

## An Ordinance Entitled "VARIOUS ZONING ORDINANCE TEXT AMENDMENTS"

## THE CITY OF YPSILANTI ORDAINS:

That Section 122-835 (5) be amended as follows:

(5) Surfacing. *All parking and loading facilities and access drives shall be paved with concrete, plant-mixed bituminous, or other equally durable bonded material in accordance with accepted engineering standards. Alternative surfacing materials may be considered in order to minimize impervious surface and stormwater runoff, employ environmental and other best practices, and achieve low impact design. Use of pervious alternative surfaces is encouraged in proximity to the Huron River. Paving materials proposed to improve aesthetics may also be considered by the Planning Commission. Alternative surfaces proposed shall be reviewed by the City's consulting engineer.*

And that section 122-122 be amended as follows:

(b) *Submission of a site plan shall not be required for the following:*

- (1) *Single- and two-family dwelling units on individual lots.*
- (2) *Buildings, structures, and off-street parking accessory to single- and two-family dwelling units on individual lots.*
- (3) *Existing parking lots, of which the majority of the surface area is paved, being modified to 15 proposed spaces or less.*
- (4) *Existing gravel or paved parking lots being modified to 10 proposed spaces or less.*
- ~~(4)~~(5) *Change or conversion of uses on the ground floor, or conversion of above-ground floors to residential dwellings, in the B3, Central Business District.*
- ~~(5)~~(6) *New accessory buildings/structures or additions thereto not exceeding a total of 250 square feet.*

And that section 122-810 be amended as follows:

**Sec. 122-810. Printing shops.**

*Printing shops shall be permitted subject to the conditions hereinafter imposed:*

- (1) *All principle use activities, including storage of equipment and chemicals, shall be conducted within a totally enclosed building.*
- ~~(2)~~ *Such uses shall operate exclusively during daylight hours.*
- ~~(3)~~ (2) *No exterior windows shall be oriented towards residential uses.*
- ~~(4)~~ (3) *Such uses shall not create a nuisance to adjacent residences through excessive noises or the smell of chemicals.*

And that section 122-2, Definitions, be amended as follows:

~~Personal Wireless Communication Devices consist of cellular phones, pagers, and other such communication devices which do not require the use of an electrical cord or outlet. (Ord. No. 918, 8-4-2000)~~

And that section 122-372, Permitted Uses in the B-2, Community Business District, be amended as follows:

~~(21) Personal wireless communication sales and services.~~

And that section 122-353 (12), Special Uses in the B-1, Neighborhood Business District, be amended as follows:

~~(12) Retail stores which sell personal use items such as wearing apparel and similar products.~~

And that section 122-2, Definitions, be amended as follows:

*Setback means the distance between a front, side, or rear lot line and the nearest supporting member of a structure on the lot. The "minimum required setback" is the minimum distance between a front, side, or rear lot line and the nearest supporting member of a structure (including, but not limited to, the foundation, bay windows or similar architectural features at the ground floor level supported by the building or the ground, and porches which are ~~roofed over~~ enclosed) in order to conform to the required yard setback provisions of this chapter.*

*(1) Yard, front means a yard extending across the front of a lot and being the minimum horizontal distance between the street line and the principal building or any projections thereof other than projection of uncovered steps, unenclosed balconies or ~~uncovered~~ unenclosed porches.*

And that section 122-62 be amended as follows:

*(d) City council action. After the planning commission has held a public hearing and has made a written report to the city council indicating their recommendation on the proposed amendment, the city council may adopt the proposed amendment, decline to adopt the proposed amendment, or may adopt it in whole or part with or without additional changes. The city council may also hold a public hearing on the proposed amendment or refer the proposed amendment back to the planning commission for further study and review or for additional public hearings. Upon the presentation of a protest petition meeting the requirements of section 4 of Act No. 207 of the Public Acts of Michigan of 1921 (MCL 125.584, MSA 5.2934) an amendment to this chapter or zoning map which is the object of such petition shall be passed by an affirmative vote of not less than ~~eight~~ five members of the city council.*

And that section 122-414, Street side yards in the B4, General Business, be amended as follows:

*(4) Street side yards. In the B4 general business district, the street side yard setback on a corner lot shall follow the requirements of subsection (2) of this section. A minimum four-foot six-inch wide greenbelt shall be maintained along a side yard street bordering a residential district in accordance with section ~~122-717~~ 122-835 (11) b.*

And that section 122-354, Street side yards in the B-1, Neighborhood Business District, be amended as follows:

(4) Street side yard. *On a corner lot, the street side yard setback shall conform to the requirements for a front yard in the B1 district. A minimum four-foot six-inch wide greenbelt shall be maintained along a side yard street bordering a residential district in accordance with section ~~122-717~~ 122-835 (11) b.*

And that section 122-374, Street side yards in the B-2, Community Business District, be amended as follows:

(4) Street side yard. *On a corner lot, the street side yard setback shall conform to the requirements for a front yard in the B2 district. A minimum four-foot six-inch wide greenbelt shall be maintained along a side yard street bordering a residential district in accordance with section ~~122-717~~ 122-835 (11) b.*

And that section 122-434, Street side yard in the WS, Workshop Studio District, be amended as follows:

(4) Street side yard. *On a corner lot there shall be provided on the street side yard a minimum setback of 20 feet. A minimum four-foot six-inch wide greenbelt shall be maintained along a street bordering a residential district in accordance with section ~~122-717~~ 122-835 (11) b.*

MADE, PASSED, AND ADOPTED BY THE YPSILANTI CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006

\_\_\_\_\_  
CHERRY LAWSON, City Clerk

Attest

I do hereby confirm that a summary of the above Ordinance No. \_\_\_\_\_ was published in the Ann Arbor News on the \_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
CHERRY LAWSON, City Clerk

CERTIFICATE OF ADOPTING

I hereby certify that the foregoing is a true copy of the Ordinance passed at the regular meeting of the City Council held on the \_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
CHERRY LAWSON, City Clerk

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