

CITY OF YPSILANTI
NOTICE OF ADOPTED ORDINANCE
Ordinance No. 1114

An Ordinance Entitled “ARTS USES ZONING TEXT AMENDMENTS”

THE CITY OF YPSILANTI ORDAINS:

That Sec. 122-2, “Definitions” of the Zoning Ordinance be amended as follows:

Add text: Arts and Crafts studios and schools means facilities that are used as work space for an artist or crafter or a learning place for the study of an art or craft. Arts uses shall include, but are not limited to, the fine arts such as music, dance, film (except for adult regulated uses), and photography. Craft uses include the handmade production of articles other than food, such as pottery, glass items, neon sculpture, jewelry, silk screening, needle work, stone and wood work, metalworking or casting, and similar items.

Add text: Cultural exhibit and performance venues includes public assembly facilities such as museums, libraries, art galleries, theaters, concert halls, and planetariums, excluding adult regulated uses. These facilities may include accessory uses such as administrative offices, rehearsal rooms, scene shops, and arts and crafts studios. All activities shall occur within a completely enclosed building.

Add text within "Adult regulated use" definition: Adult film production means the production of film, videotape, or similar media content that is distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas, that includes obscene matter or an obscene performance, or that requires that individually identifiable records be created and maintained for every performer as provided in 18 USC 2257, and which the reasonable person would find, taken as a whole, lacks serious literary, artistic, political, or scientific value.

That Sec. 122-332, “Permitted Uses” in the RO district of the Zoning Ordinance be amended as follows:

Add item: (1) Arts and crafts studios and schools.

Re-number items (1) through (6) to (2) through (7)

That Sec. 122-334, “Special Uses” in the RO district of the Zoning Ordinance be amended as follows:

Add item: (8) Cultural exhibit and performance venues.

Remove item: ~~(17) Private and public museums.~~

Re-number items (8) through (16) to (9) through (17)

That Sec. 122-352, “Permitted Uses” in the B1 district of the Zoning Ordinance be amended as follows:

Add item: (4) Arts and crafts studios and schools.

Reorder items (4) through (14) to (5) through (15)

That Sec. 122-372, "Permitted Uses" in the B2 district of the Zoning Ordinance be amended as follows:

Add item: (4) Arts and crafts studios and schools.

Remove item: ~~(11) Fine arts studios and schools.~~

Reorder items (4) through (10) to (5) through (11).

That Sec. 122-392, "Permitted Uses" in the B3 district of the Zoning Ordinance be amended as follows:

Add item: (4) Arts and crafts studios and schools.

Add item: (9) Cultural exhibit and performance venues.

Remove item: ~~(19) Photography studios.~~

Modify item: (21) Public or commercial schools and colleges and other such institutions of learning offering courses in general or technical training, such as ~~dance schools, music and voice schools,~~ business and technical schools, and similar schools, not including dormitories.

Remove item: ~~(24) Theaters, when completely enclosed.~~

Reorder items (4) through (7) to (5) through (8), items (8) through (18) to (10) through (20), and items (20) through (23) to (21) through (24).

That Sec. 122-412, "Permitted Uses" in the B4 district of the Zoning Ordinance be amended as follows:

Add item: (4) Arts and crafts studios and schools.

Remove item: ~~(12) Dance and music studios and schools, and other art studios.~~

Remove item: ~~(25) Photography studios.~~

Reorder items (4) through (11) to (5) through (12) and items (26) through (35) as (25) through (34).

That Sec. 122-432, "Permitted Uses" in the WS district of the Zoning Ordinance be amended as follows:

Add item: (2) Arts and crafts studios and schools.

Modify item: ~~(2)~~(3) Cinema production or development, except for adult regulated uses.

Remove item: ~~(3) Dance studios.~~

Add item: (4) Cultural exhibit and performance venues.

Remove item: ~~(4) Drapery manufacture.~~

Add item: (7) Manufacture of handicraft products, statuary and art goods, pottery and ceramic products, cosmetics and toiletries, baked goods, confections, ice cream and nonalcoholic beverages

in bulk, jewelry, clothing and garments, perfumes, electrical appliances and fixtures, draperies, novelty articles, advertising display, notions, smoking tobacco products, gauges, jigs, optical goods, luggage and leather products, toys and household supplies, personal accessories, paper, wood, plastic, or rubber molded products.

Remove item: (7) ~~Food products: the manufacture of food products such as baked goods, prepared sandwiches, ice cream, etc. (not including butchering or warehousing of meat products), provided that less than 50 percent of the products are sold at retail from the premises.~~

Remove item: (14) ~~Studios of artists or photographers; and the handcrafted production of pottery, glass items, neon sculpture, jewelry, silk screening, needle work, stone and wood work and similar items. The retail sale of work produced on a premises shall be permitted provided such retail activities are clearly incidental to the crafts activity, and further provided that less than 50 percent of all items made are sold from the premises. Kilns shall be fired only by electricity or gas.~~

Re-number item (15) to (14).

That Sec. 122-433, "Special Uses" in the WS district of the Zoning Ordinance be amended as follows:

Remove item: (4) ~~Theaters, when completely enclosed.~~

That Sec. 122-452, "Permitted Uses" in the M1 district of the Zoning Ordinance be amended as follows:

Add item: (4) Cinema production or development, except for adult regulated uses.

Modify item: ~~(12)~~(13) Manufacture of handicraft products, statuary and art goods, pottery and ceramic products, cosmetics and toiletries, baked goods, confections, ice cream and nonalcoholic beverages in bulk, jewelry, clothing and garments, perfumes, electrical appliances and fixtures, draperies, novelty articles, advertising display, notions, smoking tobacco products, gauges, jigs, optical goods, luggage and leather products, toys and household supplies, personal accessories, paper, wood, plastic, or rubber molded products.

Remove item: (13) ~~Manufacture of pottery and figurines or other similar ceramic products, using kilns fired only by electricity or gas.~~

Re-number items (4) through (11) as (5) through (12).

That Sec. 122-472, "Permitted Uses" in the M2 district of the Zoning Ordinance be amended as follows:

Add item: (4) Cinema production or development, except for adult regulated uses.

Modify item: ~~(19)~~(20) Manufacture of handicraft products, statuary and art goods, pottery and ceramic products, cosmetics and toiletries, baked goods, confections, ice cream and nonalcoholic beverages in bulk, jewelry, clothing and garments, perfumes, electrical appliances and fixtures, draperies, novelty articles, advertising display, notions, smoking tobacco products, gauges, jigs, optical goods, luggage and leather products, toys and household supplies, personal accessories, paper, wood, plastic, or rubber molded products.

Remove item: (21) ~~Manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.~~

Renumber items (4) through (18) to (5) through (19), and item (20) to (21)

That Sec. 122-492, "Permitted Uses" in the PL district of the Zoning Ordinance be amended as follows:

Add item: (1) Cultural exhibit and performance venues.

Remove item: ~~(1) Cultural services such as museums, art galleries, libraries, planetariums, and concert halls, when accessory to one of the uses in subsections (2)–(6) of this section, or when publicly owned.~~

That Sec. 122-511, "Permitted Uses" in the RC district of the Zoning Ordinance be amended as follows:

Add item: (3) Arts and crafts studios and schools.

Remove item: ~~(14) Fine arts studios and schools, and photography studios.~~

Renumber items (3) through (13) to (4) through (14).

That Sec. 122-512, "Special Uses" in the RC district of the Zoning Ordinance be amended as follows:

Add item: (8) Cultural exhibit and performance venues.

Remove item: ~~(8) Private and public museums.~~

That Sec. 122-517, "Permitted Uses" in the CI district of the Zoning Ordinance be amended as follows:

Add item: (1) Arts and crafts studios and schools.

Remove item: ~~(24) Studios of artists or photographers; and the hand crafter production of pottery, glass items, neon sculpture, jewelry, silk screening, needle work, stone and wood work and similar items. The retail sale of work produced on the premises shall be permitted provided such retail activities are clearly incidental to the crafts activity, and further provided that less than 50 percent of all items made are sold from the premises. Kilns shall be fired only by electricity or gas.~~

Modify item: ~~(7)~~(8) Cinema production or development, except for adult regulated uses.

Renumber items (1) through (6) to (1) through (7) and items (8) through (23) as (9) through (24).

That Sec. 122-518, "Special Uses" in the CI district of the Zoning Ordinance be amended as follows:

Add item: (11) Manufacture of handcraft products, statuary and art goods, pottery and ceramic products, cosmetics and toiletries, baked goods, confections, ice cream and nonalcoholic beverages in bulk, jewelry, clothing and garments, perfumes, electrical appliances and fixtures, draperies, novelty articles, advertising display, notions, smoking tobacco products, gauges, jigs, optical goods, luggage and leather products, toys and household supplies, personal accessories, paper, wood, plastic, or rubber molded products.

MADE, PASSED, AND ADOPTED BY THE YPSILANTI CITY COUNCIL
THIS 17th DAY OF November, 2009.

FRANCES McMULLAN, City Clerk

Attest

I do hereby confirm that the above Ordinance No. 1114 was published in the Ypsilanti
Courier on the 26th day of November, 2009.

FRANCES McMULLAN, 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 17th day of November, 2009.

FRANCES McMULLAN, City Clerk

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