

**City of Ypsilanti
Ordinance No. ~~1182~~ 1182A**

Conditional rezoning 311 S. Grove

B4, permitting as permitted uses only those uses held in common with the B2 zoning district, with the addition of auto sales as spelled out in 122-412(6), and permitting as special uses only those held in common with the B2 district, AS OUTLINED IN THE FOLLOWING LISTS.

B4 conditional zone, PERMITTED uses
Adult drop-in centers
Antique, consignment, and resale stores.
Arts and crafts studios and schools.
Auction House, subject to the specific provisions in section 122-813.
Automobile sales: showrooms, salesrooms, or offices for new and used automobiles, trucks and tractors, boats, mobile homes, recreation vehicles and trailer sales, including automobile repair shops providing minor repair. Major repair is not permitted except as provided in subsection 122-413(5). The outdoor display of vehicles is regulated by subsection 122-413(11).
Bar/lounge, provided that all service occurs within a completely enclosed building.
Community garages and community parking lots, as defined in Section 122-2, subject to the provisions of Sections 122-781 and 122-782 respectively
Essential services.
Financial institutions, including banks, credit unions, and savings and loan associations. Drive-through facilities are permitted, subject to the specific provision in section 122-784.
Funeral and mortuary establishments, provided that adequate assembly area is provided off-street for vehicles to be used in funeral processions.
Hotels and motels.
Laundry and dry cleaning customer outlets (no dry cleaning is permitted on the premises), coin operated Laundromats, self-serve dry cleaning establishments, and similar operations, provided that all services performed on the premises shall be sold at retail on the same premises.
Medical or dental offices, clinics, or laboratories.
Medical Marijuana Dispensary, subject to the specific provisions in section 122-814.
Offices and showrooms of a plumber, electrician, upholsterer, caterer, decorator or similar trade, subject to the specific provisions in section 122-797.
Outdoor cafes, outdoor fast-food or sit-down restaurants, and beer gardens, subject to the specific provisions of section 122-799.
Personal service shops such as a tailor, barber, beauty, shoe repair, locksmith, photocopy services, photo processing, or similar personal service shop.
Private noncommercial recreational areas or social facilities, institutional or community recreational centers, and nonprofit swimming pool or tennis club, subject to the specific provisions in section 122-802.
Radio and television studios.
Private service clubs, lodges, banquet halls, and meeting halls.
Restaurants, including carry-out or delivery, sit-down, or fast-food, or any combination thereof. Drive-through facilities are permitted subject to the provisions in section 122-783.
Retail businesses which are intended to supply commodities on the premises for regional customers, such as: Food stores: grocery stores, food cooperatives, meats, dairy products, alcoholic beverages, baked goods, ice cream, and similar food products. The retail sale of poultry, fish, and game is permitted, provided that the slaughtering thereof is not allowed. The manufacture of food products, such as baked goods or ice cream, is permitted provided that 50 percent or more of the products are sold at retail from the same building, and all activities and storage occur within a completely enclosed building. The sale of alcoholic beverages for consumption on the premises is prohibited.
Retail stores which sell personal use items such as drugs, dry goods, notions, hardware, books, magazines, periodicals, stationery and school supplies, artist's supplies, gifts, jewelry, records and video cassette sales, flowers, shoes, small household articles, tobacco products, toilet articles, wearing apparel and personal accessories, toys, and similar products.
Retail stores which offer comparison goods completely within a fully-enclosed building such as home appliances (including service and repair), camera and photography supplies, sporting goods, electronics, furniture, optical items, bicycle sales, home supply centers, paint and wallpaper stores, carpet, rug, and linoleum/tile stores, lawn care products and machinery, building materials, pets and pet supplies (provided that no animals are boarded except for sale and that all animals are boarded inside a building), hobby and craft stores, and similar specialty goods stores. The manufacture of sporting goods, small household items and crafts is

B4 conditional zone, PERMITTED uses
permitted provided that 50 percent or more of the products are sold at retail from the same building and all activities and storage occur within a completely enclosed building.
Veterinary hospitals and clinics, subject to the specific provisions in section 122-809.
Video rental establishments.
Accessory uses customarily incidental and clearly ancillary to the above permitted uses when in accordance with article XI, division 2 of this chapter.

B4 Conditional Zone, SPECIAL uses
Any establishment intending to operate between 2 a.m. and 6 a.m. during any 24-hour period.
Automotive service stations which provide minor repair only, as defined in Article 2, subject to the standards in Section 122-776, and located along a designated major thoroughfare; provided, however, that quick oil change facilities are not permitted.
Auto rental operations, including parking, storage, washing and repair facilities.
Coin-operated amusement arcades, and pool and billiard halls.
Emergency shelters for the homeless, subject to the Specific Provisions in Section 122-785.
Express and passenger terminals and express transfer facilities, subject to the Specific Provisions of Section 122-786.
Outdoor retail sales and display, subject to the specific provisions in Section 122-800.
Substance abuse treatment facilities subject to the Specific Provisions in Section 122-808.

Additional conditions for this approval are:

- Addition of trees and ornamental grass on south grove from property line (chain fence) adjacent to spring street to driveway on south grove
- Addition of wooden or rod iron fence adjacent to spring street
- Plant shrubs adjacent to fence near spring street
- **Work shall be completed by 12-31-2013**

MADE, PASSED AND ADOPTED BY THE YPSILANTI CITY COUNCIL THIS ____ DAY OF _____, 2012.

Frances McMullan, City Clerk

Attest

I do hereby confirm that the above Ordinance No. ____ was published in the Ypsilanti Courier on the ____ day of _____, 2012.

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 18th day of December, 2012.

Frances McMullan, City Clerk

Notice Published: November 22, 2012

First Reading: December 4, 2012

Second Reading: December 18, 2012

Published: December 26, 2013

Effective Date: January 18, 2013