containers. This includes containers used for storage. Temporary storage containers are not considered accessory structures in this ordinance.

Greenhouse, Commercial: A building that is used for wholesale commercial purposes, constructed of permanent or temporary framing that is set directly on the ground and is covered with glass panels or plastic or other transparent material, and is used to grow plants.

Greenhouse, Private means an accessory building used by the occupants of a principal residential building to grow plants for recreation or pleasure as a hobby greenhouse. This building is constructed of permanent or temporary framing that is set directly on the ground and is covered with glass panels or plastic or other transparent material. This definition includes hoop houses.

Membrane Storage Structure: A structure consisting of a frame that is covered with a plastic, fabric, canvas or similar non-permanent material, which is used to provide storage for vehicles, boats, recreational vehicles or other personal property. The term shall also apply to structures commonly known as canopy covered carports and tent garages. This term shall not apply to temporary tents or canopies used for special events such as weddings or graduations, tents or canopies to provide temporary shade or weather protection over patios or decks, and private greenhouses.

Pole Barn: A detached accessory structure constructed with post-and-beam framing, typically featuring metal siding and a metal roof, used for storage. These buildings have no basement, possess high ceilings, and are set on posts extending at least 42 inches below grade. This definition does not include sheds.

Shed. An accessory building designated or used solely for the storage of the property owner's lawn and gardening tools and equipment, snowblowers, patio furniture and other similar household and gardening equipment but excluding the storage of automobiles, trucks, boats, recreational vehicles or equipment on trailers, trailers and similar vehicles and equipment. This definition does not include pole barns.

ARTICLE VIII. – GENERAL PROVISIONS

[NO CHANGES ARE PROPOSED TO SECTION 801.]

Sec. 802. – Accessory buildings and structures, and accessory uses:

Accessory buildings and structures, and accessory uses, except as otherwise permitted in this ordinance, shall be subject to the following regulations:

21. Subordinate to Principal Building. Accessory buildings, structures, and uses shall be supplemental or subordinate to the principal building on a parcel of land and shall be on the same parcel of land as the principal building, structure, or use they serve.
2. Principal Building Required. Accessory buildings or structures may only be constructed on a lot or parcel that is occupied by a principal building. No accessory building or structure may be constructed on a lot or parcel that does not have a principal building.
3. Appearance. The exterior façade materials and architectural design of all accessory buildings and structures shall match the character of the use to which they are accessory. If the character doesn't match, the character should be compatible as determined by the Zoning Administrator. The overall appearance of the building or structure shall be in accordance with the purpose of the district where it is located.
4. Use of Containers and Membrane Storage Structures as Storage Structures. Use of cargo containers, shipping containers, truck boxes, semi-tractor trailer boxes, and similar containers as

storage structures is prohibited in all zoning districts. Use of membrane storage structures is also prohibited in all zoning districts. See Sec. 806 regarding temporary storage structures.

35. **Permit Required.** Construction, erection, installation, or placement of accessory buildings or structures shall be in accordance with the requirements of the applicable Building Code. Permits shall be required for buildings greater than thirty-six (36) square feet in area and/or greater than four (4) feet in height.

15. **Attached Accessory Building or Structure.**

- A. An accessory building or structure attached to the principal building of a lot shall be made a structural part thereof and shall comply with the provisions of this ordinance that apply to the principal building. If an accessory building or structure is connected to the principal building with a breezeway, then the accessory building/structure is considered attached and must meet the ordinance requirements for the principal building.
- B. An attached accessory building or structure shall not exceed fifty-percent (50%) of the ground floor area of the main building.

46. **Detached Accessory Buildings, Structures and Uses.**

- A. Accessory-Detached accessory buildings, ~~and~~ structures, and accessory uses shall not be located within a dedicated easement or right-of-way.
- B. A detached building or structure accessory to a residential building or non-residential building shall not be erected in any yard except a rear yard unless otherwise provided for herein.
- C. An-A detached accessory building or structure shall not occupy ~~not~~ more than twenty-five percent (25%) of a required rear yard, plus forty percent (40%) of any nonrequired rear yard.
- D. A detached provided that in no instance shall the accessory building or structure shall not exceed the ground floor area of the main building, including any attached accessory buildings thereto.
- E. No detached accessory building or structure shall be located closer than ten (10) feet to any main building nor shall it be located closer than five (5) feet to any side or rear lot line. A building/structure built of noncombustible product may be located closer than ten (10) feet to the main building at the discretion of the Building Official.
- F. In those instances where the rear lot line is coterminous with an alley right-of-way, the detached accessory building or structure shall not be closer than one (1) foot to such rear lot line.
- G. Detached accessory buildings or structures in all business, ~~farm~~form-based, and residential districts shall not exceed one (1) story or fourteen (14) feet in height unless otherwise provided for herein. Detached accessory buildings or structures in all other districts shall not exceed the maximum height requirement of the district in which they are located.
- H. When ~~an-a detached~~ accessory building or structure is located on a corner lot, the side lot line of which is substantially a continuation of the front lot line of the lot to its rear, said building shall not project beyond the front yard setback required on the lot in rear of such corner lot. In no instance shall ~~an-a detached~~ accessory building or structure be located nearer than ten (10) feet to a street right-of-way line.
- I. Accessory-Detached accessory buildings on farms shall be excluded from the requirements of this Section, provided such buildings are clearly an accessory use to farming activity being conducted on the site, provided further that all other requirements of this ordinance are complied with.
- J. On lots of one and one-half (1.5) acres or more in area located in areas zoned for residential use and having a frontage of not less than ~~one hundred fifty (150) feet~~ (50) feet, detached pole barns may be constructed as an accessory use provided the following conditions are met:

- iA. Setbacks from side or rear lot lines shall not be less than ten (10) feet.
- iiB. The height of such building shall not be more than twenty (20) feet.
- iiiC. The accessory building shall only be erected in a rear yard and may exceed the ground floor area of the main building but shall not exceed other lot area coverage requirements of this ordinance.
- ivD. All building and construction codes of the Township shall be complied with.
- vE. Any such lot shall not be located in a platted subdivision.

- ~~137.~~ **Vehicle Sales or Repair on Residential Lot or Parcel.** A resident of a dwelling unit may have not more than one (1) motorized vehicle for sale on the site of such dwelling unit at any time and in no instance shall vacant residential lots or parcels be utilized for the sale of vehicles. A resident may repair vehicles of the resident on the property of the resident's dwelling unit; however, in no instance shall a resident repair the vehicle of other than a resident of the dwelling unit on said property. In no instance shall vehicles for sale be displayed in a front yard other than on the driveway portion of such yard. The sale of vehicles from a residential property shall not exceed two (2) vehicles in any one (1) year.

[NO OTHER CHANGES ARE PROPOSED TO THIS SECTION.]



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

MEMORANDUM

TO: Mark Yandrick, Planning Director
Ypsilanti Township Planning Commission

FROM: Sally M. Elmiger, AICP, LEED AP

DATE: August 19, 2026

RE: Parking of Commercial Vehicles in Residential Areas

We have been asked to prepare draft ordinance language that limits the parking of commercial vehicles in residential areas. The issue being addressed by this draft language is to prohibit large commercial vehicles to be parked in residential neighborhoods overnight. The draft language also allows homeowners to park one, smaller commercial vehicle at their home, but the Planning Commission can discuss whether this is desirable or not. Note that this draft language is in the General Code (vs. the Zoning Ordinance) since the existing prohibition of parking large vehicles in residential districts currently exists there.

Example Vehicles

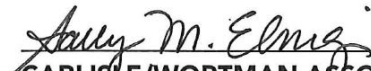
To help the Planning Commission envision various types of vehicles, we provided a list of example vehicles of different weight classes for reference. See attached listing with photographs.

Revised Draft Ordinance Language

We have also provided draft ordinance language (attached). This language includes the definition of a “commercial vehicle” currently in the General code. The attached language limits commercial vehicles in residential areas to a maximum gross vehicle weight limit of 10,000 pounds. This would allow all types of personal passenger vehicles, pick-up trucks, vans, SUV’s, utility vehicles, and “dually” pick-up trucks (or all vehicles listed on page 1 of the examples). Any vehicle on pages 2 – 3 of the examples would be prohibited from parking in a residential district or on property used for residential purposes. While we don’t consider box-type vans and similar vehicles (up to 16,000 pounds GVW) to meet the goals of the current ordinance language, the Planning Commission may want to discuss whether or not they agree with this assessment.

The new language is illustrated in red, underlined text.

I look forward to discussing this with you at an upcoming meeting.



CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal

Benjamin R. Carlisle, *President* John L. Enos, *Vice President*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal* Brent Strong, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* Douglas J. Lewan, *Principal*
Richard K. Carlisle, *Past President/Senior Principal* R. Donald Wortman, *Past Principal*

Vehicle Types - Descriptions and Photos

GVWR - gross vehicle weight rating (maximum design loaded weight)

LVW - loaded vehicle weight

ALVW - adjusted loaded vehicle weight (numerical average of the GVWR and the curb weight)

Technical Vehicle Description	Description	Photo(s)
Light-Duty Vehicles (Passenger Cars)	Sedans and station wagons	
Light-Duty Trucks 1 (0-6,000 lbs. GVWR, 0-3750 lbs. LVW)	Most small SUVs, most small pickups	
Light Duty Trucks 2 (0-6,000 lbs. GVWR, 3751-5750 lbs. LVW)	All minivans, "compact" SUVs (e.g., Ford Explorer), most Dakota and T100 pickups	 
Light Duty Trucks 3 (6,001-8500 lbs. GVWR, 0-3750 lbs. ALVW)	Most 1/2-ton pickups, base full-size vans, and intermediate SUVs (e.g., Land Cruiser)	
Light Duty Trucks 4 (6,001-8500 lbs. GVWR, 3751-5750 lbs. ALVW)	Some 1/2 and 3/4 ton pickups, some full-size vans, and larger SUVs (e.g., Ford Expedition)	
Class 2b Heavy Duty Vehicles (8501-10,000 lbs. GVWR)	Utility vehicles, the largest SUVs, many "Dually" pickups, and some heavy duty vans	

Class 3 Heavy Duty Vehicles (10,001-14,000 lbs. GVWR)	Multi-stop vehicles and motorhomes	 
Class 4 Heavy Duty Vehicles (14,001-16,000 lbs. GVWR)	Flat bed and stake trucks	
Class 5 Heavy Duty Vehicles (16,001-19,500 lbs. GVWR)	Flat bed trucks and step-vans	 
Class 6 Heavy Duty Vehicles (19,501-26,000 lbs. GVWR)	Dump trucks, garbage trucks, and concrete trucks	 

Class 7 Heavy Duty Vehicles (26,001-33,000 lbs. GVWR)	Fuel trucks, dump trucks, and beverage delivery	 
Class 8a Heavy Duty Vehicles (33,001-60,000 lbs. GVWR)	Tractor trailer trucks (single)	 
Class 8b Heavy Duty Vehicles (>60,000 lbs. GVWR)	Tractor trailer trucks (double)	
School Buses	All multipassenger vehicles designated for use by schools	
Transit and Urban Buses	All multipassenger vehicles other than school buses	 

Draft General Code Amendments

Article IV – PARKING

Ypsilanti Township

Parking Commercial Vehicles in Residential Areas

The Township receives complaints regarding large commercial vehicles being parked in residential neighborhoods overnight. The proposed language below seeks to limit this practice to only those vehicles that are of a size to comfortably fit on a residential driveway, or possibly a garage. Also, the vehicle weight maximum in the draft ordinance language is consistent with those vehicles defined as a “commercial vehicle” and those that are excluded from the definition.

Existing language is shown in black text, and proposed changes are shown in red, underlined text.

Sec. – 58-74. – Residential.

(a) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Park means standing a vehicle, whether occupied or not, except that vehicles loading or unloading or making necessary repairs shall not be deemed to be parked.

Residential district means any area lying within an R-1, R-2, R-3, or R-4 district.

(b) *Prohibited parking.* The following prohibitions shall apply to parking in residential districts:

(1) It shall be unlawful for any person to park or cause to be parked any motor vehicle, van, ~~or trailer~~, or commercial vehicle, as defined in Sec. 58-75 on any street in any residential district for more than one hour when such motor vehicle, van, ~~or trailer~~, or commercial vehicle, as defined in Sec. 58-75, is in excess of 36 feet in length a gross vehicle weight of 10,000 pounds.

(2) Further, it shall be unlawful for any person to park or cause to be parked any motor vehicle, van, ~~or trailer~~, or commercial vehicle, as defined in Sec. 58-75, on any off-street property in any residential district or property used for residential purposes for more than one hour when that motor vehicle, van, ~~or trailer~~, or commercial vehicle is in excess of 36 feet in length a gross vehicle weight rating of 10,000 pounds unless the property exceeds one acre in area.

(3) One commercial vehicle, as defined in Sec. 58-75, with a gross vehicle weight of 10,000 pounds or less is permitted to be parked on any off-street property in any residential district or property used for residential purposes smaller than one-acre in size.

(3) It shall be unlawful to park or cause to be parked any motor vehicle, van, ~~or trailer~~, or commercial vehicle on any street in the residential district between the hours of 11:00 p.m. and 7:00 a.m. if there has been a snowfall of two or more inches of snow within the preceding 24 hours.

(c) *Presumption.* In any proceeding for violation of this section, the fact that a motor vehicle, van, or trailer is registered in the name of a person shall constitute in evidence a prima facie presumption that such person was the person who parked or caused to be parked the motor vehicle, van, or trailer.

(d) *Violations, civil infractions.* Any person, firm or corporation violating any provision of this article shall be responsible for a civil infraction.

Sec. – 58-75. – Commercial Vehicles

Commercial Vehicle. Any of the following shall be considered a commercial vehicle:

1. All motor vehicles used for the transportation of passengers for hire, or constructed or used for transportation of goods, wares, or merchandise, and/or all motor vehicles designed and used for drawing other vehicles and not so constructed as to carry any load thereon either independently or any part of the weight of a vehicle or load so drawn;
2. A bus, school bus, or motor vehicle, except a motor home, having a gross vehicle weight rating of 26,001 or more pounds, a motor vehicle towing a vehicle with a gross vehicle weight rating of more than 10,000 pounds, or a motor vehicle carrying hazardous material on which is required to be posted a placard as defined and required under Title 49 of the U.S. Code of Federal Regulations, parts 100 to 199. A commercial motor vehicle does not include a vehicle used exclusively to transport personal possessions or family members for nonbusiness purposes;
3. Truck tractor;
4. Semi-trailer, which shall include flat beds, stake beds, roll-off containers, tanker bodies, dump bodies and full or partial box-type enclosures.
5. Vehicles of a type that are commonly used for the delivery of ice cream, milk, bread, fruit or similar vending supply or delivery trucks. This category shall include vehicles of a similar nature which are also of a type commonly used by electrical, plumbing, heating, and cooling, and other construction-oriented contractors;
6. Tow trucks;
7. Commercial hauling trucks;
8. Vehicle repair service trucks;
9. Snow plowing trucks (subject to listed exclusions below);
10. Any vehicle exceeding twelve (12) feet in height or thirty-five (35) feet in length;
 - A. *Vehicles excluded from definition of commercial vehicle.*
Pickup trucks and passenger vehicles, with or without snowplows, are specifically excluded from the above definition of commercial vehicle for the purposes of this Section.

Sec. 58-76. - Parking and storage of commercial vehicles; purpose.

The purpose of this section is to secure the public peace and promote the health, safety and general welfare of citizens, motorists and pedestrians alike through the regulation of the parking of commercial vehicles within the township.

The regulations imposed are aimed at such vehicles which are deemed to create excessive noise and exhaust levels, detract from the appearance and character of the neighborhoods of the township, negatively affect the value and marketability of surrounding property, constitute traffic hazards, obstruct access to bike paths, sidewalks, streets and rights-of-way, present an attractive nuisance for children, impede crime prevention and/or hamper the effectiveness and access of emergency personnel, vehicles and equipment.

Companion Zoning Ordinance Amendment

Section 1208. – Parking Commercial Vehicles in Residential Areas

Commercial vehicles, as defined, shall not be parked in residential districts or on property used for residential purposes unless in conformance with Chapter 58 – Traffic and Vehicles of the Township Code.