

City of Ypsilanti
 Notice of Adopted Ordinance
 Ordinance No. 1374

An Ordinance Entitled “Zoning Periodic Update 2021”

THE CITY OF YPSILANTI ORDAINS:

That Section 122-422(b)(1) be amended as follows:

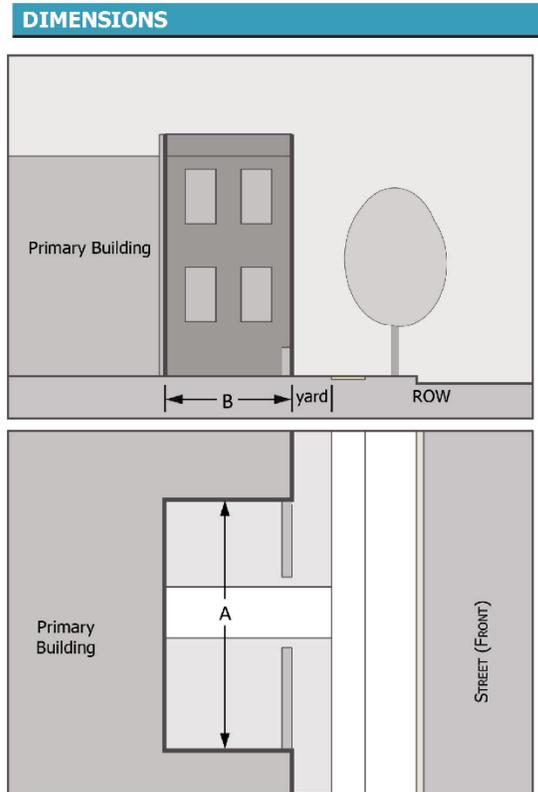
(1) Height		
Maximum height	30 feet or 2.5 stories, whichever is shorter	See exceptions in §122-613.

That Section 122-483 be amended as follows:

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. The court and building entry need not face the street, rather an open space, so long as there is a direct pedestrian connection to the public sidewalk.

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	<u>Parking surfaces shall not contribute to the forecourt dimensions (clear span width and depth).</u>		



That Section 122-531(a) be amended as follows:

(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 (except when properly permitted as family day care homes, group day care homes, adult foster care family homes, and adult foster care small group homes), kennels, , 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.

That Section 122-682(c) be amended as follows:

(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. Surfacing for parking areas and driveways shall be no closer than two feet from property lines, except where connecting to the public way. The City Planner may waive this requirement in whole or in part with a finding that the lot shares a common access and common parking with the adjoining lot, or that stormwater, landscaping, and other similar concerns have been adequately addressed with other methods.

MADE, PASSED AND ADOPTED BY THE YPSILANTI CITY COUNCIL THIS 2nd DAY OF March, 2021.

Andrew Hellenga, City Clerk

Attest

I do hereby confirm that the above Ordinance No. 1374 was published according to Section 11.13 of the City Charter on the 11th day of March, 2021.

Andrew Hellenga, 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 2nd day of March, 2021.

Andrew Hellenga, City Clerk

Notice Published: January 28, 2021

First Reading: February 16, 2021

Second Reading: March 2, 2021

Published: March 11, 2021

Effective Date: April 1, 2021