

Midtown R1a Plan

February 20, 2006
Cross Street/Midtown Area Rezoning Alternative Proposal
Ypsilanti, Michigan

University District
R-3 zoning with University District Overlay

Provisions of University District Overlay Zone

In case of loss, the number of apartments and bedrooms that held a currently valid certificate of occupancy granted by the City of Ypsilanti at the time of loss may be reconstructed as follows:

1. Such reconstruction shall meet the requirements of the Michigan Building Code at the time of reconstruction.
2. Such reconstruction may occur within the footprint and building envelope of the destroyed building.
3. Proposed new dens, studies, offices and similar enclosed rooms that could be used as sleeping rooms shall be counted as bedrooms for the purpose of determining the bedroom count for the reconstruction.
4. Such reconstruction may not expand the building footprint or building envelope. Such reconstruction shall be subject to site plan approval with the sole exception that the number of previously provided parking spaces shall not be reduced and shall not be required to be increased.

Midtown Neighborhood
R-1 zoning with Midtown Overlay Zone

Provisions of Midtown Overlay Zone

A. In case of loss, the number of apartments and bedrooms that held a currently valid certificate of occupancy granted by the City of Ypsilanti at the time of loss may be reconstructed as follows:

1. Such reconstruction shall meet the requirements of the Michigan Building Code at the time of reconstruction.
2. Such reconstruction may occur within the footprint and building envelope of the destroyed building.
3. Proposed new dens, studies, offices and similar enclosed rooms that could be used as sleeping rooms shall be counted as bedrooms for the purpose of determining the bedroom count for the reconstruction.
4. Such reconstruction may not expand the building footprint or building envelope. Such reconstruction shall be subject to site plan approval with the sole exception that the number of previously provided parking spaces shall not be reduced and shall not be required to be increased.

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B. Accessory Apartments may be added to single family homes as follows:

Definitions:

Accessory apartment is a separate, self-contained living unit within, and subordinate to, an existing single-family residence.

Primary dwelling is the unconverted portion of an existing single-family residence.

Principal owner is defined as the owner of not less than a fifty one percent (51%) interest in the residence.

1. The principle or accessory unit must be certified as the homestead for the principle owner and shall be occupied by the principal owner for a period not less than seven months every calendar year.
2. The certificate of occupancy for any accessory apartment will be contingent upon owner occupancy of the primary unit in the house. Upon sale, the purchaser must certify its owner occupancy status, or remove the accessory unit through removal of the kitchen and return of the interior circulation patterns to return the house to single family status. Such requirements shall be placed as a restrictive covenant on the property.
3. Two parking spaces shall be provided for the main unit, one for efficiency or one bedroom accessory apartment or two for a two bedroom apartment. Parking must be screened or placed appropriately to ensure to reduce its visual impact.
4. The construction of the accessory apartment shall meet the requirements of the Michigan Building Code.
5. The accessory apartment shall have at least a kitchen, living area and bathroom.

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