



CITY OF

# Ypsilanti

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## Historic District

### Roofing and Satellite Dishes

This Fact Sheet is not a substitute for the ordinance, but addresses common questions about City ordinances. For further information, please contact the Historic District Assistant.

All permit applications are available from the Building Department and at [cityofypsilanti.com/permits](http://cityofypsilanti.com/permits).

Completed applications may be dropped off at the Building Department.

### City Hall

One South Huron  
Ypsilanti, MI 48197

#### Building

3<sup>rd</sup> Floor, City Hall  
Phone: (734) 482-1025  
[cityofypsilanti.com/157](http://cityofypsilanti.com/157)

#### Planning

4<sup>th</sup> Floor, City Hall  
Phone: (734) 483-9646  
[cityofypsilanti.com/planning](http://cityofypsilanti.com/planning)

#### Historic District

4<sup>th</sup> Floor, City Hall  
Phone: (734) 483-9646  
[cityofypsilanti.com/hdc](http://cityofypsilanti.com/hdc)

All permits, fees, and factsheets can be found at [cityofypsilanti.com/permits](http://cityofypsilanti.com/permits).

### Roof replacement or new roof installation

*Decorative or unusual features* of the roof and trim at the eaves must be retained. The roof deck must overhang enough to accommodate all trim or molding.

*Shingles* must match the existing shingles on any adjoining roof in color and material.

*Drip edge* must be used, and the color must closely match either the roof shingles or the trim of the building. Matching the roof shingles is recommended.

*Flashing* must be inserted under siding (clapboard, shingles, etc.), or in the mortar joints of masonry buildings, where the roof meets these surfaces. The color must closely match the adjacent surface (roof shingles, chimney brick, etc.) Mill finish (raw metal) is not permitted

*Roof venting* must be accomplished with ridge and/or soffit vents whenever possible. If additional vents, such as cans, must be used to meet code requirements, they must be flat low profile, in locations not visible from the street) and in a color to match the roof shingles. Mill finish (raw metal) is not permitted.

*Gutters and downspouts.* Straps used to hang gutters must be placed under the roof shingles. Downspouts must be installed where they will be as inconspicuous as possible.

*Satellite dish antennas,* if placed on a roof, must be installed to avoid damage to the roof and colored to match it.

If placed elsewhere on the building, no exterior woodwork or trim detail shall be altered or damaged in the installation, nor shall any significant architectural details be removed, damaged, or covered. Dishes should be painted to match the structure, or be a neutral, non-reflective color.

If mounted on the ground, they shall be installed to minimize visibility from the front of the building, and be a neutral, non-reflective color.

In all cases, they must be placed to minimize visibility from the front of the building, and if they are no longer in use, they must be removed.