



**January 20, 2021**

**Staff Review**  
**Zoning Ordinance Text Amendments**

**GENERAL INFORMATION**

**Applicant:** City of Ypsilanti

**Action Requested:** Recommendation to City Council to approve zoning text amendments to Sections 122-422, 122-483, 122-531, and 122-682.

**SUMMARY**

Staff is proposing zoning ordinance text amendments for the following sections:

- R1 building height (§122-422(b)(1))
- Forecourt private frontages (§122-483)
- Home occupations (§122-531)
- Off-street parking for one- and two-family dwellings (§122-682)

The goal of these “bug fix” zoning text amendments is to make the zoning ordinance more readable and more consistent.

**PROPOSED AMENDMENTS**

**R1 Building Height – Section 122-422(b)(1)**

Existing text:

(1) Height		
Maximum height	30 feet or 2.5 stories	See exceptions in §122-613.

Proposed text:

(1) Height		
Maximum height	30 feet or 2.5 stories, <i>whichever is shorter</i>	See exceptions in §122-613.

**Forecourt Private Frontages – Section 122-483**

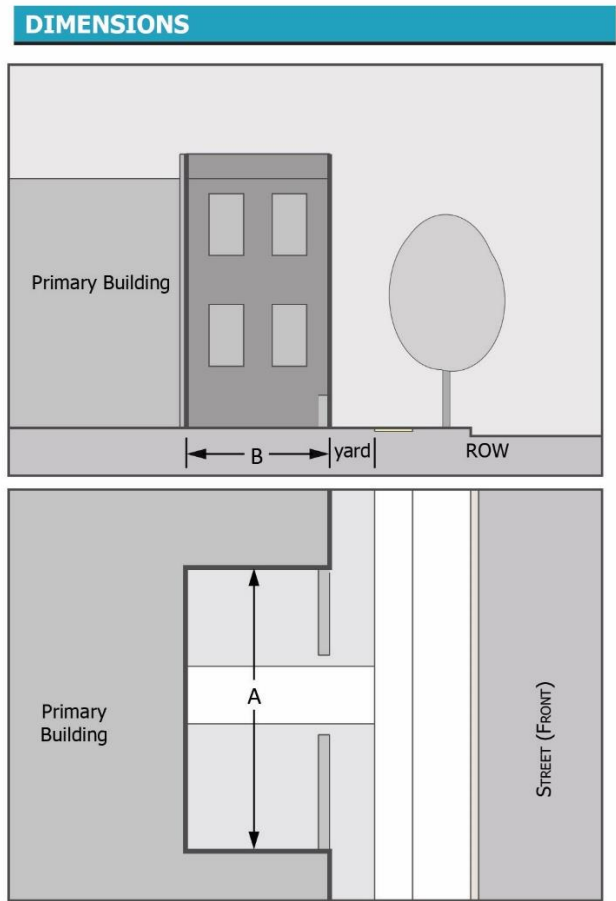
Note: This proposed amendment is in reaction to the November 30, 2020 Zoning Board of Appeals interpretation. See the [meeting packet here](#) and the [action minutes here](#).

Existing text:

**F FORECOURT**

The façade is set back from the front lot line per applicable street setback requirements. A portion of the façade is recessed to form an uncovered court. The court is suitable for outdoor dining, gardens, formal entries etc.. A fence, wall, or landscaping may be used to define the private space of the court. The court may be elevated behind a retaining wall at or near the front lot line with entry steps to the court.

FORECOURT DIMENSIONS		MIN	MAX
A	Clear span width (ft)	12	--
B	Depth (ft)	12	50
YARD REQUIREMENTS			
C	Must be landscaped/pervious, with a path at least 6 feet wide connecting the building entrance to the sidewalk.		

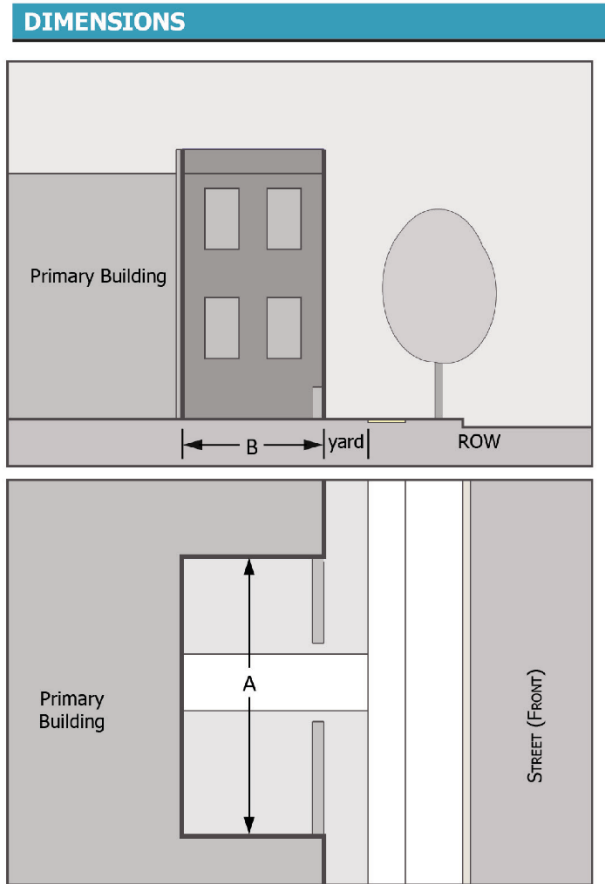


Proposed text:

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FORECOURT DIMENSIONS		MIN	MAX
A	Clear span width (ft)	12	--
B	Depth (ft)	12	50
YARD REQUIREMENTS			
C	Must be landscaped/pervious, with a path at least 6 feet wide connecting the building entrance to the sidewalk.		
D	Parking surfaces shall not contribute to the forecourt dimensions (clear span width and depth).		



### **Home Occupations – Section 122-531(a)**

#### **Existing text:**

(a) Prohibited home occupations. The following are not permitted as home occupations: animal grooming establishments, barber shops or beauty parlors with more than one stylist or chair, medical clinics or hospitals with more than one practitioner and one non-practicing staff, commercial stables, day care centers, kennels, real estate offices, restaurants, vehicle repair or painting, retail or wholesale sales of any items stocked on the premises, landscape installation and maintenance businesses, construction contractors, snow removal, funeral homes, nursing homes, antique shops, bed and breakfast establishments, private clubs, trailer rentals, adult regulated uses, millinery and other apparel shops, veterinarian's office, clinic or hospital, any use involving the distribution of firearms or the storage of firearms intended for sale or distribution, or any use that endangers the health, safety, and welfare of any other persons residing in that area by reason of noise, noxious odors, unsanitary or unsightly conditions, fire hazards and the like. This section is not intended to prohibit offices related to the administration of construction contracting, landscaping, maintenance, or snow removal businesses.

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### **Off-street parking for one- and two-family dwellings – Section 122-682(c)**

#### **Existing text:**

(c) Surfacing. Parking areas and driveways shall be surfaced with crushed limestone or similar gravel material, or shall be hard surfaced with asphalt, concrete, or similar bonded material. Porous paving is also allowed. However, parking areas which are designed for five or more spaces must meet the requirements of §122-683. That portion of the driveway between the lot line and the public way shall be paved with concrete a minimum of six inches thick for residential occupancies. Curb cuts along state trunk lines shall comply with the requirements of the state department of transportation. All other curb cuts shall comply with adopted standards of the Department of Public Works.

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**STANDARDS FOR AMENDMENTS**

**§122-362(a)**

(a) **Text Amendment.** For a change to the text of the Zoning Ordinance, the Planning Commission shall consider and the City Council may consider, whether the proposed amendment meets the following standards:

- (1) The proposed amendment is consistent with the guiding values of the Master Plan; and
- (2) The rezoning is consistent with description and purpose of the proposed district, and
- (3) The proposed amendment is consistent with the intent of this Zoning Ordinance; and
- (4) The proposed amendment will enhance the functionality, transportation network or character of the future development in the City; and
- (5) The proposed amendment will preserve the historic nature of the surrounding area and of the City; and
- (6) The proposed amendment will enhance the natural features and environmental sustainability of the City; and
- (7) The proposed amendment will protect the health, safety, and general welfare of the public; or
- (8) The proposed amendment is needed to correct an error or omission in the original text; or
- (9) The proposed amendment will address a community need in physical or economic conditions or development practices; and
- (10) The proposed amendment will not result in the creation of significant nonconformities in the City.

Staff believes these modifications to the zoning ordinance appropriately follow these standards.

**STAFF RECOMMENDATION**

Staff recommends the Planning Commission recommend **approval** of the proposed text amendments to Chapter 122 sections 122-422, 122-483, 122-531, and 122-682, with the following findings:

- (1) The proposed amendment is consistent with the guiding values of the Master Plan;
- (2) The proposed amendment is consistent with the intent of this Zoning Ordinance;
- (3) The proposed amendment will enhance the functionality, transportation network or character of the future development in the City;
- (4) The proposed amendment will preserve the historic nature of the surrounding area and of the City;
- (5) The proposed amendment will enhance the natural features and environmental sustainability of the City;
- (6) The proposed amendment will protect the health, safety, and general welfare of the public;
- (7) The proposed amendment is needed to correct an error or omission in the original text;
- (8) The proposed amendment will address a community need in physical or economic conditions or development practices;
- (9) The proposed amendment will not result in the creation of significant nonconformities in the City;

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Andy Aamodt  
City Planner, City of Ypsilanti

c.c. File