

ARTICLE IV. – DISTRICT REGULATIONS

Sec. 400. - Districts established:

For the purpose of this Ordinance, the Charter Township of Ypsilanti is hereby divided into the following districts:

R-1	One-family residential district.
R-2	One-family residential district.
R-3	One-family residential district.
R-4	One-family residential district.
R-5	One-family residential district.
RM-LD	Multiple-family low density residential district.
RM-MD	Multiple-family medium density residential district.
RM-HD	Multiple-family high density residential district.
MHP	Mobile home park district.
NB	Neighborhood business district.
GB	General business district.
NC	Neighborhood corridor district.
RC	Regional corridor district.
I-T	Innovation and technology district.
L-M	Logistics and manufacturing district.
I-C	Industrial and commercial revitalization district.
AG	Agricultural overlay district
PD	Planned development district.

(Ord. No. 99-224, § I, 8-3-99; Ord. No. 2001-284, 12-18-01; Ord. No. 2001-285, 12-18-01; Ord. No. 2001-286, 12-18-01; Ord. No. 2001-287, 12-18-01; [Ord. No. 2018-476](#), § 2, 2-20-18)

Sec. 401. - District boundaries:

The boundaries of these districts are hereby established as shown on the zoning map for the Charter Township of Ypsilanti, which accompanies this Ordinance, and which map with all notations, references and other information shown thereon shall be as much a part of this Ordinance as if fully described herein.

Sec. 402. - District boundaries interpreted:

Where uncertainty exists with respect to the boundaries of the various districts as shown on the zoning map, the following rules shall apply:

1. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys, shall be construed to follow such centerlines.
2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
3. Boundaries indicated as approximately following Township limits shall be construed as following Township limits.
4. Boundaries indicated as following railroad lines shall be construed to be the midway between the main tracks.
5. Boundaries indicated as following shorelines shall be construed to follow such shorelines, and in the event of change in the shoreline shall be construed as moving with the actual shoreline; boundaries indicated as approximately following the centerline of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such centerlines.
6. Boundaries indicated as parallel to, or extensions of features indicated in subsections 1 through 5 above shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map.
7. Where physical or natural features existing on the ground are at variance with those shown on the official zoning map, or in other circumstances not covered by subsections 1 through 6 above, the Board of Appeals shall interpret the district boundaries.
8. Insofar as some or all of the various districts may be indicated on the zoning map by patterns or lines which, for the sake of map clarity, do not cover public rights-of-way, it is intended that such district boundaries do extend to the center of any public right-of-way.

Sec. 403. - Text interpreted:

Where uncertainty exists with respect to uses permitted in any district, or any condition set forth in this Ordinance, the following rules shall apply:

1. No use of land shall be permitted in any use district except those uses specifically set forth in the district.
2. Uses or structures not specifically permitted in a zoning district shall be prohibited in such district.
3. Unless otherwise provided for in this appendix where uses of yard areas are indicated as being permitted, the use of any other yard area for such use shall be prohibited.

Sec. 404. - Zoning of vacated areas:

Whenever any street, alley, or other public way, within the Township of Ypsilanti shall be vacated, such street, alley, or other public way or portion thereof, shall automatically be classified in the same zoning district as the property to which it attaches.

Sec. 405. - District requirements:

All buildings and uses in any district shall be subject to the provisions of Article 8, General Provisions.

Sec. 406. - R-1 to R-5 one-family residential districts:

1. *Intent:* The intent the R-1 to R-3 one-family residential districts is to preserve open space and natural features while providing for an environment of predominantly low-density, one-family dwellings along with other residentially related facilities which serve the residents in the district. The intent the R-4 and R-5 one-family residential districts is to preserve and maintain existing neighborhoods of one-family dwellings along with other residentially related facilities to serve the residents in the district, including maintenance of community assets and re-use and rehabilitation of non-residential buildings
2. *Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the R-1 to R-5 one-family residential districts.
3. *Dimensional requirements:* The following dimensional requirements shall apply to the R-1 to R-5 one-family residential districts.

District	Min. Lot Size		Max. Lot Coverage (all buildings)	Max. Height		Min. Yards & Setbacks in feet				Min. ground floor area in sq. ft.
	Sq. Ft.	Width in feet		Stories	Feet	Front	Side		Rear	
							Least	Total		
R-1	32,500	100	30%	2	25	25	12	25	35	1,200
R-2	21,780	90					10	20		900
R-3	14,000	80					5	16		720
R-4	8,400	60	35%							
R-5	5,400	50								

4. *Corner Lots:* When a side yard is across a separating street from a front yard on the opposing lot, the side yard abutting a street must meet the minimum front yard setback of the district in which located. On all other corner lots, the street side yard shall be the larger required side yard. The lot width for corner lots shall be at least ten (10) feet wider than the minimum required for other lots to ensure lot area is adequate to accommodate homes which are similar in size to those which could be constructed on adjacent lots.
5. *Supplemental district standards:*
 - A. In addition to those bulk regulations listed in Section 406.3, all development shall conform to supplemental bulk regulations listed in Section 419.
 - B. Non-residential uses permitted in the R-1 to R-5 one-family residential districts, the following dimensional requirement shall apply.

Min. Lot Size in acres	Max. Lot Coverage (all buildings)	Max. Height in feet	Min. Yards & Setbacks in feet		
			Front	Side	Rear
1	35 %	48	Equal to the height of the principal building		

Sec. 407. - Residential multiple-family: low density:

1. *Intent:* The intent is to provide sites for low-density multiple-family dwelling structures, and related uses.
2. *Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the RM-LD residential district.
3. *Dimensional requirements:* The following dimensional requirements shall apply to the RM-LD residential district.

Min. Lot Size		Max. Lot Coverage (all buildings)	Max. Height		Min. Yards & Setbacks in feet			
in acres	Width in feet		Stories	Feet	Front	Side		Rear
						Least	Total	
1 or 3 ¹	80	25%	3	35	30	30	60	30

¹ Minimum total lot area of one (1) acre for residential use with a minimum lot area of seven thousand two hundred (7,200) square feet per dwelling unit, and minimum lot area of three (3) acres for non-residential uses

4. *Supplemental district standards:*
 - A. In addition to those bulk regulations listed in Section 407.3, all development shall conform to supplemental bulk regulations listed in Section 419.
 - B. The following minimum dwelling unit size requirements shall apply to the RM-MD residential districts

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
350 sq. ft.	500 sq. ft.	700 sq. ft.	900 sq. ft.	1,100 sq. ft.

Sec. 408. - Residential multiple-family: medium density:

1. *Intent:* The intent is to provide sites for medium-density multiple-family dwelling structures, and related uses.
2. *Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the RM-MD residential district.
3. *Dimensional requirements:* The following dimensional requirements shall apply to the RM-MD residential districts.

Min. Lot Size		Max. Lot Coverage (all buildings)	Max. Height		Min. Yards & Setbacks in feet			
in acres	Width in feet		Stories	Feet	Front	Side		Rear
					Least	Total		
1 or 3 ¹	100	15%	4	45	40	40	80	50

¹ Minimum total lot area of one (1) acre for residential use with a minimum lot area of seven thousand two hundred (7,200) square feet per dwelling unit, and minimum lot area of three (3) acres for non-residential uses.

4. *Supplemental district standards:*

- A. In addition to those bulk regulations listed in Section 408.3, all development shall conform to supplemental bulk regulations listed in Section 419.
- B. The following minimum dwelling unit size requirements shall apply to the RM-MD residential districts

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
350 sq. ft.	500 sq. ft.	700 sq. ft.	900 sq. ft.	1,100 sq. ft.

Sec. 409. - Residential multiple-family: high density:

- 1. *Intent:* The intent is to provide sites for high-density multiple-family dwelling structures, and related uses.
- 2. *Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the RM-HD residential district.
- 3. *Dimensional requirements:* The following dimensional requirements shall apply to the RM-HD residential districts.

Min. Lot Size		Max. Lot Coverage (all buildings)	Max. Height		Min. Yards & Setbacks in feet			
in acres	Width in feet		Stories	Feet	Front	Side		Rear
					Least	Total		
1 or 3 ¹	150	15%	8	85	50	50	100	50

¹ Minimum total lot area of one (1) acre for residential use with a minimum lot area of seven thousand two hundred (7,200) square feet per dwelling unit, and minimum lot area of three (3) acres for non-residential uses

4. *Supplemental district standards:*

- A. In addition to those bulk regulations listed in Section 409.3, all development shall conform to supplemental bulk regulations listed in Section 419.
- B. The following minimum dwelling unit size requirements shall apply to the RM-H residential districts:

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
350 sq. ft.	500 sq. ft.	700 sq. ft.	900 sq. ft.	1,100 sq. ft.

Sec. 410. - Mobile home park districts:

1. *Intent:* The intent is to provide for mobile home and manufactured housing communities.
2. *Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the MHP district.
3. *Dimensional requirements:* The following dimensional requirements shall apply to the MHP districts.

Minimum Lot Area	Total Lot area for Mobile Home Park	5,500 sq. ft.
Maximum Height	Feet	25

4. *Supplemental district standards.* Refer to Section 1162, Mobile home parks.

Sec. 411. - Agricultural overlay district:

1. *Intent:* The intent is to preserve agricultural lands and prime agricultural soils for farming and provide stability for the farming economy. This overlay zoning district is intended only for existing farm operations at the time of the adoption of this Zoning Ordinance or areas designated for farmland or open space preservation by the Master Plan.
2. *Use regulations:* The AG district is an overlay district where the uses in the underlying zoning district are allowed as well as the uses in the AG district. Section 420 sets forth permitted, accessory and special land uses within the AG district and the underlying zoning district.
3. *Dimensional requirements:* The dimensional requirements of the underlying zoning district shall apply in AG districts.
4. *Supplemental district standards:* In addition to those bulk regulations listed for the underlying zoning district, all development shall conform to supplemental bulk regulations listed in Section 419.

Sec. 412. - Neighborhood business district:

1. *Intent:* The intent is to meet the day-to-day convenience shopping and service needs of persons residing in immediately adjacent residential areas.
2. *Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the NB district.
3. *Dimensional requirements:* The following dimensional requirements shall apply to the NB districts.

Min. Lot Size		Max. Lot Coverage (all buildings)	Max. Height		Min. Yards & Setbacks in feet		
Sq. Ft.	Width in feet		Stories	Feet	Front	Side	Rear
None	None	None	2	25	20	10 or 50 ¹	20 or 50 ¹

¹ If a lot borders a residential zoning district or street, the minimum setback shall be fifty (50) feet.

4. *Supplemental district standards:* In addition to those bulk regulations listed in Section 412.3, all development shall conform to supplemental bulk regulations listed in Section 419.

Sec. 413. - General business district:

1. *Intent:* The intent is to provide sites for more diversified business types which would often be incompatible with the pedestrian movement in the neighborhood business district or neighborhood or regional corridor districts.
2. *Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the GB district.
3. *Dimensional requirements:* The following dimensional requirements shall apply to the GB districts.

Min. Lot Size		Max. Lot Coverage (all buildings)	Max. Height		Min. Yards & Setbacks in feet		
Sq. Ft.	Width in feet		Stories	Feet	Front	Side	Rear
None	None	None	2	25	20	10 or 50 ¹	20 or 50 ¹

¹ If a lot borders a residential zoning district or street, the minimum setback shall be fifty (50) feet.

4. *Supplemental district standards:* In addition to those bulk regulations listed in Section 413.3, all development shall conform to supplemental bulk regulations listed in Section 419.

Sec. 414. - Innovation and technology district:

1. *Intent:* The intent is to provide areas for technology, office, craft manufacturing and light industrial uses.
2. *Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the I-T district.
3. *Dimensional requirements:* The following dimensional requirements shall apply to the I-T districts.

Min. Lot Size		Max. Lot Coverage (all buildings)	Max. Height in feet	Min. Yards & Setbacks in feet			
Sq. Ft.	Width in feet			Front	Side		Rear
					Least	Total	
None	None	None	40	20	20 or 50 ¹	40 or 70 ¹	20 or 50 ¹

¹ If a lot borders a residential zoning district or street, the minimum side yard setback shall be fifty (50) feet.

4. *Supplemental district standards:*

- A. In addition to those bulk regulations listed in Section 414.3, all development shall conform to supplemental bulk regulations listed in Section 419.
- B. All storage shall be in the rear yard and shall be completely screened from all public streets and any adjacent residential, business or corridor zoning district with an obscuring wall or fence, no less than six (6) feet high or with a chain link type fence and greenbelt planting.

Sec. 415. - Logistics and manufacturing district:

- 1. *Intent:* The intent is to provide areas for manufacturing, assembling and fabrication activities including large scale or specialized industrial operations, whose external physical effects will be felt to some degree by surrounding districts.
- 2. *Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the L-M district.
- 3. *Dimensional requirements:* The following dimensional requirements shall apply to the L-M districts.

Min. Lot Size		Max. Lot Coverage (all buildings)	Max. Height in feet	Min. Yards & Setbacks in feet			
Sq. Ft.	Width in feet			Front	Side		Rear
					Least	Total	
None	None	None	50	40	40 or 50 ¹	80 or 90 ¹	50

¹ If a lot borders a residential zoning district or street, the minimum side yard setback shall be fifty (50) feet.

4. *Supplemental district standards:*

- A. In addition to those bulk regulations listed in Section 415.3, all development shall conform to supplemental bulk regulations listed in Section 419.
- B. All storage shall be in the rear yard and shall be completely screened from all public streets and any adjacent residential, business or corridor zoning district with an obscuring wall or fence, no less than six (6) feet high or with a chain link type fence and greenbelt planting.

Sec. 416. - Industrial and commercial district:

- 1. *Intent:* The intent is to revitalize the area and provide employment opportunities with a focus on high-tech industrial and manufacturing, distribution, and specific and targeted marijuana uses.
- 2. *Use regulations:* Section 420 sets forth permitted, accessory and special land uses within the I-C district.
- 3. *Dimensional requirements:* The following dimensional requirements shall apply to the I-C district.

Min. Lot Size		Max. Lot Coverage (all buildings)	Max. Height in feet	Min. Yards & Setbacks in feet			
Sq. Ft.	Width in feet			Front	Side		Rear
					Least	Total	
None	None	None	50	20	40 or 50 ¹	80 or 90 ¹	50

¹ If a lot borders a residential zoning district or street, the minimum side yard setback shall be fifty (50) feet.

4. *Supplemental district standards:*

- A. In addition to those bulk regulations listed in Section 416.3, all development shall conform to supplemental bulk regulations listed in Section 419.
- B. All storage shall be in the rear yard and shall be completely screened from all public streets and any adjacent residential, business or corridor zoning district with an obscuring wall or fence, no less than six (6) feet high or with a chain link type fence and greenbelt planting.

5. *Marihuana regulations:*

- A. Co-location shall be permitted in accordance with the Medical Marihuana Facilities Licensing Act.

B. Standards by type:

(1) Grower: Applicable standards for grower facilities:

- a. All grower facilities and operations must be within an enclosed building.
- b. A grower may hold more than one (1) class of grower license.
- c. Class A grower and Class B grower only permitted.
- d. A grower shall comply with all of the following:
 - i. No pesticides or insecticides which are prohibited by applicable law for fertilization or production of edible produce shall be used on any marihuana cultivated, produced, or distributed by an adult-use marihuana business.
 - ii. An adult marihuana business shall be ventilated so that the odor of marihuana cannot be detected by a person with a normal sense of smell at the exterior of the adult-use marihuana business or at any adjoining use or property.

(2) Processor: Applicable standards for processor facilities:

- a. Only one (1) processor facility license permitted per parcel or lot.
- b. All processing operations must be conducted within an enclosed building.

(3) Secure transporter: Applicable standards for secure transporter:

- a. A secure transporter license authorizes the storage and transport of marihuana, marihuana-infused products and money associated with the purchase or sale of marihuana and marihuana-infused products between marihuana facilities at the request of a person with legal custody of the marihuana, marihuana-infused

products, or money. It does not authorize transport to a registered qualifying patient or registered primary caregiver who is not a licensee.

- (4) Dispensary: Applicable standards for dispensary:
 - a. Only one (1) dispensary license per parcel or lot.
 - b. All dispensary activities must be conducted within an enclosed building.
 - c. A dispensary license authorizes the provisioning center to transfer marihuana to or from a safety compliance facility for testing by means of a secure transporter.
 - (5) Safety compliance facility: Applicable standards for safety compliance:
 - a. All testing must be conducted within an enclosed building.
- C. Regulations applicable to all districts:
- (1) All other applicable state laws, rules, and regulations.
 - (2) No person shall establish or operate a medical marihuana commercial entity in the Township without first having obtained from the State a license for each such facility to be operated. License certificates shall be kept current and publicly displayed within the facility. Failure to maintain or display a current license certificate shall be a violation of this Article subject to Section 1900, Violations, civil infractions.
 - (3) Applicant shall be fully licensed with the State of Michigan and any other required licensing body including compliance with all other applicable Township Ordinances.
 - (4) It shall be unlawful to operate or cause to be operated a marihuana facility or establishment within:
 - a. One thousand (1,000) feet of any of the following:
 - i. A place of worship.
 - ii. A school or childcare facility.
 - iii. Three hundred (300) feet of a public park.
 - (5) For the purpose of this Section, measurements shall be made in a straight line in all directions without regard to intervening structures or objects, from the closest part of the structure used in conjunction with the marihuana retail sales operation to the closest point on a property boundary or right-of-way associated with any of the land use(s) identified in i, ii, and iii above. If the marihuana retail sales operation is located in a multitenant structure, the distance shall be measured from the closest part of the tenant space occupied by the marihuana retail sales operation to the closest point on a property boundary or right-of-way associated with any of the land use(s) identified in subsection i, ii, and iii above.
 - (6) A marihuana facility or establishment lawfully operating is not rendered a nonconforming use by the subsequent location of a place of worship, school, childcare facility, public park, residential district, or a residential lot within the distances specified in this Ordinance of the marihuana facility or establishment. However, if a marihuana facility or establishment ceases operation for a period of one hundred and eighty (180) days or more, regardless of any intent to resume operation, it may not recommence operation in that location unless it achieves conformity with the Township Ordinances.

- (7) Co-Location shall be permitted in accordance with the Michigan Regulation and Taxation of Marihuana Act, Initiated Law 1 of 2018, as amended (MCL 333.27951...333.27967 et. seq.)
- (8) A marihuana facility or establishment shall be closed for business, and no sale or other distribution of marihuana in any form shall occur upon the premises or be delivered to or from the premises, between the hours of 9:00 p.m. and 7:00 a.m.
- (9) Visibility of activities; control of emissions:
 - a. All activities of marihuana commercial entities, including, without limitation, the cultivating, growing, processing, displaying, manufacturing, and storage of marihuana and marihuana-infused products shall be conducted indoors and out of public view.
 - b. No medical marihuana or paraphernalia shall be displayed or kept in a business so as to be visible from outside the licensed premises.
 - c. Sufficient measures and means of preventing smoke, odors, debris, dust, fluids, and other substances from exiting a marihuana commercial entity must be provided at all times. In the event that any odors, debris, dust, fluids, or other substances exit a marihuana commercial entity, the owner of the subject premises and the licensee shall be jointly and severally liable for such conditions and shall be responsible for immediate, full clean-up and correction of such condition. The licensee shall properly dispose of all such materials, items, and other substances in a safe, sanitary, and secure manner and in accordance with all applicable federal, state, and local laws and regulations.
- (10) Odor control:
 - a. No person, tenant, occupant, or property owner shall permit the emission of any odor from any source to result in detectable odors that leave the premises upon which they originated and interfere with the reasonable and comfortable use and enjoyment of another's property.
 - b. Whether or not an odor emission interferes with the reasonable and comfortable use and enjoyment of a property shall be measured against the objective standards of a reasonable person of normal sensitivity.
 - c. A grower or a processor shall install and maintain in operable condition a system which precludes the emission of marihuana odor from the premises.
- (11) Amount of marihuana: The amount of marihuana on the permitted property and under the control of the permit holder or owner or operator of the facility or establishment shall not exceed that amount permitted by the state license or applicable law.
- (12) Use of marihuana: The sale, consumption or use of alcohol or tobacco products on the permitted premises is prohibited. Smoking or consumption of controlled substances, including marihuana, on the permitted premises is prohibited except as expressly allowed by state law.
- (13) Indoor operation: All activities of commercial medical marihuana facilities and marihuana establishments, including without limitation distribution, growth, cultivation, or the sale of marihuana, and all other related activity permitted under the permit holder's license or permit, must occur indoors. The facility or establishment's operation and design shall

minimize any impact to adjacent uses, including the control of any odor, by maintaining and operating an air filtration system so that no odor is detectable outside the permitted premises.

- (14) Distribution: No person operating a facility or establishment shall provide or otherwise make available marihuana to any person who is not legally authorized to receive marihuana under state law.
- (15) Permits: All necessary building, electrical, plumbing, and mechanical permits must be obtained for any part of the permitted premises in which electrical, wiring, lighting, or watering devices that support the cultivation, growing, and harvesting of marihuana are located.
- (16) Waste disposal: The permit holder, owner and operator of the facility or establishment shall use lawful methods in controlling waste or by-products from any activities allowed under the license or permit.
- (17) An authorized person shall consent to the entry into a marihuana facility by the Building Official and Zoning Administrator for the purpose of inspection to determine compliance with this Section pursuant to a notice posted in a conspicuous place on the premises two (2) or more days before the date of the inspection or sent by first class mail to the address of the premises four (4) or more calendar days before the date of the inspection.

Sec. 417. - Neighborhood corridor and general corridor districts:

For intent, location, standards, and submittal requirements for the NC and GC Districts refer to Article 5.

Sec. 418. - PD districts:

For intent, location, standards, and submittal requirements for the PD Districts refer to Article 6.

Sec. 419. - Supplemental dimensional regulations applicable to all districts:

- 1. *Continued conformity with bulk regulations:* The maintenance of setback, height, lot coverage, open space, mobile home site, transition strip, lot area and lot area per dwelling unit required for one (1) use, lot, building or structure shall be a continuing obligation of the owner of such building, structure, or lot on which such use, building or structure exists. No setback, height, lot coverage, open space, mobile home site, transition strip, lot area per dwelling unit allocated to or required about or in connection with one (1) lot, use, building or structure may be allocated to any other lot, use, building, or structure.
- 2. *Setbacks and yard requirements:* The setback and yard requirements established by this Ordinance shall apply to every lot, principal building, or principal structure, except for the following structures, which may be located anywhere on any lot unless as specified below:
 - A. Trees, plants, shrubs, gardens, and hedges.

- B. Window-mounted air conditioning units, access drives, arbors and trellises, open stairways without a roof, steps and stoops, antennas exempt from review under Section 1150, and little libraries.
 - C. Awnings, canopies, and flag poles, except as regulated in Article 15.
 - D. Bay windows, windowsills, belt courses, cornices, eaves, overhanging eaves, and other architectural features may project into a required side yard not more than two (2) inches for each one (1) foot of width of such side yard and may extend into any front or rear yard not more than twenty-four (24) inches.
 - E. Terraces, decks, and porches: Open porches, decks and paved terraces may project into a side or rear yard but may not be located closer than five (5) feet from a side or rear property line.
3. *Minimum lot size:* The following regulations apply to the minimum lot size in all districts:
- A. All lots that are not served by either public sanitary sewer or public water, as defined by the Michigan Department of Public Health, (i.e., lots with both on-site well and septic) shall have a minimum lot area as required by the Washtenaw County Health Department.
4. *Lot depth to width ratio:* The maximum ratio of lot depth to lot width shall not exceed a depth of four (4) times the width.
5. *Height:* The height requirements established by this Ordinance shall apply to every building and structure with the following exceptions provided their location shall conform to the requirements of the Charter Township of Ypsilanti, the Federal Communications Commission, the Federal Aviation Administration, the Willow Run Airport Zoning Agency, and other public authorities having jurisdiction:
- A. Public utility towers, structures, transmission and distribution lines and related structures; radio and television broadcasting and receiving antennae; water towers; and wireless communication facilities where the aforementioned structures are permitted in the district therein located or are a special use in said district subject to the provisions of Article 10.
 - B. The highest point of chimneys, spires, cupolas, domes, and towers may be erected to a height that does not exceed one hundred fifty percent (150%) of the maximum permitted building height in the district therein located.
 - C. Rooftop structures for the housing of elevators, stairways, tanks, heating and air conditioning equipment, and other similar apparatus may be erected above the height limits if the Planning Commission finds that the elevation plans illustrate the following conditions are met:
 - (1) All rooftop equipment and apparatus shall be housed in a parapet wall or screening structure constructed of the same type of building material and same color used in the principal structure.
 - (2) Structures shall be set back from the outermost vertical walls or parapet of the principal structure a distance equal to at least two (2) times the height of such structure. The height of such structure shall in no instance exceed fifteen (15) feet.
 - (3) Such structure shall not have a total floor area greater than fifteen percent (15%) of the total roof area of the building.
 - D. Architectural details incorporated into the façade(s) of a commercial or industrial structure provided that the overall height of any wall area extending above the maximum permitted

height for the district therein located shall not exceed one hundred twenty-five percent (125%) of the permitted building height and shall not involve more than fifteen percent (15%) of the width of the front façade.

6. *Setbacks and distances between buildings for multi-building developments:* In addition to the required setback lines provided elsewhere in this Ordinance, in multiple-family dwellings (including semi-detached and multiple dwellings), the following minimum distances shall be as required by the Maximum Distance Between Buildings Table.

Minimum Distance Between Buildings Table				
Minimum Setback From				
	Internal Drive	Building Side to Building Side	Building Side to Building Front or Building Rear	Building Front to Building Front or Building Rear Building Rear to Building Rear
Buildings thirty-five (35) feet in height or under	20 feet	20 feet	30 feet	40 feet
Buildings thirty-six (36) feet in height and higher	20 feet	30 feet	36 feet	50 feet

Sec. 420. - Residential use table:

1. In all districts, no building or land shall be used, and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided in this Article. The following land use schedules show the uses which are permitted, permitted as a special use, permitted as an accessory use, or prohibited in specific districts or zones in the Charter Township of Ypsilanti. The land use schedules are intended to serve as a guide for the convenience of the user of this zoning Ordinance. More detailed standards regarding uses are contained within the individual district standards within Article 11.
2. The schedule of use regulations identifies uses as follows:
 - A. P: Principal permitted uses. Uses permitted by right in the applicable zoning district, subject to compliance with all other applicable requirements of this zoning Ordinance.
 - B. SL-PC: Special land uses approved by the Planning Commission. Uses which may be permitted upon the granting of a permit for such use by the Planning Commission, subject to the compliance with all applicable requirements of this Zoning Ordinance, and subject further to such other reasonable conditions which in the opinion of the Planning Commission are necessary to provide adequate protection to the neighborhood and to abutting properties and subject further to a public hearing in accord with Section 310, Public hearing requirements and further shall be reviewed as provided for in Article 10.
 - C. SL-TB: Special land uses approved by the Board of Trustees. Uses which may be permitted upon the granting of a permit for such use by the Board of Trustees, upon recommendation by the Planning Commission, subject to the compliance with all applicable requirements of

this Zoning Ordinance, and subject further to such other reasonable conditions which in the opinion of the Board of Trustees are necessary to provide adequate protection to the neighborhood and to abutting properties and subject further to a public hearing in accord with Section 310, Public hearing requirements and further shall be reviewed as provided for in Article 10.

- D. A: Accessory uses. Uses which may be permitted as an accessory use incidental to the principal use of the premises, subject to compliance with all other applicable requirements of this Zoning Ordinance.
- E. —: Not permitted. Uses not permitted within the district.

Residential Districts Use Table	R-1 to R-3	R-4 to R-5	RM-LD to RM-MD	RM-HDS	AG	MHP	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted							
Residential Uses							
Detached single-family residential	P	P	P	P	—	—	Subject to regulations in Section 1101
Open Space Communities	P	P	—	—	—	—	Subject to regulations in Section 702.
Single-Family Residential Plat or Site Condominium	SL_TB	P	—	—	—	—	
Two-family residential	—	—	P	P	—	—	Must have with individual entrances and garages for each dwelling unit
Townhouses	-	-	P	P	-	-	Subject to regulations in Section 1163.
Multiple-family dwelling units	—	—	P	P	—	—	Subject to regulations in underlying zoning district.
Senior independent and assisted living	—	—	P	P	—	—	Subject to regulations in Section 1160.
Convalescent and nursing homes	—	—	SL-TB	SL-TB	—	—	Subject to conditions in Section 1114.
Mobile Home Parks	—	—	—	—	—	P	Subject to conditions in Section 1162.

Residential Districts Use Table	R-1 to R-3	R-4 to R-5	RM-LD to RM-MD	RM-HDS	AG	MHP	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted							
Accessory Uses							
Accessory home occupations	A	A	A	A	A	A	Subject to conditions in Section 1102.
Keeping of up to four (4) hens	A	A	—	—	—	—	Subject to conditions in Section 1103
Garage and Yard Sales	A	A	-	-	-	-	Subject to conditions in Section 1158.
Accessory buildings and uses customarily incident to any of the permitted uses in this table	A	A	A	A	A	A	
State-licensed residential child and adult care facilities							
Adult/child family day care homes	P	P	P	P	—	—	Subject to the conditions in Section 1155.
Adult/child group day care homes	SL-PC	SL-PC	SL-PC	SL-PC	—	—	Subject to the conditions in Section 1155.
Adult/child day care center + preschools	SL-PC	SL-PC	SL-PC	SL-PC	—	—	Subject to the conditions in Section 1155. Accessory to an allowed non-residential use in the R-1 to R-5 zoning districts
Adult and child foster care family home	P	P	P	P	—	—	Subject to the conditions in Section 1155.
Adult foster care, small group home	SL-PC	SL-PC	SL-PC	SL-PC	—	—	Subject to the conditions in Section 1155.
Adult foster care, large group home	—	—	SL-PC	SL-PC	—	—	Subject to the conditions in Section 1155.
Adult foster care congregate facility	—	—	SL-PC	SL-PC	—	—	Subject to the conditions in Section 1155.

Residential Districts Use Table	R-1 to R-3	R-4 to R-5	RM-LD to RM-MD	RM-HDS	AG	MHP	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted							
Child foster care family group home	SL-PC	SL-PC	SL-PC	SL-PC	—	—	Subject to the conditions in Section 1155.
Agricultural							
Farm operation	—	—	—	—	P	—	
Community supported agriculture	-	-	-	-	P	-	Subject to conditions in Section 1112.
Seasonal sale of produce on farms	—	—	—	—	P	—	Subject to Michigan Generally Accepted Agricultural Management Practices
Farms with agricultural commercial and tourism	—	—	—	—	SL-TB	—	Subject to conditions in Section 1149.
Private stables	A	—	—	—	A	—	Subject to conditions in Section 1109.
Public riding and/or boarding stables	—	—	—	—	P	—	Subject to conditions in Section 1108.
Commercial kennel/pet day care	-	-	-	-	SL-PC	-	Subject to conditions in Section 1161.
Greenhouse and plant material nursery (materials grown and sold on-site)	—	—	—	—	P	—	Subject to conditions in Section 1110.
Artisan food and beverage production	-	-	-	-	SL-PC	-	Subject to conditions in Section 1159.
Tasting rooms for vineyards, distilleries, or micro-breweries on farm operations	—	—	—	—	SL-PC	—	Subject to conditions in Section 1149.
Farmers markets	—	—	—	—	SL-PC	—	

Residential Districts Use Table	R-1 to R-3	R-4 to R-5	RM-LD to RM-MD	RM-HDS	AG	MHP	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted							
Large solar generation facility on a farm operation	—	—	—	—	SL-PC	—	Subject to conditions in Section 807, Solar energy systems.
Lodging							
Bed and breakfasts operations	SL-PC	SL-PC	—	—	—	—	Subject to conditions in Section 1107
Civic/Institutional							
Publicly owned and operated libraries	SL-PC	SL-PC	P	P	—	P	
Cemeteries	SL-PC	SL-PC	—	—	—	—	Subject to conditions in Section 1111.
Houses of worship	SL-PC	SL-PC	P	P	—	P	
Primary schools	SL-PC	SL-PC	—	—	—	—	
Secondary schools	SL-PC	SL-PC	P	P	—	—	A
Colleges, universities, and other such institutions of higher learning	S	S	S	S	—	—	Subject to conditions in Section 1106
Utility and public service buildings and uses (without storage yards) when operating requirements necessitate the locating of said building within the district in order to serve the immediate vicinity.	SL-PC	SL-PC	SL-PC	SL-PC	SL-PC	SL-PC	
Recreation							
Parks, common greens, plazas, public gathering places and open space	P	P	P	P	P	P	

Residential Districts Use Table	R-1 to R-3	R-4 to R-5	RM-LD to RM-MD	RM-HDS	AG	MHP	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted							
Golf courses	SL-PC	SL-PC	P	P	—	—	Subject to conditions in Section 1105
Institutional or community recreation centers and nonprofit swimming pool clubs	SL-PC	SL-PC	P	P	P	P	Subject to conditions in Section 1104
Community buildings for use by the tenants of the mobile home park as well as recreation areas and playgrounds	—	—	—	—	—	P	
Private or public recreation vehicle campgrounds	—	p*	—	—	—	—	*Principal use in R-4 only. Subject to conditions in Section 1146.
Other							
One office building to be used exclusively for conducting the business operation of the mobile home park	—	—	—	—	—	P	
Utility buildings for laundry facilities and auxiliary storage space for mobile home tenants	—	—	—	—	—	P	
Storage of recreation vehicles	—	—	—	—	—	P	Subject to conditions in Section 1147.
Incidental Sales and Services	—	—	A	A	—	—	Subject to conditions in Section 1132.
Keeping of more than four (4) dogs in one-family residential districts	P	P	—	—	P	—	Subject to conditions in Section 1113.
Wireless communication towers and antennas	See Section 1144.						

4.

Business Districts Use Table	NB	GB	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted			
Retail and Services			
Retail	P	P	
<i>With drive-through or drive-in facilities</i>	SL-PC	SL-PC	Subject to conditions in Section 1118.
Antique businesses	P	P	Pawnbrokers, secondhand dealers, and junk dealers are not included in this use
Secondhand apparel businesses	P	P	Pawnbrokers, secondhand dealers, and junk dealers are not included in this use
Coin Laundry		P	
Commercial kennel/Pet Day Care	—	—	All activities are conducted within enclosed main building; all buildings are set back at least two hundred (200) feet from abutting residential districts on the same side of the street
Mortuaries/funeral Homes	SL-PC	SL-PC	Subject to conditions in Section 1115.
Personal service establishments	P	P	
	P	P	Up to 15,000 square feet in size
Adult/child day care center + preschools	P	P	Subject to the conditions in Section 1155.
Smoking lounges	—	—	Subject to the conditions in Section 1131.
Veterinary clinics	--	SL-PC	Subject to conditions in Section 1116.
Veterinary hospitals	—	SL-PC	Subject to conditions in Section 1117.

Business Districts Use Table	NB	GB	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use -- = Not permitted			
Temporary sidewalk, outdoor and tent sales for principal use	A	A	Subject to conditions in Section 1128.
Temporary sales unrelated to principal use	A	A	Temporary use subject to approval by the Zoning Board of Appeals per Section 1704.4.B
Tattoo parlor		P	
Building material sales, garden center, and similar uses.	--	SL-PC_	Subject to conditions in Section 1125.
Open air business	--	_SL-PC	Subject to conditions in Section 1119.
Banks, credit unions, savings and loan establishments and similar financial institutions	P	P	With no drive-through
	SL-PC	SL-PC	Up to two (2) drive-through teller windows or automated teller windows and stand-alone automatic bank teller machines, subject to conditions in Section 1118.
		SL-PC	With drive-through, subject to conditions in Section 1118.
Medical offices	P	P	Medical offices up to 15,000 square feet in size
	--SL-PC	SL-PC	Medical offices over 15,000 square feet in size
Medical clinics	--	P	
Massage therapy		P	Subject to conditions in Section 1140
Urgent care facilities	--	P	
Office buildings and uses	P	P	Offices up to 15,000 square feet in size

Business Districts Use Table	NB	GB	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use – = Not permitted			
	--	SL-PC	Offices over 15,000 square feet in size
Restaurants	P	P	
<i>Drive-through restaurants</i>	SL-PC	SL-PC	Subject to conditions in Section 1118.
<i>Outdoor or sidewalk cafes</i>	A	A	Accessory use to existing restaurant, subject to conditions in Section 1120.
Hotels	--	SL-PC	Subject to conditions in Section 1123.
Extended Stay Hotels	--	SL-PC	Subject to conditions in Section 1124.
Motels	–	SL-PC	Subject to conditions in Section 1122.
Civic/Institutional			
Houses of worship	SL-PC	SL-PC	
Public/government buildings	P	P	
Public utility buildings, without storage yards; water and sewage	–	–	Water and sewage pumping stations are excluded in the OS-1 and B-1 districts.
Business schools and colleges or private schools operated for profit	--	SL-PC	
Recreation			
Theaters, public assembly halls, concert halls or similar places of public assembly	–	P	Conducted completely within enclosed buildings.
Outdoor batting cages, archery ranges and similar uses	–	–	Subject to conditions in Section 1130.

Business Districts Use Table	NB	GB	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted			
Outdoor children's amusement parks, miniature golf courses, golf driving ranges and similar uses	—	—	Subject to conditions in Section 1130.
Health clubs, fitness centers, gyms and aerobic clubs, health, and fitness center	—	SL-PC	
Indoor recreational facility, including bowling alley, archery range, tennis/racquet ball court, skating rink, athletic field, swimming pool, and other similar uses	—	SL-PC	Must be located at least one hundred (100) feet from any front, rear, or side yard of any residential lot in an adjacent residential district
Automotive/Transportation			
Vehicle wash, automatic or self-service		SL-PC	Subject to conditions in Section 1129.
Vehicle fueling/multi-use station with or without minor repair and sale of incidental minor accessories or convenience items.	SL-PCP	SL-PCP	Subject to the conditions in Section 1126.
Minor automotive repair businesses	SL-PC	SL-PC	
Dealership for sale of new or used automobiles, boats, house trailers or rental of trailers and/or automobiles	—	SL-PC	Subject to conditions in [Section] 1121
Railroad lines, rail spurs and similar rail transport access facilities	P	P	Subject to conditions in Section 1145.
Towing services without an impound or storage yard, taxi terminals and dispatch facilities, limousine services and bus depots	—	—	Subject to conditions in Section 1156.
Accessory Uses			
Accessory buildings and uses customarily incident to any permitted use in this table	A	A	

Business Districts Use Table	NB	GB	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted			
Incidental Sales and Services	—	A	Subject to conditions in Section 1132
Other			
Wireless communication towers and antennas	See Section 1144		

5. Industrial districts schedule of uses identifies the uses allowed in the following residential districts:

Industrial Districts Use Table	I-T	L-M	ICR	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted				
Industrial Uses				
Blast furnace, steel furnace, blooming or rolling mill		P		Located not less than eight hundred (800) feet distance from any residential district and not less than three hundred (300) feet distant from any other district
Central dry-cleaning plant, service to more than one facility	P	P		
Crematorium		S		Subject to conditions in Section 115
Garbage, refuse and rubbish transfer stations		P		Subject to conditions in Section 1152.
Heating and electric power generating plants, and all necessary uses		SL-PC		
Incineration of garbage or refuse when conducted within an approved and enclosed incinerator plant		P		Located not less than eight hundred (800) feet distance from any residential district and not less than three hundred (300) feet distant from any other district

Industrial Districts Use Table	I-T	L-M	ICR	Notes
<p>P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted</p>				
<p>Junkyards and places for dismantling, wrecking, and disposing or salvaging of the junk and or refuse material of agricultural and automotive vehicles, paper, glass, and other materials of a similar nature, including processing of materials for recycling</p>		P		<p>Subject to conditions in Section 1137 and Article V, Junkyards, and automobile dismantling, of Chapter 22 of the Charter Township of Ypsilanti Code of Ordinances i</p>
<p>Lumber and planing mills</p>	SL-PC	SL-PC		<p>Must be in enclosed building and located in the interior of the district so that no property line shall form the exterior boundary of the zoning district</p>
<p>Manufacture of corrosive acid or alkali, cement, lime, gypsum, or plaster of Paris.</p>		P	P	<p>Located not less than eight hundred (800) feet distant from any residential district and not less than three hundred (300) feet distant from any other district</p>
<p>Manufacture of musical instruments, toys, novelties and metal or rubber stamps, or other small, molded rubber products</p>	SL-PC	P		<p>In I-T, must be in enclosed building</p>
<p>Manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas</p>	SL-PC	P		<p>In I-T, must be in enclosed building</p>
<p>Manufacture or assembly of electrical appliances, electronic instruments and devices, radios, and phonographs</p>	SL-PC	P		<p>In I-T, must be in enclosed building</p>

Industrial Districts Use Table	I-T	L-M	ICR	Notes
<p>P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted</p>				
<p>Manufacture, compounding, assembling or treatment of Articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, sheet metal (excluding large stamping such as: automobile fenders or bodies), shell, textiles, tobacco, wax, wire, wood (excluding saw and planing mills) and yarns.</p>	SL-PC	P		In I-T, must be in enclosed building
<p>Manufacture, compounding, processing, packaging, or treatment of such products as: bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware, and cutlery; tool, die, gauge and machine shops</p>	SL-PC	P		In I-T, must be in enclosed building
<p>Metal plating, buffing, and polishing</p>	SL-PC	SL-PC		Subject to appropriate measures to control the type of process to prevent noxious results and/or nuisances
<p>Self-Storage Facilities and storage buildings for lease to the public</p>	SL-PC	SL-PC		Subject to conditions in Section 1134.
<p>Petroleum or other inflammable liquids, production, refining or storage</p>		P		Located not less than eight hundred (800) feet distant from any residential district and not less than three hundred (300) feet distant from any other district
<p>Sand and gravel extraction</p>		P		Subject to conditions in Section 1148.
<p>Smelting of copper, iron, or zinc ore</p>		P		Located not less than eight hundred (800) feet distant from any residential district and not less than three hundred (300) feet distant from any other district

Industrial Districts Use Table	I-T	L-M	ICR	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted				
Last mile logistics and distribution warehouses and uses.			P	
Large Scale Customer Fulfillment Centers			P	
Laboratories, experimental technology testing facilities.			P	
Avionic repair and manufacturing including airplanes, helicopters, and drones.			P	
Green infrastructure and technology			P	
Data centers for the storage and warehousing of computer servers.			P	
Outdoor Storage and Contractors/Landscapers Yard	P	P		Subject to conditions in Section 1157.
Open Air Business	SL-PC	SL-PC		Subject to condition is Section 1119.
Warehouses and storage	P	P		
Uses which have an industrial character in terms of either their outdoor storage requirements or activities such as, but not limited to: lumberyard, building materials outlet, upholsterer, cabinetmaker, outdoor boat, house trailer, automobile garage or agricultural implement sales	SL-PC	SL-PC		
Laboratories, experimental, film or testing	SL-PC	P		In I-T, must be in enclosed building
Medical laboratories	P	P		
Research and development, including laboratories, prototype development and testing facilities, design and pilot or experimental product development	P	P		In I-T, must be in enclosed building
Agricultural				

Industrial Districts Use Table	I-T	L-M	ICR	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval				
SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted				
Farm operation	P	P		
Greenhouse and plant material nursery (materials grown and sold on-site)	P	P		
Community Supported Agriculture	SL-PC			
Office and Financial				
Office buildings	P			
Data processing and computer centers, including service and maintenance of electronic data processing equipment	P			
Retail and Services				
Sexually Oriented Businesses			SL-PC	Subject to conditions in Section 1139.
Adult/child day care center + preschools	SL-PC			
Commercial kennels/ pet day care	P	P		Subject to conditions in Section 1161
Massage therapy			SL-PC	Subject to conditions in Section 1140.
Pawnbroker, secondhand dealer, and junk dealer facilities			SL-PC	Subject to conditions in Section 1141.
Incidental Sales and Services	A	A	A	Subject to conditions in Section 1132
Tattoo parlor			SL-PC	
Medical Marihuana				

Industrial Districts Use Table	I-T	L-M	ICR	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval				
SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted				
Class A Grower (may grow up to five hundred (500) marijuana plants), Class B Grower (may grow up to one thousand (1,000) marijuana plants), and Class C Grower (may grow up to one thousand-five hundred (1,500) marijuana plants)			P	
Processor			P	
Safety Compliance Facility			P	
Dispensary			P	
Secure Transporter			P	
Provisioning Center			P	
Microbusiness			P	
Recreational Marihuana				
Class A Marijuana Grower (may grow up to one hundred (100) plants), Class B Marijuana Grower (may grow up to five hundred (500) plants), and Class C Marijuana Grower (may grow up to two thousand (2,000) plants)			P	
Processor			P	
Safety Compliance Facility			P	
Provisioning Center			P	
Secure Transporter			P	
Retailer			P	
Microbusiness			P	
Lodging and Restaurants				

Industrial Districts Use Table	I-T	L-M	ICR	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted				
Hotels	P			Subject to condition in Section 1123.
Motels	P			Subject to conditions in Section 1122.
Restaurants	SL-PC			
Civic/Institutional				
Hospitals	P			
Trade or industrial schools	P	P		No outdoor storage
Parole or probation offices			SL-PC	Subject to conditions in Section 1143.
Public/government buildings	P			
Public utility buildings, excluding wastewater treatment plants	P	P		
Transfer and electricity and gas service buildings and yards	P	P		
Wastewater treatment plants		P	SL-PC	Subject to conditions in Section 1154.
Recreation				
Assembly halls, display halls, convention center, theater, or similar places of assembly	P			Conducted in completely enclosed building
Health clubs, fitness centers, gyms and aerobic clubs, health, and fitness center	SL-PC	SL-PC		Permitted as accessory use only in I-T
Indoor recreational facility, including bowling alley, archery range, tennis/racquet ball court, skating rink, athletic field, swimming pool, and other similar uses	SL-PC	SL-PC		Permitted as accessory use only in I-T. Must be located at least one hundred (100) feet from any front, rear, or side yard of any residential lot in an adjacent residential

Industrial Districts Use Table	I-T	L-M	ICR	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted				
				district. Subject to conditions in Section 1135.
Lighted outdoor commercial sports centers, including baseball and other intense activities		P		Subject to conditions in Section 1153.
Outdoor spat ball, simulated war games and similar activities		P		Subject to conditions in Section 1151.
Outdoor theaters		SL-PC		Subject to conditions in Section 1138.
Racetracks (including midget auto and karting tracks) and dirt tracks		P		Subject to conditions in Section 1150.
Automotive/Transportation				
Airports	SL-PC	SL-PC		Subject to conditions in Section 1133.
Auto engine and body repair, and undercoating shops	SL-PC			When conducted in enclosed building
Automobile mechanical component dismantling and recycling			SL-PC	Subject to conditions in Section 1142.
Freight terminals	P	P		
Railroad transfer and storage tracks, railroad rights-of-way	P	P		
Railroad lines, rail spurs and similar rail transport access facilities	P	P	P	Subject to conditions in Section 1145.
Accessory Uses				
Accessory buildings and uses customarily incident to any permitted use in this table	A	A	A	
Other				

Industrial Districts Use Table	I-T	L-M	ICR	Notes
P = Permitted Use SL-PC = Special Use Planning Commission Approval SL-TB = Special Use Township Board Approval A = Accessory Use — = Not permitted				
Wireless communication towers and antennas	See Section 1144.			

(Ord. No. 2018-476 , § 2, 2-20-18)