



Single-family Home New Build

In the R1 Zoning District

This Fact Sheet is not a substitute for the ordinance, but addresses common questions about City ordinances. For further information, please call the Building Department.

All permit applications are available from the Building Department and at cityofypsilanti.com/permits.

Completed applications may be dropped off at the Building Department.

City Hall

One South Huron
Ypsilanti, MI 48197

Building

3rd Floor, City Hall
Phone: (734) 482-1025
cityofypsilanti.com/building

Planning

4th Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/planning

Historic District

4th Floor, City Hall
Phone: (734) 483-9646
cityofypsilanti.com/hdc

All permits, fees, and factsheets can be found at cityofypsilanti.com/permits.

Permits Required: [Zoning Compliance Permit or Sketch/Site Plan Historic District Permit](#), if within the Historic District [Building Permit\(s\)](#) [Plumbing](#), [Mechanical](#), [Electrical](#) [Right of Way Permit](#), for driveways and utilities [Soil Erosion and Sedimentation Permit](#), from Washtenaw County [YCUA](#) – Water and Sewer **DTE Energy** – [Natural Gas](#) and [Electric Engineering](#) – May be required in limited circumstances. Contact the City Planner

Lot Requirements

- Must have frontage on a street
- Minimum lot width at street: 45 feet
- Minimum lot size: 5,000 square feet
- Maximum amount of the lot covered by buildings: 35%

Principal Structures & Attached Accessory Structures

- Front door must face the street to which the house is addressed
- Maximum height: 30 feet (see definition of "height" in §122-203) or 2.5 stories
- Setbacks from property lines:
 - Front yard: The front of the house must be within the range established by existing homes on the block. If no existing homes, then 25' minimum.
 - Side yard, minimum each: 4 feet
 - Side yards, combined: 12 feet
 - Street side yard, minimum: 8 feet
 - Rear yard, minimum: 25 feet
 - **NOTE:** These are the minimums per zoning. Fire &/or Building Code may require a larger setback in some cases. Please consult with your design professional.

Detached Accessory Structures

- Not permitted in front yard or street side yard
- Maximum height: 15 feet (see definition of "height" in §122-203)
- Maximum Floor Area: the ground floor area of all accessory buildings added together cannot be more than the gross ground floor area of the principal structure, nor result in covering more than 35% of the lot in buildings.
- Distance from principal structure: 7 ft or min. required by building and/or fire code
- Side yard property line setback: 3ft (1 foot if abutting an alley)
- Rear yard property line setback: 3 ft (1 foot if abutting an alley, 12 ft for a through lot)

Parking

- One parking space is required, but discounts may be sought under §122-692.
- No parking is permitted in the front or street side yard, except on a driveway leading to a parking area beside/behind the building, or in a garage.
- Driveways must have a clear span of at least 9 feet, but no wider than 20 feet.

Fences

- Front Yard: no more than 4' tall and 50% opaque
- Side, Street Side, and Rear Yards: 6' height max, no opacity restriction