

# Ypsilanti Township Zoning Ordinance

## APPENDIX A—ZONING

§ 901

2. Mortuary establishments, when adequate assembly area is provided off street for vehicles to be used in funeral processions, provided further that such assembly area shall be provided in addition to any required off-street parking area. A caretaker's residence may be provided within the building of mortuary establishments.
3. Publicly owned buildings, telephone exchange buildings, and public utility offices, transformer stations, substations, or gas regulator stations, but not including storage yards.
4. Private clubs, fraternal organizations and lodge halls provided the following conditions are met:
  - a. The site abuts a major thoroughfare as designated on the township future land use plan.
  - b. Access to and from the site can be safely provided to the satisfaction of the county road commission.
  - c. No building or parking area shall be located closer than 50 feet to a property line.
  - d. All parking shall be screened from view of all abutting residential districts.
  - e. Outdoor lighting of a type and location which will not be a nuisance to abutting residential districts shall be provided and any outdoor lighting shall conform with the guidelines set forth in sec. 2110 of the zoning ordinance.
5. Veterinary clinics, when such use is conducted entirely within an enclosed building. No animal kennels or animal runs shall be allowed outside the principal building. Animal kennels or runs within a principal building shall provide no windows which can be opened to the outside.
6. State-licensed residential child and adult care facilities as provided for in section 2122.

(Ord. No. 99-205, 3-16-99)

### Sec. 803. Required conditions:

1. No interior display shall be visible from the exterior of the building.
2. The outdoor storage of goods or material shall be prohibited.
3. Warehousing or indoor storage of goods or material, beyond that normally incident to the above permitted uses, shall be prohibited.
4. Marginal service roads may be required in accord with sec. 2115.5.d.
5. Any facility providing drive-through service shall provide a bypass land [lane] for vehicles not utilizing drive-through facilities.

### Sec. 804. Area and bulk requirements:

See article XX, "Schedule of Regulations" limiting the height and bulk of buildings, the minimum size of lot by permitted land use, and providing minimum yard setback requirements.

## ARTICLE IX. B-1 LOCAL BUSINESS DISTRICTS

### Sec. 900. Intent:

The B-1 local business districts, as herein established, are designed to meet the day-to-day convenience shopping and service needs of persons residing in immediately adjacent residential areas.

### Sec. 901. Principal uses permitted:

In a local business district, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this ordinance:

1. Generally recognized retail businesses which supply commodities on the premises, such as but not limited to: groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, clothing and notions or hardware.
2. Personal service establishments which perform services on the premises, such as but not limited to: repair shops (watches, ra-

dio, television, shoe and etc.), tailor shops, beauty parlors or barbershops, photographic studios, and self-service laundries and dry cleaners.

3. Dry cleaning establishments, or pickup stations, dealing directly with the consumer. Central dry cleaning plants serving more than one retail outlet shall be prohibited.
4. Business establishments which perform services on the premises, such as, but not limited to: banks, loan companies, insurance offices and real estate offices.
5. Any principal use permitted in sec. 801 and any use permitted subject to special conditions in sec. 802 of the OS-1 office service district.
6. Post office and similar governmental office buildings, serving persons living in the adjacent residential area.
7. Off-street parking lots.
8. Other uses similar to the above uses.
9. Accessory structures and uses customarily incident to the above permitted uses.

**Sec. 902. Required conditions:**

1. All business establishments shall be retail or service establishments dealing directly with customers. All goods produced on the premises shall be sold at retail on premises where produced.
2. All business, servicing, processing, except for off-street parking or loading, shall be conducted within a completely enclosed building.
3. Marginal service roads may be required in accord with sec. 2115.5.d.
4. Any facility providing drive-through service shall provide a bypass land [lane] for vehicles not utilizing drive-through facilities.

**Sec. 903. Uses permitted subject to special conditions:**

The following uses may be permitted upon the granting of a permit for such use by the planning

commission subject to the conditions hereinafter imposed for each use, and subject further to such other reasonable conditions which, in the opinion of the commission, are necessary to provide adequate protection to the neighborhood and to abutting properties and subject further to a public hearing held in accord with sec. 2309 and further shall be reviewed as provided in sec. 2119:

1. Publicly owned buildings, public utility buildings, telephone exchange buildings; electric transformer stations and substations; gas regulator stations with service yards, but without storage yards; water and sewage pumping stations.
2. Restaurants in which service is wholly within the building and no drive-in facilities are provided subject to the following conditions:
  - a. Such facility, if located adjacent to a residential zoning district boundary, shall have a setback of not less than 20 feet on those sides abutting such residential zoning district.
  - b. Parking areas shall be screened from adjacent residential areas in accord with sec. 2108 and such screening walls shall be constructed of finished materials in harmony with the residential character of abutting residential zones.
  - c. Outdoor lighting, of a type and location which will not be a nuisance to abutting residential districts, shall be provided. The type of lighting and the location of such lighting shall be included on the plan for review by the planning commission.
  - d. Access to the restaurant shall not be provided through a residential district.
  - e. Trash receptacles shall be screened from public view.

**Sec. 904. Area and bulk requirements:**

See article XX, "Schedule of Regulations" limiting the height and bulk of buildings, the minimum size of lot by permitted land use, and providing minimum yard setback requirements.

**ARTICLE X. B-2 COMMUNITY BUSINESS  
DISTRICTS**

**Sec. 1000. Intent:**

The B-2 community business districts are designed to cater to the needs of a larger consumer

5. The proposed site plan for the mobile home park shall be submitted to the planning commission for their review and approval prior to any consideration. The suggestion of any changes or modifications shall be based on such reasonable requirements as are applied to the review and approval of all other uses in the township. Any items determined to be undesirable or inadequate shall be made known to the applicant and a copy of such objections shall immediately be forwarded to the state mobile home commission for their consideration in reviewing the proposed mobile home park plans.

6. The township engineer shall also review the proposed park plans with respect to drainage patterns to adjacent properties, water and sewage needs which would be generated and the township's ability to accommodate such mobile home park needs. In addition, any connections to municipal facilities shall meet applicable township engineering design requirements. A copy of any deficiencies noted shall be transmitted immediately, with the recommendations of the planning commission, to the state mobile home commission.

7. Each occupied mobile home shall be skirted and anchored with materials meeting mobile home commission specifications.

#### **Sec. 705. Other requirements:**

For other applicable requirements, see article XX, "Schedule of Regulations" and article XXII, "General Exceptions."

### **ARTICLE VIII. OS-1 OFFICE SERVICE DISTRICTS**

#### **Sec. 800. Intent:**

The OS-1 districts are designed to accommodate uses such as offices, banks and personal services which can serve as transitional areas between residential and commercial districts and to provide a transition between major thoroughfares and residential districts.

#### **Sec. 801. Principal uses permitted:**

In an office service district, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this ordinance:

1. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting and sales subject to the limitations contained below in sec. 803, Required Conditions.
  2. Medical offices, including clinics.
  3. Facilities for human care such as hospitals, sanitariums, rest and convalescent homes.
  4. Off-street parking lots.
  5. Churches.
  6. State-licensed residential child and adult care facilities as provided for in section 2122.
  7. Other uses similar to the above uses.
  8. Accessory structures and uses customarily incident to the above permitted uses.
- (Ord. No. 99-205, 3-16-99)

#### **Sec. 802. Uses permitted subject to special conditions:**

The following uses may be permitted upon the granting of a permit for such use by the planning commission subject to the conditions hereinafter imposed for each use, and subject further to such other reasonable conditions which, in the opinion of the commission, are necessary to provide adequate protection to the neighborhood and to abutting properties and subject further to a public hearing held in accord with sec. 2309 and further shall be reviewed as provided for in sec. 2119:

1. An accessory use customarily related to a principal use authorized by this section, such as but not limited to: a pharmacy or apothecary shop, stores limited to corrective garments or bandages, or optical service, may be permitted.