

Sec. 2122. State-licensed residential child and adult care facilities.

- (1) State-licensed child and adult care facilities, as defined in Article 2, Definitions, are allowed only as provided for in the following table. Applicable conditions are listed as footnotes to the table.

TABLE INSET:

Type of facility (standards applicable to the use)	R-1 thru R-5	RM-1 thru RM-5	OS-1 & B-1 thru B-6	FS & MHP	IRO, I-1	I2, I3, I-C
Adult foster care family home (6 or fewer adults) (a, b, c, d, e)	P	P	N/A	N/A	N/A	N/A
Adult foster care small group home (12 or fewer adults) (a, b, c, d, e, i)	SCU	SCU	N/A	N/A	N/A	N/A
Adult foster care large group home (13 to 20 adults) (a, b, c, d, e, i)	N/A	SCU	N/A	N/A	N/A	N/A
Congregate facility (more than 20 adults) (a, b, c, d, e, i)	N/A	SCU	N/A	N/A	N/A	N/A
Foster family home (4 or fewer children 24 hours per day)	P	P	N/A	N/A	N/A	N/A
Foster family group home (5 to 6 children 24 hours per day) (a, b, c, d, e)	SCU	P	N/A	N/A	N/A	N/A
Family day care home (6 or fewer children less than 24 hours per day) (a, b, c, d, e, f, g, h, j)	P	P	N/A	N/A	N/A	N/A
Group day care home (7 to 12 children less than 24 hours per day) (a, b, c, d, e, f, g, h, i, j)	SCU	P	N/A	N/A	N/A	N/A
Child care center or day care center (more than 6 children less than 24 hours per day) (a, b, c, d, e, f, g, h)	SCU	SCU	P	N/A	SCU	SCU as accessory

Type of facility (standards applicable to the use)	R-1 thru R-5	RM-1 thru RM-5	OS-1 & B-1 thru B-6	FS & MHP	IRO, I-1	I2, I3, I-C
Child caring institution (a, b, c, d, f, g, h)	N/A (k)	SCU	SCU	N/A	SCU	N/A

TABLE INSET:

P:	Permitted by right.
SCU:	May be allowed upon review and approval of a special conditional use permit, in accordance with the general and specific standards for special conditional use.
SCU as accessory:	May be allowed as an accessory to an approved use, such as a church, school, office or other place of employment, upon review and approval of a special conditional use permit.
NA:	Not allowed in zoning district.

Footnotes:

- a. The use shall be registered with the Ypsilanti Township Community Development Department and shall continually have on file with the township documentation of a valid license as required by the state.
- b. Since the state law preempts in this area, the facility shall be brought into compliance with all state building and fire codes pursuant to State Licensing Rules R400.1831--R400.1835. Documentation of such compliance with state requirements shall be provided.
- c. The site shall comply with the sign provisions of section 2109.
- d. Off street parking shall be provided for the number of employees on site at any one time.
- e. The building shall have an appearance which is nonintrusive and consistent in color, materials, roof-line and architecture with the single-family residential district in which it is located, as determined by the planning commission.
- f. Documentation of sufficient indoor classroom, crib or play area meeting state requirements shall be provided. Documentation of approved areas, as licensed by the state, shall be provided.
- g. There shall be sufficient outdoor play area to meet state regulations. All required outdoor play areas shall be fenced with a four-foot tall fence, provided that no fence shall be located in a front yard.
- h. An on-site drive shall be provided for drop offs/loading. This drive shall be arranged to allow maneuvers without creating a hazard to traffic flow on the public street.
- i. The lot shall be at least 1,500 feet from another group day care home or similar facility. This may be reduced by the planning commission upon a finding by the planning commission that the proposed facility will not contribute to an excessive concentration of state licensed residential facilities.
- j. The facility shall operate a maximum of 16 hours per day.

- k. See "Institutional Farms" in section 402.
- (2) A state-licensed residential child or adult care facility existing prior to the effective date of this section (April 1, 1999), that has been operating under a valid state license and is registered with the township no later than 60 days following the effective date of this section (April 1, 1999), shall be considered an approved special conditional use, provided such use conforms with the conditions of this section. Any change in class of the use to a larger care facility shall require approval in accordance with the requirements of this section. Any modification to the use shall require approval following the standards of section 2115, as applicable.

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