

1. Agenda

Documents: [01- PC AGENDA APRIL .PDF](#)

2. Packet

Documents: [PACKET APRIL 16_2014 .PDF](#)

**Agenda
Planning Commission
Council Chambers
Wednesday, April 16, 2014 - 7:00 P.M.**

I. Call to Order

II. Roll Call

Roderick Johnson, Chair	P	A
Anthony Bedogne	P	A
Mark Bullard	P	A
Gary Clark	P	A
Phil Hollifield	P	A
Heidi Jugenitz	P	A
Brett Lenart	P	A
Richard Murphy	P	A
Cheryl Zuellig	P	A

III. Approval of Minutes

- March 19, 2014

IV. Audience Participation

Open for general public comment to Planning Commission on items for which a public hearing is not scheduled.

V. Public Hearing Items

- none

VI. Old Business

- Zoning Presentation – use tables (Minock/Gillotti)
- Water Street Update (Gillotti)
- Consideration of bylaws alteration related to attendance (second notification)

VII. New Business

- none

VIII. Committee Reports

- Non-Motorized Committee
- Annual Report Committee
- Capital Improvements Committee – time to convene!

IX. Future Business Discussion / Updates

X. Adjournment

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**PLANNING COMMISSION
MEETING MINUTES
March 19, 2014
CITY COUNCIL CHAMBER
7:00 P.M.**

I. CALL TO ORDER

The meeting was called to order at 7:03 p.m.

II. ROLL CALL

Present: R. Johnson, G. Clark, P. Hollifield, H. Jugenitz, A. Bedogne

Absent: R. Murphy (excused) C. Zuellig (excused) B. Lenart (excused)
M. Bullard (excused)

Staff: Teresa Gillotti, Community Development Director
Bonnie Wessler, Planner I
Nan Schuette, Executive Secretary

III. APPROVAL OF MINUTES – February 19, 2014

Commissioner Hollifield moved to approve the minutes of February 19, 2014 (Support: H. Jugenitz) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. PUBLIC HEARING ITEMS

1. 301 S. Hamilton

Ms. Wessler stated that this is a request for a special use permit/site plan for a church expansion. The parcel is slightly more than two acres in size, fronting on South Hamilton Street. There is an existing church building, clergy house and 500 sq. ft shed on the property as well as a 123 space parking lot. The applicant is proposing to add a 395 sq. ft expansion on

the northwest corner of the church building for accessible restrooms. They went before the Zoning Board of Appeals earlier this year and received a variance. The majority of the site remains unchanged. Staff is recommending some landscaping changes to help integrate the site into the community as well as one waiver for in-ground irrigation and some engineering conditions. Staff is recommending approval of both the special use permit and site plan.

Commissioner Clark moved to open the public portion of the hearing (Support: A. Bedogne) and the motion carried unanimously.

Bill Meier of MEIER Architects was in attendance to represent the church. He added that the purpose of the addition has one objective, which is to provide a barrier-free bathroom in the sanctuary to assist the elderly members of the church since the other available bathroom requires going down steps, which some of them are unable to do. They have explored every way possible to design this differently but came to the conclusion that this was the most viable way to get the addition to work.

The church is requesting to waive as many of the conditions as possible in order to make this project work economically.

Chairman Johnson suggested that Mr. Meier go through the 14 conditions one-by-one. Mr. Meier added that he did not have a problem with the first seven conditions. The following seven conditions (8-14) were reviewed and discussion on each included comments by Mr. Meier, staff and Planning Commission members on what was possible; some changes that could be made, possible waivers, and other items which were ruled by the ordinance and could not be changed.

Commissioner Bedogne moved to close the public portion of the hearing (Support: H. Jugenitz) and the motion carried unanimously.

After further discussion with board members and staff, and agreement with the applicant, Commissioner Bedogne moved that the Planning Commission approve the Special Use Permit expansion for the Second Baptist Church at 301 S. Hamilton with the following finds and conditions:

Findings: The application is substantially in compliance with Sec 122-165(b).

Conditions:

1. Special use approval shall be subject to approval of site plan.
2. Provide street trees along all frontages, spaced appropriately for the conditions, obstacles, and tree species selected. Permits are required from both MDOT and the City.
3. Provide bicycle parking.

The motion was supported by Commissioner Clark. A roll call vote was taken and carried unanimously.

Commissioner Jugenitz moved that the Planning Commission approve the site plan for the Second Baptist Church at 301 S. Hamilton with the following findings and conditions:

Findings:

1. The application substantially complies with Sec 122-127.

Waivers:

1. To omit in-ground irrigation as the majority of site landscaping is well established.
2. Waive off-street parking landscaping at south property line with the findings that the benefit is secured by provision of street trees.
3. Waive foundation landscaping to accept as shown along northwest and east side of the building with the finding that the benefits be secured with less than required amount.
4. Waive foundation landscaping to accept fewer trees and fewer shrubs than required with the finding that the public benefit intended to be secured by this section will exist with less than the required landscaping or screening.
5. Waive Sec 122-706 foundation landscaping with the finding that the benefit exists without it.
6. Waive Sec 122-703 for screening between conflicting adjacent land uses on the north and south boundaries with the finding that the existing features and provision of the screening on the east boundary is sufficient.

Conditions:

1. Site plan notes address of site as 308 South Hamilton Street, correct to either 301 S. Hamilton or 308 S. Adams.
2. Provide one additional barrier-free parking space.
3. Applicant to update site plan with any current or proposed ground signs.
4. Review and approval from YCUA will be required.
5. The plans shall clearly show the expected limits of pavement removal of the sidewalk and Catherine Street in plan view.
6. The road replacement cross section shall be a minimum of 5" of 13AHMA on 6" 21AA.
7. The sidewalk around the perimeter of the site shall be inspected for trip hazards. Any identified hazards shall be noted for removal and replacement on the plans. It appears there may be several locations along Buffalo Street that will require replacement.
8. Applicant to submit further detail regarding parking lot and entrance lighting.
9. Applicant will provide screening on the east property line adjacent to the residential properties within a period of two years in accordance with Sec 122-703.
10. Applicant will provide off-street parking screening in the form of two landscaped islands along the Hamilton and Adams frontages.
11. Applicant to provide wheel stops for curbing at the south property line.
12. Staff recommends that the applicant provide increased landscaping at the south of the church building.
13. Applicant will submit a full landscape plan subject to administrative approval.
14. Applicant to provide dumpster enclosure or remove dumpster in accordance with the ordinance.

The motion was supported by Commissioner Hollifield. A roll call vote was taken and carried unanimously.

VI. OLD BUSINESS

1. 1715 Washtenaw – Ypsilanti Urgent Care

Applicant withdrew his application

2. Zoning Presentation

Ms. Gillotti stated that we need to make some decisions on uses, form base, etc. and how we are going to be communicating it to the public. She turned the session over to Megan Masson-Minock, Consultant Planner, who has been assisting on the Shape Ypsilanti process.

Megan Masson-Minock stated that she had been asked to assist in discussing the draft zoning ordinance under development and why there is a need for changes to the zoning ordinance. The City of Ypsilanti's current zoning ordinance does not create a policy framework that implements the vision of Ypsilanti as a safe, sustainable, diverse city as agreed upon in the Shape Ypsilanti Master Plan process. She listed many examples, i.e. no requirements for windows and doors to face the street, thereby, creating a safer environment; regulations assume transportation by automobile as the primary means of travel; parking regulations require spaces for cars and loading areas for trucks but not for bicycles and no requirement for pedestrian paths, etc.

The current zoning ordinance is also difficult to use because it is mostly text, with only a few diagrams to explain concepts; waivers often needed for development proposals; regulations are organized by individual zoning district making it more cumbersome having to look in three different places in the codes to know all the regulations and possibilities.

Ms. Masson-Minick went into great detail explaining why the need for a hybrid form-based code. A table was also included giving district-by-district analysis of what is changing. Also included were three reasons for changing the zoning as follows:

- It should be easy to build what fits with the guiding values of Ypsilanti. The current ordinance makes it difficult.
- Where the current ordinance works, keep it. Where it does not, use all available tools including changing regulations by building type.
- The document is hard to use. Changes to make it less complicated will save time and money in the long run.

After a lengthy discussion, with input from both the staff and board members, everyone agreed to have further discussion at the next meeting and most likely in May, be able to begin communicating the changes to the public, making it less complicated to understand and also how it will affect individual properties owners.

3. Water Street Update

Ms. Gillotti gave an update on status of the Water Street properties. Family Dollar hopes to close in a couple of weeks. Staff is scheduling a meeting on the Recreation Center with the hope that we will be able to wrap up the agreement. Staff is meeting with another party regarding residential but are not in a position to discuss further.

VII. NEW BUSINESS

1. Consideration of bylaws alteration related to attendance (first notification)

After some discussion, the board agreed to continue this at the next meeting.

VIII. COMMITTEE REPORTS

Non-Motorized Committee - none
Annual Report Committee – next meeting

VII. FUTURE BUSINESS DISCUSSION/UPDATES

More zoning

VIII. ADJOURNMENT

Since there was no further business, Commissioner Jugenitz moved to adjourn the meeting (Support: A. Bedogne) and the motion carried unanimously. The meeting adjourned at 11:02 p.m.

R-1 Single Family Residential District

Location	College Heights, Normal Park, East Prospect Park, Prospect Park, Miles, Worden Gardens, Ainsworth, Heritage Park, Prospect Grove, Gerganoff
Setbacks	Standard for all building types
Purpose	The R1 district is designed to provide an environment of predominantly low-density, single-family detached dwellings, along with other related facilities such as schools and churches. The purpose of the R1 single-family residential district to encourage the preservation and the continuation of the long-standing residential fabric in existing neighborhoods of predominantly single-family dwellings. Multiple-family, business, or industrial uses which would substantially interfere with the development or continuation of single-family dwellings in the district are prohibited.

Below is a proposed use table for the district. The descriptions of the uses are much simpler than the current zoning ordinance. New uses for this district are shown in ***bold, italics text***. When the notes reference another section of the zoning ordinance, no changes are proposed to the current regulations.

**Use required in residential districts by law P=Permitted, A=Accessory, S=Special Land Use*

Uses	R-1	Notes
RESIDENTIAL		
Single-Family Detached Dwelling	P	Manufactured housing may be located and installed according to same standards that would apply to a site-built single-family dwelling on the same lot.
Home Occupation	A	Section 122-669
Family Child Care Home*	A	1-6 children, day care and 24 hour care Section 122-773
Adult foster care family homes*	A	1-6 adults, day care and 24 hour care, excludes facilities licensed by a state agency for care and treatment of persons released from or assigned to adult correctional institutions Section 122-773
Group Child Care Home*	S	6-12 children, day care only Section 122-779
RECREATION, EDUCATION & PUBLIC ASSEMBLY		
Park	P	
Primary & Secondary Schools (public & private)*	S	Section 122-805
Post-secondary educational institutions (public & private)*	S	Section 122-805
House of Worship*	S	Section 122-780

R-1 Single Family Residential District

*Use required in residential districts by law P=Permitted, A=Accessory, S=Special Land Use

Uses	R-1	Notes
Municipal, county, regional & state service uses*	S	Section 122-795
SERVICES		
Bed & Breakfast or Inn	S	Section 122-778
INFRASTRUCTURE		
Essential Services*	P	Section 122-637
Communication Devices*	A	Article XI, division 3
GARDENS/COMMUNITY GARDENS		
Community Gardens	P	Exempt from area regulations in 122-253, subject to 122-816
Toolhouses, sheds and other similar buildings for the storage of domestic supplies	A	Must meet accessory structure regulations for lot coverage and maximum floor area. Rear or side yard only.
<i>Passive solar structure (greenhouse, hoophouse, etc.)</i>	A	<i>Must meet accessory structure regulations for lot coverage and maximum floor area. Rear or side yard only.</i>
STORM WATER FEATURES		
<i>Porous Paving</i>	A	
<i>Rain Garden</i>	A	
<i>Swale</i>	A	
<i>Vegetated Roofs</i>	A	
<i>Cisterns</i>	A	
<i>Rain Barrels</i>	A	
ENERGY FEATURES		
<i>Accessory Wind Energy Systems</i>	A	
<i>Geothermal Energy</i>	A	
<i>Solar Parking Lot Lighting</i>	A	For special land uses that may have required parking, like schools or places of worship
<i>Solar Roof Paneling</i>	A	
<i>Solar Water Heaters</i>	A	

R-1 Single Family Residential District

Uses proposed for deletion from R-1 Zoning District use listing:

Use	Type	Reason for deletion
Garage and Carports - Accessory	Accessory	Regulations for garages, carports and other accessory structures should be handled under accessory structure provisions for the district, not in the use chart. Detached accessory structures are proposed to be limited to 2 structures (currently only one structure is allowed). Lot coverage of all buildings is limited to 35% of the site. Total ground coverage of all detached accessory buildings shall not exceed ground floor area of principal residence.
Permitted signs, private off-street parking facilities, fences, walls, or privacy screens	Accessory	These regulations are listed elsewhere in the ordinance and do not need to be repeated here.
Swimming pools, tennis courts, and other similar uses for the exclusive use of residents and their guests	Accessory	These regulations are listed elsewhere in the ordinance and do not need to be repeated here.
Private noncommercial recreational areas or social facilities, institutional or community recreational centers, and nonprofit swimming pool or tennis club	SLU	In these neighborhoods, these types of uses are currently or would in the future be in parks. They will be allowed elsewhere in the City
Restoration or replacement of legal non-conforming two-family and multiple apartment and/or roominghouse structures after removal, destruction, or severe damage of such structure pursuant to section 122-205 (5).	SLU	This circumstance is covered in the nonconformities section and need not be repeated here. The areas where this situation comes up are in the core neighborhoods, which will have a different mixture of uses.

MD Multiple Dwelling Residential Zoning District

Location	LeForge area, Forest Knoll, Parkridge, Hamilton Crossing, Stadium Meadows, Multiple-family along Huron River Drive
Setbacks	Standard for all building types
Purpose	The MD multiple-family residential district is designed to allow a multiple-family residential development designed specifically for apartments, condominiums, and townhouses. The multiple-family residential district is located adjacent to high traffic generators and major thoroughfares and corridors, and can serve as zones of transition between nonresidential districts and neighborhoods. The multiple-family residential district is designed to insure sound development policies for areas having a concentration of multifamily units, while assuring an adequate supply of multiple-family living units in the housing mix of the city overall. Recreation, services and retail uses are allowed as special land uses to allow residents to access everyday needs by foot, if they are not already within walking distance on a corridor or in a center.

Below is a proposed use table for the district. The descriptions of the uses are much simpler than the current zoning ordinance. New uses for this district are shown in ***bold, italics text***. When the notes reference another section of the zoning ordinance, no changes are proposed to the current regulations.

**Use required in residential districts by law P=Permitted, A=Accessory, S=Special Land Use*

Uses	MD	Notes
RESIDENTIAL		
Two-Family Dwelling	P	Manufactured housing may be located and installed according to same standards that would apply to a site-built two-family dwelling on the same lot.
Multiple Family Dwellings, maximum of 8 units per building	P	<i>Previous break for permitted use was 6 units but have found that many buildings have more than 6. Madison, WI uses 8 units as a break point in their zoning ordinance adopted last year.</i> <i>Includes senior housing, group living, student housing, co-housing. Responsible party for management must be on file with the City.</i>
Multiple Family Dwellings, more than 8 units per building	S	<i>Includes senior housing, group living, student housing, co-housing. Responsible party for management must be on file with the City</i>
Home Occupation	A	Section 122-669
Group living with support staff, not licensed by State of Michigan	S	Includes supportive housing, rehabilitation housing or dormitories.
Family Child Care	A	1-6 children, day care and 24 hour care

MD Multiple Dwelling Residential Zoning District

*Use required in residential districts by law P=Permitted, A=Accessory, S=Special Land Use

Uses	MD	Notes
Home*		Section 122-773
Adult foster care family homes*	A	1-6 adults, day care and 24 hour care, excludes facilities licensed by a state agency for care and treatment of persons released from or assigned to adult correctional institutions Section 122-773
Group Child Care Home*	S	6-12 children, day care only Section 122-779
Adult foster care small & group homes, adult congregate facilities	S	7 or more adults, licensed by State of Michigan Section 122-773
Adult foster care facilities licensed by a state agency for care and treatment of persons released from or assigned to adult correctional institutions.	S	
RECREATION, EDUCATION & PUBLIC ASSEMBLY		
Park	P	
Outdoor recreation areas such as swimming pools and tennis courts exclusively for residents and their guests	A	
<i>Social facility for multiple dwelling residents and their guests</i>	<i>A</i>	<i>Subject to detached accessory structure regulations. Current zoning only allows this use for apartment complexes of 25 units or more. Proposed to be allowed for all types of multiple dwelling residential</i>
Primary & Secondary Schools (public & private)*	S	Section 122-805
Post-secondary educational institutions (public & private)*	S	Section 122-805
House of Worship*	S	Section 122-780
Municipal, county, regional & state service uses*	S	Section 122-795
INFRASTRUCTURE		
Essential Services*	P	Section 122-637
Communication Devices*	A	Article XI, division 3

MD Multiple Dwelling Residential Zoning District

*Use required in residential districts by law P=Permitted, A=Accessory, S=Special Land Use

Uses	MD	Notes
SERVICES		
Bed & Breakfast or Inn	S	Section 122-778
Child care centers and day care centers	S	<i>Proposing to delete provision “when not operated on the grounds of a private or public school or church/synagogue”</i> Section 122-779
Nursing homes	S	Section 122-796
Medical or Dental Offices	S	
Financial services, including banks	S	<i>Drive through facilities are not allowed in MD</i>
COMMERCIAL		
<i>Food stores, excluding sale of alcohol</i>	<i>S</i>	
RESTAURANTS		
<i>Carry-out and/or delivery restaurant</i>	<i>S</i>	<i>Drive through facilities are not allowed in MD</i>
<i>Café or coffee shop</i>	<i>S</i>	<i>Drive through facilities are not allowed in MD</i>
GARDENS/COMMUNITY GARDENS		
Community Gardens	P	Exempt from area regulations in 122-253, subject to 122-816
Toolhouses, sheds and other similar buildings for the storage of domestic supplies	A	Must meet accessory structure regulations for lot coverage and maximum floor area. Rear or side yard only.
<i>Passive solar structure (greenhouse, hoophouse, etc.)</i>	<i>A</i>	<i>Must meet accessory structure regulations for lot coverage and maximum floor area. Rear or side yard only.</i>
STORM WATER FEATURES		
<i>Porous Paving</i>	<i>A</i>	
<i>Rain Garden</i>	<i>A</i>	
<i>Swale</i>	<i>A</i>	
<i>Vegetated Roofs</i>	<i>A</i>	
<i>Cisterns</i>	<i>A</i>	
<i>Rain Barrels</i>	<i>A</i>	
ENERGY FEATURES		
<i>Accessory Wind Energy Systems</i>	<i>A</i>	
<i>Geothermal Energy</i>	<i>A</i>	
<i>Solar Parking Lot Lighting</i>	<i>A</i>	

MD Multiple Dwelling Residential Zoning District

**Use required in residential districts by law P=Permitted, A=Accessory, S=Special Land Use*

Uses	MD	Notes
<i>Solar Roof Paneling</i>	<i>A</i>	
<i>Solar Water Heaters</i>	<i>A</i>	

Uses proposed for deletion from MD Zoning District use listing:

Use	Type	Reason for deletion
Single-family detached dwellings	Permitted	The areas proposed for MD are all multiple-family and allowing single-family can take away land and market for multiple-family
Living quarters attached to non-residential uses, such as convents or dormitories	SLU	Convents are not anticipated in this district and dormitories is covered under another category
Community garages	SLU	Parking should be an accessory component to the buildings.
Community parking lots	SLU	Parking should be an accessory component to the buildings
Dormitories, convents or similar uses serving a permitted use	SLU	No longer needed
Restoration or replacement of legal non-conforming two-family and multiple apartment and/or roominghouse structures after removal, destruction, or severe damage of such structure pursuant to section 122-205 (5).	SLU	This circumstance is covered in the nonconformities section and need not be repeated here. The areas where this situation comes up are in the core neighborhoods, which will have a different mixture of uses.

Core Neighborhood Zoning Districts

Location:	
CN-SF	Historic Eastside
CN-Mid	Historic Southside, potential buffer on Summit
CN	Midtown, Riverside
Setbacks:	By Building Type
Purpose:	Core neighborhoods are built on a grid street network connected to the adjacent business districts. They border center districts or other core neighborhoods. These neighborhoods have a range of residential building types, with churches, schools, stores and gas stations intermixed. There are three types of core neighborhoods
CN-SF	These neighborhoods are east of Depot Town and north of Michigan Avenue, known as the historic eastside. Housing types include mansions as well as single-family houses. Residential uses are restricted to single-family.
CN-Mid	These neighborhoods are south of the downtown area, known as the historic southside. Housing types range from mansions to cottages, with multiple-family and single-family uses. This zoning may also be used as a transition zone between single-family districts and mixed used districts.
CN	These neighborhoods directly border center districts and have a variety of housing types, ranging from cottages to group living to apartment buildings.

Below is a proposed use table for the district. The descriptions of the uses are much simpler than the current zoning ordinance. New uses for this district are shown in ***bold, italics text***. When the notes reference another section of the zoning ordinance, no changes are proposed to the current regulations unless the dimensional requirements are no longer needed due to the proposed setbacks by building type.

**Use required in residential districts by law P=Permitted, A=Accessory, S=Special Land Use*

Uses	CN	CN-Mid	CN-SF	Notes
RESIDENTIAL				
Single-Family Detached Dwelling	P	P	P	
Accessory Dwelling Unit	A	A	--	
Two-family dwelling units	P	P	--	
Multiple Family Dwellings, <i>maximum of 8 units per building</i>	P	S	--	<i>Previous break was six units. Building types would be apartment house, courtyard apartment & townhouse.</i>
Multiple Family Dwellings, <i>more than 8</i>	S	--	--	<i>Previous break was six units. Building type would be apartment</i>

Core Neighborhood Zoning Districts

*Use required in residential districts by law P=Permitted, A=Accessory, S=Special Land Use

Uses	CN	CN-Mid	CN-SF	Notes
units per building				building. Section 122-794
Apartments located above ground floor of permitted uses	P	--	--	
Home Occupation	A	A	A	Section 122-669
Group living with support staff, not licensed by State of Michigan	S			Includes supportive housing, rehabilitation housing or dormitories.
Family Child Care Home*	A	A	A	1-6 children, day care and 24 hour care Section 122-773
Adult foster care family homes*	A	A	A	1-6 adults, day care and 24 hour care Section 122-773
Group Child Care Home*	S	S	S	6-12 children, day care only Section 122-779
Adult foster care small & group homes, adult congregate facilities	S	S	--	7 or more adults, licensed by State of Michigan Section 122-773
Adult foster care facilities licensed by a state agency for care and treatment of persons released from or assigned to adult correctional institutions.	S			
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES				
Primary & Secondary Schools (public & private)*	S	S	S	Section 122-805
Parks	P	P	P	
Public Art	A	A	A	
Houses of Worship	S	S	S	Section 122-780
Private assembly, banquet hall allowed	S	--	--	
Arts & crafts studios, including instruction	S	--	--	
Municipal, county, regional & state service uses	S	S	S	Section 122-795

Core Neighborhood Zoning Districts

*Use required in residential districts by law P=Permitted, A=Accessory, S=Special Land Use

Uses	CN	CN-Mid	CN-SF	Notes
Post-secondary educational institutions (public & private)	S	S	S	Section 122-805
Outdoor recreation	A	--	--	Privately owned rather than park Section 122-802
INFRASTRUCTURE				
Essential Services	P	P	P	Section 122-637
Communication Devices	A	A	A	Article XI, division 3
SERVICES				
Bed & Breakfast or Inn	S	S	S	Section 122-778
Funeral homes	S	S	--	
Nursing Homes	S	S	--	Section 122-796
Medical or dental offices	S	--	--	
COMMERCIAL				
Food stores, excluding sale of alcohol	S	S	S	Building type for single-story commercial will be limited to certain locations
RESTAURANTS				
Carry-out and/or delivery restaurant	S	--	--	Building type for single-story commercial will be limited to certain locations
Café or coffee shop	S	--	--	Building type for single-story commercial will be limited to certain locations
AUTO-ORIENTED				
Automobile Filling Station - no repair	S	S	S	Building type for single-story commercial will be limited to certain locations. Section 122-776
Automobile Sharing	A	--	--	
URBAN AGRICULTURE				
Passive solar structure (greenhouse, hoophouse, etc.)	A	A	A	Must meet accessory structure regulations for building type
Community gardens	P	P	P	Exempt from area regulations in 122-274, subject to 122-816
Toolhouses, sheds and other similar buildings for the storage of domestic supplies	A	A	A	

Core Neighborhood Zoning Districts

*Use required in residential districts by law P=Permitted, A=Accessory, S=Special Land Use

Uses	CN	CN-Mid	CN-SF	Notes
STORM WATER FEATURES				
<i>Porous Paving</i>	A	A	A	
<i>Rain Garden</i>	A	A	A	
<i>Swale</i>	A	A	A	
<i>Vegetated Roofs</i>	A	A	A	
<i>Cisterns</i>	A	A	A	
ENERGY FEATURES				
<i>Accessory Wind Energy Systems</i>	A	A	A	
<i>Alternative Paving</i>	A	A	A	
<i>Geothermal Energy</i>	A	A	A	
<i>Solar Parking Lot Lighting</i>	A	A	A	
<i>Solar Roof Paneling</i>	A	A	A	
<i>Solar Water Heaters</i>	A	A	A	

The core neighborhood zoning does not eliminate any uses within the areas proposed for these districts.

Corridor Zoning Districts

Location:	
HC	Hamilton, Huron, Cross, River
NC	Harriet, Sections of W. Michigan, E. Michigan, Lincoln, Prospect, Grove & Washtenaw
GC	Sections of W. Michigan, E. Michigan & Washtenaw
Setbacks:	By Building Type
Purpose:	
HC	Historic corridors are located entirely in the Historic District and are on Cross Street, Huron Street, Hamilton Street and River Street. These corridors are lined with historic buildings and are integrated into the adjacent neighborhoods and centers. The intent of this district is to preserve the walkability, character and historic nature of these streets, while allowing for adaptive re-use of historic buildings.
NC	Neighborhood corridors have a linear land pattern and are adjacent to residential neighborhoods. The size, form and scale of buildings and the type and intensity of uses should be complementary to abutting single-family or core neighborhoods.
GC	General corridors are located along roads with heavy traffic and have commercial establishments, restaurants, offices, and other businesses that are geared toward automobile traffic. Multiple-family residential building types and uses are appropriate in this district.

Below is a proposed use table for the district. The descriptions of the uses are much simpler than the current zoning ordinance. New uses for this district are shown in ***bold, italics text***. When the notes reference another section of the zoning ordinance, no changes are proposed to the current regulations unless the dimensional requirements are no longer needed due to the proposed setbacks by building type.

P=Permitted, A=Accessory, S=Special Land Use

Uses	HC	NC	GC	Notes
RESIDENTIAL				
Single-Family Detached Dwelling	P	--	--	
Accessory Dwelling Unit	A	--	--	
Two-family dwelling units	P	P	P	
Multiple Family Dwellings, maximum of 8 units per building	P	P	P	<i>Previous break was six units. Building types would be apartment house, courtyard apartment & townhouse.</i>
Multiple Family Dwellings, more than 8 units per building	S	--	P	<i>Previous break was six units. Building type would be apartment building.</i> Section 122-794

Corridor Neighborhood Zoning Districts

P=Permitted, A=Accessory, S=Special Land Use

Uses	HC	NC	GC	Notes
Apartments located above ground floor of permitted uses	P	P	P	
Home Occupation	A	A	A	Section 122-669
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES				
Museums & libraries	P	P	--	
Primary & Secondary Schools (public & private)	S	S	--	Section 122-805
Parks	P	P	P	
Public Art	A	A	A	
Houses of Worship	S	S	--	Section 122-780
Private assembly, banquet hall allowed	S	S	--	
Indoor recreation <i>less than 15,000 square feet</i>	--	P	P	<i>15,000 square feet break comes from APA Zoning Practice article on form-based codes</i>
Indoor recreation 15,000 square feet or more	--	--	P	<i>15,000 square feet break comes from APA Zoning Practice article on form-based codes</i>
Arts & crafts studios, including instruction	--	--	P	
Municipal, county, regional & state service uses	S	P	P	Section 122-795
Post-secondary educational institutions (public & private)	S	S	--	Section 122-805
Outdoor recreation	--	S	P	Privately owned rather than park Section 122-802
INFRASTRUCTURE				
Essential Services	P	P	P	Section 122-637
Communication Devices	A	A	A	Article XI, division 3
SERVICES				
Business and professional offices and services	P	P	P	
Financial services, including banks	P	P	P	Drive through or drive-up facilities require special land use
Emergency shelters for the homeless	--	--	P	Section 122-785
Personal service establishments	P	P	P	Hair salon, tailor, shoe repair, locksmith, computer repair
Body art facilities	--	--	P	

Corridor Neighborhood Zoning Districts

P=Permitted, A=Accessory, S=Special Land Use

Uses	HC	NC	GC	Notes
Offices for skilled trade services including plumbing, electric, heating, and painting establishments	--	S	P	Section 122-797
Repair of Appliances or machines	--	--	P	
Printing services, including but not limited to: publishing, engraving, photo development, lithographing, silk screening and three-dimensional printing	--	--	S	
Bed & Breakfast or Inn	S	--	--	Section 122-778
Hotels & motels	--	--	P	
Child Care Centers	--	P	P	Section 122-779
Funeral homes	S	S	S	
Laundromats, dry cleaners	--	P	P	No dry cleaning on premises
Nursing Homes	S	--	--	Section 122-796
Medical or dental offices	P	P	P	No more than 4 practitioners
Medical or dental clinics	--	--	S	5 or more practitioners Section 122-793
Veterinary hospitals and clinics	--	--	S	Section 122-809
Kennels, commercial	--	--	S	Section 122-791
Medical laboratories	--	--	S	
Substance abuse treatment facilities	--	--	S	Section 122-808
Catering services	P	P	P	
Self-storage	--	S	P	Section 122-806
COMMERCIAL				
<i>Retail stores less than 15,000 square feet</i>	S	P	P	<i>15,000 square feet break comes from APA Zoning Practice article on form-based codes</i>
<i>Retail stores greater than 15,000 square feet</i>	--	--	P	<i>15,000 square feet break comes from APA Zoning Practice article on form-based codes</i>
Resale stores	--	P	P	
Food stores, excluding sale of alcohol <i>less than 15,000 square feet</i>	S	P	P	<i>15,000 square feet break comes from APA Zoning Practice article on form-based codes</i>
Food stores, with sale of alcohol <i>less than 15,000</i>	--	S	P	<i>15,000 square feet break comes from APA Zoning Practice article on form-</i>

Corridor Neighborhood Zoning Districts

P=Permitted, A=Accessory, S=Special Land Use

Uses	HC	NC	GC	Notes
<i>square feet</i>				<i>based codes</i>
Food stores greater <i>than 15,000 square feet</i> with or without sale of alcohol	--	--	P	<i>15,000 square feet break comes from APA Zoning Practice article on form-based codes</i>
Commercial Greenhouse			P	
Farmer's market and other organized markets	--	P	P	
Outdoor retail sales	--	S	S	Section 122-800
RESTAURANTS				
Carry-out and/or delivery restaurant	--	P	P	
Café or coffee shop	P	P	P	
Sit-down	--	P	P	<i>Previously had a seating limit of 50 seats</i>
Bars/Lounges	--	S	S	
Outdoor cafes	P	P	P	Section 122-799
Fast Food	--	P	P	Shall be located on major thoroughfare; Drive through or drive-up facilities require special land use
Drive through restaurant of any type	--	--	S	Section 122-783
AUTO-ORIENTED				
Parking lot (as principal use)	--	--	--	Section 122-782
Parking Garage	--	--	S	Section 122-781
Automobile Sales	--	--	S	
Automobile Filling Station - no repair	--	S	S	Section 122-776
Automobile Wash	--	--	S	Includes detailing
Automobile Service	--	--	S	Section 122-775
Automobile Repair	--	--	S	Section 122-775
<i>Automobile Sharing</i>	--	<i>A</i>	<i>A</i>	
Automobile rental (parking, storage, wash & repair)	--	--	S	
RESEARCH				
Laboratories	--	--	S	
Development & Research	--	--	S	
PRODUCTION, MANUFACTURING & DISTRIBUTION				
<i>Craft production, clothing production or food</i>	--	P	P	

Corridor Neighborhood Zoning Districts

P=Permitted, A=Accessory, S=Special Land Use

Uses	HC	NC	GC	Notes
<i>production, including brewing & distilling, less than 16,000 square feet</i>				
<i>Craft production, clothing production or food production, including brewing & distilling, over 16,000 square feet</i>	--	--	S	
Wholesale or distribution facility with total gross floor area of less than 16,000 square feet	S	S	S	
Software, music, television and radio, and video game design & recording	--	S	P	Adult regulated uses allowed in the PMD district only as a special land use
Medical Marijuana Growing/Manufacturing Facility	--	--	S	
TEMPORARY USES				
<i>Temporary permitted use in vacant storefront</i>	--	<i>P</i>	<i>P</i>	<i>Section 122-35 (8)</i>
<i>Food concession sales</i>	--	<i>P</i>	<i>P</i>	<i>Section 122-35 (4)</i>
<i>Sidewalk Sales</i>	--	<i>A</i>	<i>A</i>	<i>Section 122-35 (7)</i>
URBAN AGRICULTURE				
Rooftop Growing	A	A	A	
<i>Passive solar structure (greenhouse, hoophouse, etc.)</i>	A	A	A	<i>Must meet accessory structure regulations for building type</i>
Community gardens	--	A	A	Exempt from area regulations in 122-274, subject to 122-816
PERFORMANCE OR STRUCTURES REQUIRING SPECIAL LAND USE				
Operation between 2 a.m. and 6 a.m. during any 24-hour period	--	S	S	
Drive through facilities	--	S	S	Section 122-784
Sale of alcoholic beverages for consumption off the premises	--	S	P	
Ongoing outdoor retail sales or display	--	S	S	Section 122-800
Outdoor storage	--	S	S	Section 122-801
STORM WATER FEATURES				
<i>Porous Paving</i>	A	A	A	
<i>Rain Garden</i>	--	A	A	

Corridor Neighborhood Zoning Districts

P=Permitted, A=Accessory, S=Special Land Use

Uses	HC	NC	GC	Notes
<i>Swale</i>	--	A	A	
<i>Vegetated Roofs</i>	A	A	A	
<i>Cisterns</i>	--	A	A	
ENERGY FEATURES				
<i>Accessory Wind Energy Systems</i>	A	A	A	
<i>Alternative Paving</i>	A	A	A	
<i>Geothermal Energy</i>	A	A	A	
<i>Solar Parking Lot Lighting</i>	A	A	A	
<i>Solar Roof Paneling</i>	A	A	A	
<i>Solar Water Heaters</i>	A	A	A	

The corridor zoning does not eliminate any uses within the areas proposed for these districts.

C Centers

Location	Downtown, Water Street, Depot Town, Cross Street
Setbacks	By building type
Purpose	These are mixed-use areas with historic buildings. These are the places where people shop, go to school, live, come to work, visit, drop by City Hall, eat, gather and have fun. They host events which bring thousands of visitors each year and bring the City together as a community. The intent of the zoning district is preserve the urban form, walkable nature and vibrant mix of uses in these areas.

Below is a proposed use table for the district. The descriptions of the uses are much simpler than the current zoning ordinance. New uses for this district are shown in ***bold, italics text***. When the notes reference another section of the zoning ordinance, no changes are proposed to the current regulations unless the dimensional requirements are no longer needed due to the proposed setbacks by building type.

**Use required in residential districts by law P=Permitted, A=Accessory, S=Special Land Use*

Uses	C	Notes
RESIDENTIAL		
Multiple Family Dwellings	P	<i>Building types limited to certain locations where existing or planned</i>
Apartments located above ground floor of permitted uses	P	
Home Occupation	A	Section 122-669
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES		
Museums & libraries	P	
Parks	P	
Public Art	A	
Houses of Worship	--	Section 122-780
Indoor recreation	P	
Performance venues/theaters	P	
Arts & crafts studios, including instruction	P	
Municipal, county, regional & state service uses	P	Section 122-795
Post-secondary educational institutions (public & private)	P	Section 122-805
INFRASTRUCTURE		

Center Zoning Districts

**Use required in residential districts by law P=Permitted, A=Accessory, S=Special Land Use*

Uses	C	Notes
Essential Services	P	Section 122-637
Communication Devices	A	Article XI, division 3
Public & Private Transportation Passenger Terminals	S	Section 122-786
SERVICES		
Business and professional offices and services	P	
Financial services, including banks	P	No drive through or drive-up facilities are permitted in C
Adult drop-in services	P	
Personal service establishments	P	
Printing services, including but not limited to: publishing, engraving, photo development, lithographing, silk screening and three-dimensional printing	S	
Hotels & motels	P	
Child Care Centers	P	Section 122-779
Laundromats, dry cleaners	P	No dry cleaning on premises
Medical or dental offices	P	
Medical Marijuana Dispensary	P	Section 122-814
Catering services	P	
Self-storage	S	Section 122-806
COMMERCIAL		
Retail stores	P	
Resale stores	P	
Food stores, excluding sale of alcohol	P	
Food stores less 15,00 square feet, with sale of	S	

Center Zoning Districts

**Use required in residential districts by law P=Permitted, A=Accessory, S=Special Land Use*

Uses	C	Notes
alcohol		
Food stores greater <i>than 15,000 square feet</i> with sale of alcohol	P	
Farmer's market and other organized markets	P	
Auction Houses	P	Section 122-813
RESTAURANTS		
Carry-out and/or delivery restaurant	P	
Café or coffee shop	P	
Sit-down	P	<i>Previously had a seating limit of 50 seats</i>
Bars/Lounges	P	
Outdoor cafes	P	Section 122-799
Fast Food	P	No drive through or drive-up facilities are permitted in C
AUTO-ORIENTED		
Parking lot (as principal use)	S	Section 122-782
Parking Garage	S	Section 122-781
<i>Automobile Sharing</i>	<i>A</i>	
TEMPORARY USES		
Temporary permitted use in vacant storefront	P	Section 122-35 (8)
Food concession sales	P	Section 122-35 (4)
Sidewalk Sales	P	Section 122-35 (7)
URBAN AGRICULTURE		
Rooftop Growing	A	
PERFORMANCE OR STRUCTURES REQUIRING SPECIAL LAND USE		
Operation between 2 a.m. and 6 a.m. during any 24-hour period	S	
Sale of alcoholic beverages for consumption off the premises	S	
STORM WATER FEATURES		
<i>Porous Paving</i>	<i>A</i>	
<i>Rain Garden</i>	<i>--</i>	
<i>Swale</i>	<i>--</i>	

Center Zoning Districts

**Use required in residential districts by law P=Permitted, A=Accessory, S=Special Land Use*

Uses	C	Notes
<i>Vegetated Roofs</i>	<i>A</i>	
<i>Cisterns</i>	<i>--</i>	
ENERGY FEATURES		
<i>Accessory Wind Energy Systems</i>	<i>A</i>	
<i>Alternative Paving</i>	<i>A</i>	
<i>Geothermal Energy</i>	<i>A</i>	
<i>Solar Parking Lot Lighting</i>	<i>A</i>	
<i>Solar Roof Paneling</i>	<i>A</i>	
<i>Solar Water Heaters</i>	<i>A</i>	

Uses proposed for deletion from C Zoning District use listing:

Use	Type	Reason for deletion
Child Drop-Off Center	Permitted	This use is for up to 4-hours of temporary child care. This use can be accommodated by a child care center that would allow up to 8-10 hours of care a day.

RO Residential Office

Location	Towner Area
Setbacks	By building type
Purpose	A cluster of office, health and human service uses are in this district. The intent of the district is to provide regulations to require a more urban form through redevelopment of parking lots and reconnecting the street grid and circulation system.

Below is a proposed use table for the district. The descriptions of the uses are much simpler than the current zoning ordinance. New uses for this district are shown in ***bold, italics text***. When the notes reference another section of the zoning ordinance, no changes are proposed to the current regulations unless the dimensional requirements are no longer needed due to the proposed setbacks by building type.

P=Permitted, A=Accessory, S=Special Land Use

Uses	RO	Notes
RESIDENTIAL		
Two-family dwelling units	P	
Multiple Family Dwellings, maximum of 8 units per building	P	
Multiple Family Dwellings, more than 8 units per building	S	Section 122-794
Apartments located above ground floor of permitted uses	P	
Home Occupation	A	Section 122-669
Group living with support staff, not licensed by State of Michigan	P	Includes supportive housing, rehabilitation housing or dormitories.
Family Child Care Home*	P	1-6 children, day care and 24 hour care Section 122-773
Adult foster care family homes*	P	1-6 adults, day care and 24 hour care, excludes facilities licensed by a state agency for care and treatment of persons released from or assigned to adult correctional institutions Section 122-773
Group Child Care Home*	P	6-12 children, day care only Section 122-779
Adult foster care small & group homes, adult congregate facilities	P	7 or more adults, licensed by State of Michigan Section 122-773

RO Residential Office

P=Permitted, A=Accessory, S=Special Land Use

Uses	RO	Notes
Adult foster care facilities licensed by a state agency for care and treatment of persons released from or assigned to adult correctional institutions.	S	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES		
Parks	P	
Public Art	A	
Indoor recreation	P	
Municipal, county, regional & state service uses	P	Section 122-795
Post-secondary educational institutions (public & private)	S	Section 122-805
Outdoor recreation	A	Privately owned rather than park Section 122-802
INFRASTRUCTURE		
Essential Services	P	Section 122-637
Communication Devices	A	Article XI, division 3
SERVICES		
Business and professional offices and services	P	
Financial services, including banks	P	Drive through or drive-up facilities require special land use
Adult drop-in services	S	
Emergency shelters for the homeless	P	Section 122-785
Personal service establishments	P	
Child Care Centers	P	Section 122-779
Funeral homes	S	
Nursing Homes	P	Section 122-796
Medical or dental offices	P	
Medical or dental clinics	P	Section 122-793
Hospitals	P	Section 122-788
Substance abuse treatment facilities	S	Section 122-808
Catering services	P	
COMMERCIAL		
Retail stores less than 15,000 square feet	P	
Food stores, excluding sale of alcohol	P	
Food stores, with sale of alcohol	--	

RO Residential Office

P=Permitted, A=Accessory, S=Special Land Use

Uses	RO	Notes
Farmer's market and other organized markets	P	
RESTAURANTS		
Carry-out and/or delivery restaurant	P	
Café or coffee shop	P	
Cafeteria	A	
AUTO-ORIENTED		
Parking Garage	S	Section 122-781
RESEARCH		
Laboratories	P	
TEMPORARY USES		
<i>Food concession sales</i>	<i>P</i>	<i>Section 122-35 (4)</i>
URBAN AGRICULTURE		
Rooftop Growing	A	
Community gardens	A	Exempt from area regulations in 122-274, subject to 122-816
Toolhouses, sheds and other similar buildings for the storage of domestic supplies	A	
<i>Passive solar structure (greenhouse, hoophouse, etc.)</i>	<i>A</i>	<i>Must meet accessory structure regulations for building type</i>
PERFORMANCE OR STRUCTURES REQUIRING SPECIAL LAND USE		
Operation between 2 a.m. and 6 a.m. during any 24-hour period	S	
STORM WATER FEATURES		
<i>Porous Paving</i>	<i>A</i>	
<i>Rain Garden</i>	<i>A</i>	
<i>Swale</i>	<i>A</i>	
<i>Vegetated Roofs</i>	<i>A</i>	
<i>Cisterns</i>	<i>A</i>	
ENERGY FEATURES		
<i>Accessory Wind Energy Systems</i>	<i>A</i>	
<i>Alternative Paving</i>	<i>A</i>	
<i>Geothermal Energy</i>	<i>A</i>	
<i>Solar Parking Lot Lighting</i>	<i>A</i>	
<i>Solar Roof Paneling</i>	<i>A</i>	
<i>Solar Water Heaters</i>	<i>A</i>	

RO Residential Office

Uses proposed for deletion from RO Zoning District use listing:

Use	Type	Reason for deletion
Arts and crafts studios and schools	Permitted	Since the district is now limited to a smaller area around Towner, the use is not appropriate. The use is allowed in corridors.
Single-family detached dwelling units	Permitted	No single-family exists in the area proposed for RO, but is next to SF zoning
Clubhouse for apartment complexes over 25 units	Accessory	Appropriate in MD, but multiple-family here should integrate these accessory units into the building.
Garage and Carports - Accessory	Accessory	Regulations for garages, carports and other accessory structures should be handled under accessory structure provisions for the district, not in the use chart. Detached accessory structures are proposed to be limited to 2 structures (currently only one structure is allowed). Lot coverage of all buildings is limited to 35% of the site. Total ground coverage of all detached accessory buildings shall not exceed ground floor area of principal residence.
Permitted signs, private off-street parking facilities, fences, walls, or privacy screens	Accessory	These regulations are listed elsewhere in the ordinance and do not need to be repeated here.
Swimming pools, tennis courts, and other similar uses for the exclusive use of residents and their guests	Accessory	These regulations are listed elsewhere in the ordinance and do not need to be repeated here.
Houses of Worship	SLU	No churches are in the proposed area for RO, but are allowed in surrounding districts.
Parking lot as primary use	SLU	In a small walkable area, a parking lot as a primary use is not appropriate. A parking garage is allowed
Private clubs or lodges	SLU	This use is not in the area proposed for RO and allowed in corridors
Primary & Secondary Schools (public & private)	SLU	Due to the concentration of social and health services in the smaller district, schools are not an appropriate use and allowed in several other districts

P Parks

Location	Existing parks and Highland Park Cemetery
Setbacks	Standard for all building types
Purpose	The Parks district is designed to preserve publicly and privately owned green space, including parks and cemeteries. When embedded in residential districts, the district is intended provide the essential green space for urban neighborhoods. When on the outskirts of the city, the district maintains large green spaces, such as cemeteries. Along the Huron River, the district provides recreation as well as environmental protections. Temporary uses may be allowed to encourage use and vitality of these areas.

Below is a proposed use table for the district. The descriptions of the uses are much simpler than the current zoning ordinance. New uses for this district are shown in ***bold, italics text***. When the notes reference another section of the zoning ordinance, no changes are proposed to the current regulations.

P=Permitted, A=Accessory, S=Special Land Use

Uses	P	Notes
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES		
Park	P	
Outdoor education area	P	
Outdoor recreation areas such as swimming pools and tennis courts	P	Privately owned rather than park
Conservation areas, wildlife preserves, forests preserves, arboreta, botanical or zoological gardens	P	
INFRASTRUCTURE		
Essential Services	P	Section 122-637
SERVICES		
Cemetery	P	All principal buildings and accessory buildings shall be set back at least 75 feet from all property lines.
TEMPORARY USES		
Food concession sales	P	Section 122-35 (4)
URBAN AGRICULTURE		
Community Gardens	P	Subject to 122-816
<i>Passive solar structure (greenhouse, hoophouse, etc.)</i>	P	
STORM WATER FEATURES		
Biofiltration Facility	A	
Porous Paving	A	

P Parks

P=Permitted, A=Accessory, S=Special Land Use

Uses	P	Notes
Rain Garden	P	
Swale	A	
Vegetated Roofs	A	
Cisterns	A	
Rain Barrels	A	
ENERGY FEATURES		
Accessory Wind Energy Systems	A	
Alternative Paving	A	
Geothermal Energy	A	
Solar		
Parking Lot Lighting	A	
Roof Paneling	A	
Water Heaters	A	

There are no proposed deletions for the areas proposed for park zoning.

PMD Production, Manufacturing, Distribution

Location	Industrial park, Angstrom, Motor Wheel
Setbacks	Standard for all building types
Purpose	The PMD district is designed to create and sustain jobs and industry producing, manufacturing, storing and distributing goods. These districts should be located where buildings can be on large plots of contiguous land, serviced by railroad lines or major thoroughfares, and adequately served by required utilities, and services. All operations shall be fully contained within well-designed buildings, with adequate off-street parking and loading areas, and with property screening around outside storage areas. Uses are expected to generate waste, noise, odor and truck traffic. Principal uses should produce minimal external impacts that are detrimental in any way to other uses in the district or to properties in adjoining districts. Special uses are expected to produce external impacts and should, therefore, be located only where such impacts will not be detrimental to other uses in the PMD district or to properties in adjoining districts

Below is a proposed use table for the district. The descriptions of the uses are much simpler than the current zoning ordinance. New uses for this district are shown in ***bold, italics text***. When the notes reference another section of the zoning ordinance, no changes are proposed to the current regulations.

Uses	PMD	Notes
INFRASTRUCTURE		
Essential Services	P	Section 122-637
Communication Devices	A	Article XI, division 3
Radio & Television Studios or Stations	P	
Radio and television towers, public utility microwaves, and public utility television transmitting towers, mobile communications towers, cellular phone towers and their accessory facilities	S	Section 122-687
Utility buildings including electric and gas service buildings and yards, telephone exchange buildings, electrical transformer stations and substations, gas regulator stations, and water and propane tank holders.	S	
Railroad yards not including manufacture and repair	P	
Energy, electricity and heat generation plants	S	
Landfill	S	
Water or sewage treatment plant	S	

PMD Production, Manufacturing, Distribution

Uses	PMD	Notes
SERVICES		
Kennels, commercial	P	Section 122-791
Skilled trade services including plumbing, electric, heating, printing, and painting establishments	P	
Repair of appliances, machines or vehicles	P	
Self-storage facilities	P	
Printing services, including but not limited to: publishing, engraving, photo development, lithographing, silk screening and three-dimensional printing	P	
Recycling centers	S	
AUTO-ORIENTED		
Automobile Wash	P	Includes detailing
Automobile Service	P	Section 122-775
Automobile Repair	P	Section 122-775
Automobile rental (parking, storage, wash & repair)	P	
Vehicle Storage	P	
RESEARCH		
Laboratories	P	
Development & Research	P	
PRODUCTION, MANUFACTURING & DISTRIBUTION		
Manufacture of food products including brewing & distilling	P	
Craft manufacturing	P	
Medical Marijuana Growing/Manufacturing Facility	S	
Storage, warehousing and wholesale distribution	P	Outdoor storage is a special land use subject to section 122-801
Junkyards	S	Section 122-790
Central dry cleaning plants	P	
Arts & crafts studios	P	
Clothing production	P	
Software, film, music, television and radio, and video game development & physical production	P	Adult regulated uses are special land uses
Assembly and production, from prefabricated parts, of household appliances, electronic products, hardware products, and similar products; or the processing or assembling of parts for production of finished equipment.	P	
Dry cleaning plants or laundries	P	

PMD Production, Manufacturing, Distribution

Uses	PMD	Notes
Manufacturing and compounding of chemicals or assembly of products that require a chemical process	S	
Manufacturing of machine tools, machinery, vehicles of all types, machine or vehicle components or that requires metal plating or galvanizing, plastic extrusion or molding or similar process	S	
Manufacture of construction materials	S	
Manufacturing of textiles, rubber or synthetic treated products	S	
Manufacture and repair of train cars, locomotives and track	S	
Animal slaughter and processing	S	
Ethanol, petroleum and fuel production, refining and storage	S	
URBAN AGRICULTURE		
<i>Passive solar structure (greenhouse, hoop house, etc.)</i>	P	
<i>Indoor food production</i>	P	
PERFORMANCE OR STRUCTURES REQUIRING SPECIAL LAND USE		
Adult regulated uses	S	Section 122-774
Outdoor storage	S	Section 122-801
Storage of liquid and solid fuels	S	Section 122-807
STORM WATER FEATURES		
Biofiltration Facility	P	
Porous Paving	A	
Rain Garden	A	
Swale	A	
Vegetated Roofs	A	
Cisterns	A	
Rain Barrels	A	
ENERGY FEATURES		
Accessory Wind Energy Systems	A	
Alternative Paving	A	
Geothermal Energy	A	
Solar		
Farm	S	
Parking Lot Lighting	A	
Roof Paneling	A	

PMD Production, Manufacturing, Distribution

Uses	PMD	Notes
Water Heaters	A	

Uses proposed for deletion from PMD Zoning District use listing:

Use	Type	Reason for deletion
Financial Services	Permitted	The existing bank will be general corridor and the use is not appropriate.
Trade or industrial school	Permitted	None of these are located in the PMD areas and are more appropriate in other areas.

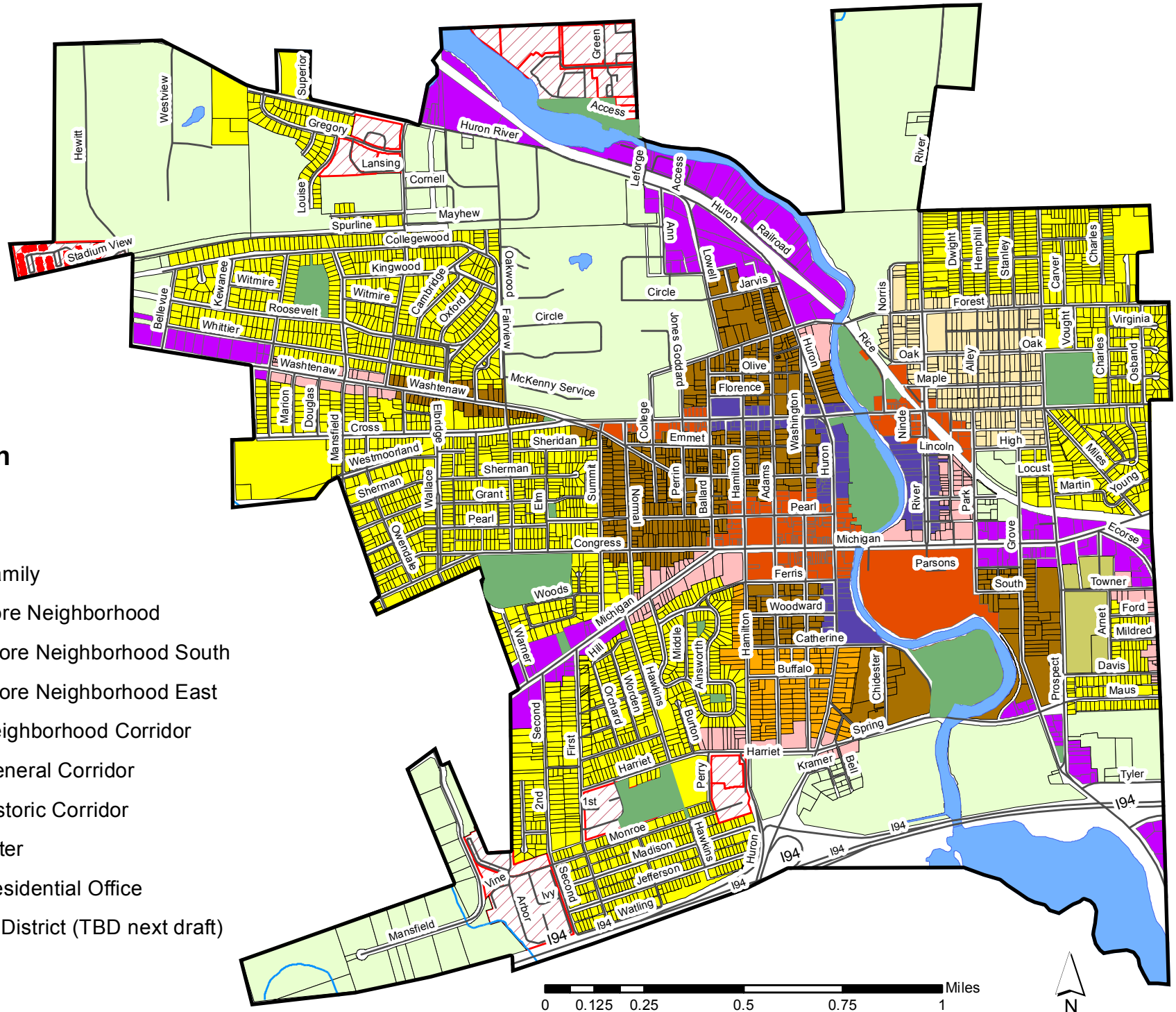
Draft Zoning Plan - February 2014

Legend

Zoning Plan

District

- R-1
- Multi-Family
- CN - Core Neighborhood
- CN-S Core Neighborhood South
- CN-E Core Neighborhood East
- NC - Neighborhood Corridor
- GC - General Corridor
- HC - Historic Corridor
- C - Center
- RO - Residential Office
- Special District (TBD next draft)
- Parks



Ypsilanti Non-Motorized Advisory Committee Meeting Minutes

Thursday, March 6, 2014

1. Call to order – The meeting was brought to order on March 6, 2014, 7:05pm at the Ypsilanti District Library, 229 West Michigan Avenue, downtown Ypsilanti. Committee members attending were Diana Gonzalez, Kevin Hill, Bob Krzewinski, Laura Shiltz and Cheryl Weber. Also attending was City Council member Pete Murdock and Gavin Carter from the locally based Program To Educate All Cyclists (www.bikeprogram.org).
2. Introductions
 - a. Audience participation/public Input - None
3. General business
 - a. Agenda approval – A motion was made by Cheryl Weber, seconded by Bob Krzewinski, to accept the meeting agenda, with no objections.
 - b. Approval of February meeting minutes – A motion was made by Cheryl Weber, seconded by Bob Krzewinski, to accept the meeting minutes, with no objections.
4. Old business
 - a. 2014 Committee priorities
 - Ypsilanti bicycling/walking map – A separate meeting was suggested for map mark-ups with color coded (good-fair-poor) bike routes.
 - Border To Border Trail completion progress – Bob Krzewinski reported on the meeting he and Tony Bedogne attended with Washtenaw County Parks & Recreation Commission staff on completing Trail segments in Ypsilanti. Parties agreed to further collaboration in the coming months with the next logical segment being a ½ mile segment along the west side of Grove Road from the I-94 bridge north.
 - Update the City Non-Motorized Plan (current plan is dated to the end of 2014) – No updates.
 - Sidewalk improvements – Washtenaw Avenue – North Huron – Catherine Street – Bob Krzewinski will survey the Catherine Street gap when snowfall clears.
 - Additional bike lanes – Forest Avenue – West Cross Street – Huron & Hamilton Streets – All these streets would be included in a federal Transportation Alternatives Program (TAP) grant that the City is applying for in the near future for bike lane installation.
 - Bike Friendly Community & Walk Friendly Community applications – Teresa Gillotti is willing to run through the applications with members of the Committee. Along these lines, Laura Shiltz will coordinate the Bike Friendly application with Diana Gonzalez and Cheryl Weber coordinating the Walk Friendly application.
 - Bike Friendly Business program – No new updates.
 - Public education outreach to encourage bicycling and walking – Discussed in item 5 c.
 - Signage/pavement marking improvements – N. Huron & Cross – Hamilton & Michigan – Cross & Washtenaw (EMU) – S. Hamilton mid-block crossing – Huron & Pearl – On mid block crossings, the City discovered it must amend the City ordinance dealing with those crossings in order to install improved, legal signage. Such ordinance changes are expected to be completed in the near future (i.e. April).
 - b. Committee project “helpers” – Bob Krzewinski working on increasing the number of volunteers who could help with such items such as staffing information tables and attend City Council meetings.
 - c. Prospect Avenue rebuild non-motorized aspects – City Planning Department, keeping in mind the City’s Complete Streets ordinance, looking at maximizing non-motorized aspects of this project, including possible bike lanes on wider segments of Prospect.
 - d. Cross Street (Depot Town) non-motorized use safety improvements – See “signage/pavement marking improvements” under old business.
 - e. West Michigan Avenue “road diet” reconsideration – Pavement markings are rapidly eroding on Michigan Avenue and before they are repainted City Council will revisit the present configuration (three lanes plus bike lanes). A letter has already been sent to City Council from the Committee supporting the present configuration.
 - f. Other – The Washtenaw Area Transportation Study (WATS) has issued a request firms to apply for a design and engineering contract on the I-94/Huron Street non-motorized project.
5. New Business
 - a. Planning Department update – Included in meeting agenda items.
 - b. Snow removal – sidewalks/AAATA – General discussion of the status of snow removal in the City on sidewalks. Also Cheryl Weber is working with the AAATA to keep bike racks cleared on snow at the Ypsilanti transit center as these racks are well used over the winter.
 - c. Upcoming events (Bike Ypsi Spring Ride, Ypsi Pride, Heritage Festival) – General discussion held on possible Committee outreach through information tables at local events. For Ypsi Pride Day the thought was to work with Bike Ypsi for a possible bike lane & road shoulder clean up.
 - d. EMU to downtown/Depot Town bike/walk routes – The Downtown Development Authority will be holding a “Wayfinding” meeting on March 13th at the downtown SPARK office to increase area directional signage. Kevin Hill is interested in coming up with designated routes for pedestrians and cyclists between Eastern Michigan University and downtown/Depot Town.

- e. Other – The League of Michigan Bicyclists will hold law enforcement officer training sessions with the thought that perhaps Ypsilanti Police Officers could attend the session that will be held in the Ann Arbor area.
- 6. Other Items – Announcements - None
- 7. Adjournment - A motion was made by Cheryl Weber, seconded by Kevin Hill, to adjourn the meeting with no objections. The meeting was adjourned at 8:15pm. The next Committee meeting will be Thursday, April 3, 7pm at the downtown Ypsilanti District Library.

Ypsilanti Non-Motorized Advisory Committee Meeting

Thursday, April 3, 2014

1. Call to order - The meeting was brought to order on April 3, 2014, 7:35pm at the Ypsilanti District Library, 229 West Michigan Avenue, downtown Ypsilanti. Committee members attending were Tony Bedogne, Diana Gonzalez, Bob Krzewinski, and Laura Shiltz. Also attending was City Council member Pete Murdock.
2. Introductions
 - a. Audience participation/public Input - None
3. General business
 - a. Agenda approval - A motion was made by Laura Shiltz, seconded by Tony Bedogne, to accept the meeting agenda, with no objections.
 - b. Approval of March meeting minutes - A motion was made by Laura Shiltz, seconded by Tony Bedogne, to accept the March meeting minutes, with no objections.
4. Old business
 - a. 2014 Committee priorities
 - Ypsilanti bicycling/walking map – The Washtenaw Area Transportation Study (WATS) has just sent out an email concerning County bicycle maps which will be forwarded to all Committee members.
 - Border To Border Trail completion progress – The City Planning Department informed the Committee that design work is being finalized and that construction is expected to start at the earliest in the late summer of 2014.
 - Update the City Non-Motorized Plan (current plan is dated to the end of 2014) – This will be the theme of a future meeting.
 - Sidewalk improvements – Washtenaw Avenue – North Huron – Catherine Street – The City will incorporate sidewalk improvements suggested by the Committee into a City Capitol Improvements Plan which is the first step in obtaining funding.
 - Additional bike lanes – Forest Avenue – West Cross Street – Huron & Hamilton Streets – The City Planning Department is finalizing an application for a Federal Transportation Alternatives Plan (TAP) grant for non-motorized improvements, including bike lanes and pedestrian crossings. The Planning Department will be in touch with the Committee for support letters. On bike lanes on Huron and Hamilton, the Michigan Department of Transportation is asking the City for more data before action can be taken.
 - Bike Friendly Community & Walk Friendly Community applications – Teresa Gillotti from the Planning Department will attend the May Committee meeting to review both applications. Tony Bedogne will bring projection equipment to tie in with laptop computer data.
 - Bike Friendly Business program – Bob Krzewinski plans to attend a Downtown Development Authority Economic Restructuring & Design Committee meeting in May to discuss this project.
 - Public education outreach to encourage bicycling and walking – Tony Bedogne will attend the May 4th Bike Ypsi Spring Ride to staff a bicycling/walking information display. Bob Krzewinski will supply handouts.
 - Signage/pavement marking improvements – N. Huron & Cross – Hamilton & Michigan – Cross & Washtenaw (EMU) – S. Hamilton mid-block crossing – Huron & Pearl – These will be included in the City TAP grant request mentioned earlier in the meeting.
 - b. Committee project “helpers” – Bob Krzewinski is continuing to do outreach to find volunteers to help with Committee projects such as information displays and attending City Council meetings.
 - c. Prospect Avenue rebuild non-motorized aspects – The City Planning Department is continuing to promote any and all possible non-motorized improvements to this project keeping in mind the City’s Complete Streets ordinance.
 - d. Cross Street (Depot Town) non-motorized use safety improvements – The City recently revised an ordinance allowing enforcement of mid block pedestrian crossing problems, which will allow enforceable signage to be installed for increased pedestrian safety.
 - e. West Michigan Avenue “road diet” reconsideration – On April 15th, City Council is expected to review the present configuration (two traffic lanes, one center turn lane, bike lanes) of West Michigan Avenue, with one option being to convert the road back to four traffic lanes. With the Committee formally supporting the present configuration (already conveyed to Council through a letter), the Committee is taking steps encouraging residents to contact Council to not change the road configuration.
5. New Business
 - a. Planning Department update – Bob Krzewinski contacted the Department in early April with updates incorporated into meeting minute subjects.
 - b. Upcoming events (Bike Ypsi Spring Ride, Ypsi Pride, Heritage Festival) – For Ypsi Pride Day (May 17) a possible bike ride to clean up bike routes may take place. Also discussed was a possible Eastern Michigan University fall bike/pedestrian outreach event.
 - c. EMU to downtown/Depot Town bike/walk routes – Bob Krzewinski will contact the DDA and Visitors & Convention Bureau encouraging pedestrian and bicycling routes between campus and downtown/Depot Town.

- d. May Bike-Bus-Walk Week (May 11-17) – Bob Krzewinski will send out a list of events to Committee members during this week encouraging people to try alternative transportation in the hope that this will become a habit. Also, Ghost Bikes (white painted bikes with signs on them stating “a cyclist was injured near this spot” to encourage sharing the road) will be displayed again this year with Bob Krzewinski and Diana Gonzalez working on increasing the number of Ghost Bikes.
- 6. Other Items – Announcements – There will be an informal City trash cleanup April 5th and 6th.
- 7. Adjournment – A motion was made by Bob Krzewinski to adjourn the meeting, seconded by Tony Bedogne, with no objections. The meeting was adjourned at 8:35pm with the next meeting being Thursday, May 1, 7pm at the downtown library.