

City of Ypsilanti  
Notice of Adopted Ordinance  
Ordinance No. 1392

An Ordinance Entitled “Research & Development in Center”

THE CITY OF YPSILANTI ORDAINS:

**Definitions – Section 122-203**

[AMEND *Research Use* definition]

~~**Research use** means facilities for scientific research, and the design, development and testing of electrical, electronic, magnetic, optical and computer and telecommunications components in advance of product manufacturing, and the assembly of related products from parts produced offsite, where the manufacturing activity is secondary to the research and development activities, and includes pharmaceutical, chemical, and biotechnology research and development.~~

**Research and Development** means a facility where research and development and/or laboratory testing, is conducted in industries that include, but are not limited to, applied biology or chemistry, biotechnology, pharmaceuticals, communication, information technology, alternative energy, micro-electromechanical systems, electronics, maker spaces/fabrication labs, autonomous vehicles, robotics, instrumentation, or computer hardware and software. Accessory production or assembly of products is allowed in conjunction with the research and development uses.

[ADD the following definitions]

- **Autonomous vehicle rideshare** is defined as self-driving vehicles that require no human driver. Instead, vehicles rely on Artificial Intelligence technology to streamline ride-sharing capabilities.
- **Maker space** is a creative, do-it-yourself space where people can gather to create, invent, and learn through the vehicles of technology, electronics, hardware supplies, and tools. Maker spaces are designed to challenge individuals to create and learn through hands-on, personal experiences throughout their life.
- **Micro-electromechanical systems (MEMs)** is a process technology used to create tiny integrated devices or systems that combine mechanical and electrical components.
- **Mobility** is defined as the ability to freely move or be moved and the capability to get from one place to another using one or more modes of transport to meet daily needs. Transport mobility provides increased opportunities for individuals to undertake fundamental tasks beyond the home environment, such as going to work and purchasing essential goods.
- **Vehicle technological services** deals with the production of control mechanisms, operating software, charging mechanisms/devices, and controls. Also may involve services regarding vehicle logic programming, data retrieval, and control adjustments.

**Permissible Uses Chart – Section 122-446**

**Sec. 122-446. Permissible Uses.**

| <i>P=Principal, A=Accessory, S=Special Land Use, -- = Not Permitted</i> |          |              |   |
|---|----------|--------------|---|
| <b>USES</b>   | <b>C</b> | <b>NOTES</b> | <b>SPECIFIC REGULATIONS</b>                               |
| <b>RESEARCH</b>   |          |              |   |
| Limited research and development  | S        |              | Section [*newly created section in Article V, Division 1] |
| <b>AUTO-ORIENTED</b>  |          |              |   |
| Autonomous vehicle rideshare  | A        |              |   |
| Electric mobility charging stations                                     | A        |              |   |
| Indoor vehicle storage  | A        |              |   |
| Vehicle technological service   | A        |              |   |

**Article V, Division 1: Specific Standards for Certain Uses**

**Sec.\* \_\_\_\_. Research and Development, Limited.**

Limited Research and Development facilities shall be subject to the conditions hereinafter imposed:

- 1) Research space, including but not limited to offices, conference rooms, and common areas, shall occupy at least 25% of the building’s gross floor area.
- 2) Outdoor storage of products/materials is prohibited.
- 3) If in a Walkable Urban District, the building shall comply with applicable building type requirements. In any case, the building’s exterior appearance shall resemble a commercial building’s general form, except for required HVAC systems.
- 4) Use of the building for warehousing and distribution is prohibited.
- 5) Uses involving noise, vibration, odors, emissions, dust, or night illumination exceeding the boundaries of the lot are prohibited.
- 6) The storage of any flammable or hazardous materials must be in compliance with applicable codes, including but not limited to Occupational Safety and Health Administration Codes, Fire Codes, and Building Codes.

**[\*And re-number section numbers and section citations accordingly]**

MADE, PASSED, AND ADOPTED BY THE YPSILANTI CITY COUNCIL THIS 24th DAY OF May, 2022.

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Andrew Hellenga, City Clerk

Attest

I do hereby confirm that the above Ordinance No. 1392 was published in the Washtenaw Legal News on the 2nd day of June, 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 24th day of May, 2022.

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Andrew Hellenga, City Clerk

Notice Published: April 21, 2022

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