

City of Ypsilanti  
 Notice of Adopted Ordinance  
 Ordinance No. 1385

An Ordinance Entitled “Zoning Periodic Update 2022”

THE CITY OF YPSILANTI ORDAINS:

**Family definition – Section 122-203**

**Family** means:

- (1) One individual;
- (2) A group of two or more persons related by blood, marriage or adoption, together with foster children; together with:
  - (i) No more than two domestic workers employed by the household; OR
  - (ii) No more than ~~two~~ **three** additional unrelated persons occupying the unit as boarders, roomers, or guests; All of whom are domiciled together as a common, domestic, household in a single dwelling unit;
- (3) A group of persons, none of whom are related to each other by blood, marriage, or adoption, who reside together in a single dwelling unit, provided that the total number of occupants in such group shall not exceed ~~three~~ **five**, ~~except in the MD district and in any permitted residential uses in any corridor district the total number of occupants in this group shall not exceed four~~, unless otherwise provided for in this chapter; ~~or~~. **Room areas shall comply with the following standards:**
  - (i) Living room area shall contain not less than 120 square feet.**
  - (ii) Dining room area shall contain not less than 80 square feet.**
  - (iii) Sleeping room area shall contain not less than 70 square feet for one person, plus at least 50 square feet for every additional person in that sleeping room.**
- (4) A collective number of individuals living together in one dwelling unit, whose relationship is of a continuing, nontransient, domestic character, and who are cooking and living as a single, nonprofit housekeeping unit. This definition shall not include any society, club, fraternity, sorority, association, lodge, coterie, organization, or group of students or other individuals whose domestic relationship is of a transitory or seasonal nature or for an anticipated limited duration of a school term or terms or other similar determinable period.

**Fence opacity in HC, NC, and GC zoning districts – Section 122-452(b)**

<b>(b) Fences</b>		
Front Yard and Street Side Yard	No more than 6' height <b>and 50% opacity</b>	<ul style="list-style-type: none"> <li>• Opacity is measured by the observation of any two (2) square yard area of fence between one (1) foot above the ground level and the top of the fence. The observation is from a direction perpendicular to the place of the fence.</li> <li>• Subject to §122-635</li> <li>• Subject to §122-675</li> </ul>
Side and Rear Yards	10' height max	

## **Parking garages – Sections 122-416 and 122-518**

### **Sec. 122-416. Permissible Uses.**

<b>INFRASTRUCTURE</b>			
<b>Parking Garage</b>	<b>S</b>		<b>Section 122-518</b>

### **Sec. 122-518. Automobile parking garages.**

Automobile parking garages are permitted subject to the conditions hereinafter imposed:

- ~~(a) Such use must not be located within 100 feet of an R1, CN Mid or CN SF district.~~
- ~~(b) All parking garages in the Walkable Urban Districts shall be constructed under the IT building type. **All parking structures shall be limited to 50' maximum height, and there shall be a minimum 10' front, street side, side, and rear setback distance.**~~
- ~~(c) The architectural style and facade of the structure must be in keeping with the character of surrounding residential and business uses.~~
- ~~(d) All areas not used for parking or vehicular maneuvering must be landscaped and maintained in good condition.~~
- ~~(e) No access from a major thoroughfare is permitted. The vehicle entrances to structured parking should be from side streets and/or access roads.~~
- ~~(f) Direct pedestrian access from parking garages to any adjacent street must be provided.~~
- ~~(g) The exterior facades of all parking garages fronting on any street must be designed to achieve an architectural unity with the block.~~
- ~~(h) The parking garage must have sheltered bicycle and motorcycle parking areas within 25 feet of the vehicular entrance. **(Removed by Amendment)**~~

## **Marijuana retailer/provisioning center buffer distance – Section 122-538**

### **Sec. 122-538. Marijuana retailers and/or provisioning centers.**

- (a) **Generally.** Nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marijuana not in strict compliance with the State of Michigan laws and rules. Also, since Federal law is not affected by the Act or the General Rules, nothing in this Chapter, or in any companion regulatory provision adopted in any other provision of this Code, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution under Federal law.
- (b) The following standards for marijuana retailers and/or medical marijuana provisioning centers apply:
  - (1) The facility shall operate at all times in compliance with the General Rules of the Michigan Department of Community Health, the MMMA, the MMFLA, the MTA, the MRTMA as well as any and all administrative rules or regulations contained or adopted under the authority therein;
  - (2) A marijuana retailer and a provisioning center may be co-located in the same facility so long as it complies with Chapter 7 of the City Code of Ordinances, the MMFLA, the MRTMA as well as any and all administrative rules or regulations contained or adopted under the authority therein;
  - (3) The marijuana retailer and/or provisioning center shall not be located within one thousand (1,000) feet of a school, as measured from the outermost boundaries of the lot or parcel on which the marijuana retailer and/or provisioning center is located to the outermost boundaries of the lot or parcel on which the school is located;
  - ~~(4) The marijuana retailer and/or provisioning center shall not be located within five hundred (500) feet of a lawfully existing marijuana retailer and/or provisioning center as measured from the outermost boundaries of the lot or parcel on which the proposed marijuana retailer and/or provisioning center is located to the~~

outermost boundaries of the lot or parcel on which the lawfully existing marihuana retailer and/or provisioning center is located; **The marihuana retailer and/or provisioning center shall not be located within one-thousand (1,000) feet of a lawfully existing marihuana retailer and/or provisioning center in the General Corridor (GC) zoning district, nor within six-hundred-twenty-five (625) feet of a lawfully existing marihuana retailer and/or provisioning center in the Neighborhood Corridor (NC) and Center (C) zoning districts. Distances are measured from the outermost boundaries of the lot or parcel on which the proposed marihuana retailer and/or provisioning center is located to the outermost boundaries of the lot or parcel on which the lawfully existing marihuana retailer and/or provisioning center is located.**

- (5) Use of marihuana is prohibited on the premises;
- (6) All activity related to the marihuana retailer and/or provisioning center shall be done indoors;
- (7) The premises shall be open for inspection upon request by the Building Official, the Fire Department, and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises.
- (8) Drive-through and walk-up or similar facilities shall be prohibited;
- (9) All marihuana shall be contained within the main building in an enclosed, locked facility in accordance with the General Rules of the Michigan Department of Community Health, the MMMA, the MMFLA, the MTA, the MRTMA, as well as any and all administrative rules or regulations contained or adopted under the authority therein;
- (10) All marihuana retailers and/or provisioning centers must be registered with and licensed by the State Department of Licensing and Regulatory Affairs, as well as be permitted under Chapter 7 of the City Code of Ordinances;
- (11) Growing, cultivation, or processing of marihuana in a marihuana retailer and/or provisioning center is prohibited;
- (12) If a special land use, the existing marihuana retailer and/or provisioning center facility and site shall not be altered or expanded without approval from the Planning Commission, subject to Sec. 122-328.

### **Maneuvering lane width – Section 122-685(e)**

(e) Minimum Standards. The minimum standards for parking spaces and aisles are indicated in the table below.

<b>Standard Vehicle Parking Dimensions</b>					
<b>Parking Patterns (Degrees)</b>	<b>Space Width (Feet)</b>	<b>Space Length (Feet)</b>	<b>Maneuvering Lane Width (Feet)</b>	<b>Total Width of One Tier of Spaces Plus Maneuvering Lane (Feet)</b>	<b>Total Width of Two Tiers of Spaces Plus Maneuvering Lane (Feet)</b>
0 (parallel)	9	22	±2 <b>10</b> if one-way ±0 <b>12</b> if two-way	±1 <b>19</b> one-way ±9 <b>21</b> two-way	±0 <b>28</b> one-way ±8 <b>30</b> two-way
30 to 53	9	18	13	36	53
54 to 74	9	18	16	38	59
75 to 90	9	18	22	40	62
<b>Compact Vehicle Parking Dimensions</b>					
<b>Parking Patterns (Degrees)</b>	<b>Space Width (Feet)</b>	<b>Space Length (Feet)</b>	<b>Maneuvering Lane Width (Feet)</b>	<b>Total Width of One Tier of Spaces Plus Maneuvering Lane (Feet)</b>	<b>Total Width of Two Tiers of Spaces Plus Maneuvering Lane (Feet)</b>
0 (parallel)	8	18	12	20 one-way	28 one-way

				32 two-way	40 two-way
30 to 53	8	17	13	36	53
54 to 74	8	17' 5"	16	38	59
75 to 90	8	16	22	42	62
<b>Motorcycle Vehicle Parking Dimensions</b>					
All motorcycle parking spaces shall be a minimum of five feet by eight feet.					

MADE, PASSED, AND ADOPTED BY THE YPSILANTI CITY COUNCIL THIS 1st DAY OF March, 2022.

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Andrew Hellenga, City Clerk

Attest

I do hereby confirm that the above Ordinance No. 1385 was published in the Washtenaw Legal News on the 10th day of March, 2022.

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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 1st day of March, 2022.

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Andrew Hellenga, City Clerk

Notice Published: January 27, 2022

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Second Reading: March 1, 2022

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