

Ordinance No. 1334

An Ordinance Entitled "Zoning Periodic Update 2018"

THE CITY OF YPSILANTI ORDAINS:

That Zoning Ordinance be updated in the following manner:

Sec. 122-308. Sketch Plans.

(j) All of the provisions of this Chapter regarding violations, amendments, expirations, and approvals that apply to site plans shall have the same effect upon sketch plans.

Sec. 122-317. Performance guarantee.

(c) **Amount.** The amount of the performance guarantee shall be up to 100% of the cost of the improvements associated with the performance guarantee. Accordingly, the applicant shall provide an itemized cost estimate of the improvements, and such estimate shall be verified by the Building Department. The form of the guarantee shall be approved by the City attorney.

Sec. 122-351. Class A Conditions.

The decision to grant a class A designation shall be made by the Planning Commission in writing, setting forth its findings of fact and basis for the designation. Only multiple family dwellings and/or group residence uses in R1, CN-SF, and CN-Mid shall be eligible for this designation. For changes or improvements to a class A use, site plans shall be required.

Sec. 122-395. Establishment and membership.

(h) **Resignations.** When Zoning Board of Appeals members propose to resign, if reasonably feasible, they shall give notice of their intent in writing to the chairperson, and make the date of resignation effective in such a manner as to allow time for appointment of replacements. ~~Failure to attend three consecutive regular meetings, or three of seven consecutive meetings, without recorded consent of the chairperson shall be construed as resignation from the Zoning Board of Appeals by absence.~~ When a member dies or resigns ~~(including resignation by absence)~~, the chairperson shall promptly notify the mayor that a vacancy exists.

Secs. 122-421, 426, 441, 451, and 461, Permitted Uses

"group child care home," notes column, from "~~6-12 children~~" to "up to 12 children"

Sec. 122-451. Permissible Uses.

Medical Marijuana Provisioning Centers"

122-441. Permissible Uses

Roominghouse

Group Residences and Roominghouses

122-467; 468; 469; 470; 471, be amended such that the accessory building rear and side setbacks be set at three feet (from five), and that they be reduced to one foot if abutting an alleyway.

Sec. 122-532. Medical Marijuana Provisioning Centers.

(b) The following standards for Medical Marijuana Provisioning Centers apply:

(5) All activity related to the ~~dispensary~~ provisioning center shall be done indoors;

The subsections of section 122-683 shall be renumbered correctly.

Sec. 122-661. Generally.

(c) Signs exempted.

(4) Signs erected by a public body. Any sign or marker erected by the City, County, State, or other municipal body is not subject to these requirements.

Sec. 122-691. Minimum and maximum number of parking spaces.

USE	AUTOMOBILE SPACES PER UNIT OF MEASURE
RESIDENTIAL	
Single-family detached dwellings, <u>townhouses</u> , and two-family dwellings	1 space per unit <u>No minimum.</u>
Multiple-family dwellings, including townhouses	1.5 for each dwelling unit, plus 1 for each 10 dwelling units for guest parking.
Group living with support staff, not licensed by State of Michigan	1 for each 3 beds, plus 1 per employee on an average employment shift.
Group residence, roominghouse, <u>and supportive housing</u>	1 for each bedroom or sleeping room <u>4 residents</u> , plus 1 for each employee on or the largest typical employment shift.
Adult Foster Care	1 for each 3 beds, plus 1 for each employee an average employment shift.
Accessory Dwelling Unit	1 for each dwelling unit <u>No minimum.</u>
Family Child Care Home	Minimum of 1 and a maximum of 3 child-care drop-off spaces.
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES	
Indoor recreation, including swimming pools	1 for each 3 <u>4</u> persons who may be legally admitted at one time based on the occupancy load established by local, county, or state fire, building, or health codes, plus 1 for each employee on an average employment shift.
SERVICES	
Personal service establishments	2 spaces for each of the first 2 beauty or barber chairs, and 1½ spaces for each additional chair, or 1 for each 300 square feet of useable floor area <u>whichever is greater.</u>
COMMERCIAL	
Open air businesses	1 for each 600 square feet of lot area used for open air business, plus extra spaces for indoor sales or office space as required.
AUTO-ORIENTED	
Automobile filling stations	1 for each employee, plus spaces required for other uses within the station, such as the retail floor area, carryout restaurants, subtracted by one half space for each automobile fueling position.
Automobile repair	1 <u>0.5</u> for each employee in the largest employment shift, plus 1 space for each auto service stall. In addition, stacking spaces for automobiles awaiting entrance to a service stall shall be provided as required under §122-694.
Automobile wash (automatic and self-serve) and detailing	1 <u>0.5</u> for each employee in the largest employment shift. In addition, stacking spaces for automobiles awaiting entrance to the wash facility must be provided as required under §122-694.
RESEARCH	
Laboratories or research establishments	5, plus 1 for every 1.5 employees in the largest working shift; or 1 space per each 1,000 square feet of gross floor area for storage areas, and 1 space per 300 square feet of office area; whichever is greater.

Sec. 122-692. Parking Requirement Reductions.

(a) **Transit.** Parking requirements may be reduced by up to 20 percent for buildings, structures, or uses within ~~three hundred (300)~~ seven hundred and fifty (750) feet of a commuter rail station or bus transit center or within ~~one hundred (100)~~ five hundred (500) feet of a transit stop, provided said stop or center is approachable via sidewalk. In situations where this would result in a discount of more than 10 spaces, a traffic study may be required to demonstrate that a sufficient number of

vehicle drivers would immediately opt for transit, and therefore would not result in adverse parking impacts on surrounding properties. The Ride shall verify that the transit station or transit stop ~~is in a~~ is not scheduled to move in the 5-year plan for the Ride.

- (f) **Walkable Urban Districts.** The parking requirements in each of the Walkable Urban Zoning Districts, with the exception of General Corridor, shall be halved. Planning Commission has the authority to waive 50% of the parking requirements for uses located in General Corridor with a finding that the area immediately surrounding the use is highly walkable.

MADE, PASSED, AND ADOPTED BY THE YPSILANTI CITY COUNCIL THIS 5th DAY OF March, 2019

Frances McMullan, City Clerk

Attest

I do hereby confirm that the above Ordinance No. 1334 was published in the Washtenaw Legal News on the 7th day of February, 2019.

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 5th day of March, 2019.

Frances McMullan, City Clerk

Notice Published: February 7, 2019

First Reading: February 19, 2019

Second Reading: March 5, 2019

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