

City of Ypsilanti
 Notice of Adopted Ordinance
 Ordinance No. 1382

An Ordinance Entitled “Residential Modifications Zoning Update”

THE CITY OF YPSILANTI ORDAINS:

That the table in Section 122-421 be amended as follows:

USES	R1	NOTES	SPECIFIC REGULATIONS
RESIDENTIAL			
Accessory Dwelling Unit	A		

That the table in Section 122-422(b) be amended as follows:

(b) PRINCIPAL AND ATTACHED ACCESSORY STRUCTUES		
(1) Height		
Maximum Height	30 feet or 2.5 stories	See exceptions in §122-613. Highest point of accessory dwelling unit may match, but shall not exceed highest point of principal structure.

That the table in Section 122-422(c) be amended as follows:

(c) DETACHED ACCESSORY STRUCTUES		
(1) Height		
Maximum Height	15 feet	Highest point of accessory dwelling unit may match, but shall not exceed highest point of principal structure.

That the table in Section 122-441 be amended as follows:

USES	CN-SF	CN-MID	CN	NOTES	SPECIFIC REGULATIONS
RESIDENTIAL					
Accessory Dwelling Unit	A	A	A		

That the table in Section 122-470.TH and the footnote be amended as follows:

BUILDING HEIGHT		MIN	MAX
N	Accessory structure(s) (ft)	--	15 ⁽⁴⁾

(4) In the case of an accessory dwelling unit, the highest point may match, but shall not exceed the highest point of principal structure.

That the table in Section 122-471.AH and the footnote be amended as follows:

BUILDING HEIGHT		MIN	MAX
N	Accessory structure(s) (ft)	--	15 ⁽⁴⁾

(4) In the case of an accessory dwelling unit, the highest point may match, but shall not exceed the highest point of principal structure.

That the table in Section 122-472.CA and the footnote be amended as follows:

BUILDING HEIGHT		MIN	MAX
N	Accessory structure(s) (ft)	--	15 ⁽²⁾

(2) In the case of an accessory dwelling unit, the highest point may match, but shall not exceed the highest point of principal structure.

That the table in Section 122-473.AB and the footnote be amended as follows:

BUILDING HEIGHT		MIN	MAX
N	Accessory structure(s) (ft)	--	15 ⁽³⁾

(3) In the case of an accessory dwelling unit, the highest point may match, but shall not exceed the highest point of principal structure.

That the table in Section 122-474.CS and the footnote be amended as follows:

BUILDING HEIGHT		MIN	MAX
N	Accessory structure(s) (ft)	--	15 ⁽²⁾

(2) In the case of an accessory dwelling unit, the highest point may match, but shall not exceed the highest point of principal structure.

That the table in Section 122-422(a) be amended as follows:

(a) OVERALL SITE REGULATIONS	
(3) Minimum Lot Width	
Lot width	45 ft.- 30 ft.

That the table in Section 122-422(b) be amended as follows:

(b) PRINCIPAL AND ATTACHED ACCESSORY STRUCTURES	
(2) Residential Uses	
Lot size, minimum	5,000 square feet 3,000 square feet

That the table in Section 122-468.HS be amended as follows:

LOT REQUIREMENTS	MIN	MAX
------------------	-----	-----

A	Lot size (sf)	4,000 3,000	12,000
B	Lot width (ft)	35 30	80

That the table in Section 122-469.CO be amended as follows:

LOT REQUIREMENTS		MIN	MAX
A	Lot size (sf)	2,500 2,000	6,300

That the table in Section 122-421 be amended as follows:

USES	R1	NOTES	SPECIFIC REGULATIONS
RESIDENTIAL			
Single-Family Attached Dwellings	P	Permitted on corner lots only, otherwise prohibited.	Corner lot must contain at least 30' of frontage on two or more street sides.
Two-Family Dwelling	P	Permitted on corner lots only, otherwise prohibited.	Corner lot must contain at least 30' of frontage on two or more street sides.

That the table in Section 122-441 be amended as follows:

USES	CN-SF	CN-MID	CN	NOTES	SPECIFIC REGULATIONS
RESIDENTIAL					
Single-Family Attached Dwellings	P	P	P	In CN-SF: only permitted on corner lots, otherwise prohibited.	In "townhome" building type only. In the case of CN-SF corner lots, the corner lot must contain at least 30' of frontage on two or more street sides.
Two-Family Dwelling Units	P	P	P	In CN-SF: only permitted on corner lots, otherwise prohibited.	In the case of CN-SF corner lots, the corner lot must contain at least 30' of frontage on two or more street sides.

MADE, PASSED, AND ADOPTED BY THE YPSILANTI CITY COUNCIL THIS 21st DAY OF September, 2021.

Andrew Hellenga, City Clerk

Attest

I do hereby confirm that the above Ordinance No. 1382 was published in the Washtenaw Legal News on the 30th day of September, 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 21st day of September, 2021.

Andrew Hellenga, City Clerk

Notice Published: August 26, 2021

First Reading: September 14, 2021

Second Reading: September 21, 2021

Published: September 30, 2021

Effective Date: October 21, 2021