



This information is provided by the Brick Industry Association. BIA's Community Planning staff is available to help you regarding the potential of mandating a clay brick and masonry requirement in your community. Visit www.gobrick.com/planning or contact BIA staff at 703.674.1459.

Ypsilanti, MI Townhouse Residential District Building Requirements Enacted 1.20.2004

Sec. 1915. Townhouse residential:

In addition to the above PD requirements, all PD's developed as townhouse residential must comply with the following design standards:

- (1) *Uses.* The following uses shall be permitted where approved in the PD agreement.
 - (a) Single-family detached dwellings over one story in height.
 - (b) Single-family attached with a maximum of eight units attached in a single building.
 - (c) Publicly or privately owned and operated parks and recreation facilities.
 - (d) Home occupations.
 - (e) Accessory buildings and uses customarily incident to any of the above permitted uses.

- (2) *Dimensional standards.* All principal buildings shall meet the following dimensional requirements:

Minimum front yard setback: 15 feet.

Minimum spacing between buildings: 15 feet.

Minimum rear yard setback: 20 feet.

Minimum setback from side and rear perimeter of site: 20 feet.

Minimum setback from adjacent single-family zoning district: 30 feet.

Maximum percent of lot area covered by buildings: 45 percent.

Maximum height of structures: Two stories and 25 feet.*

Minimum ground floor area per unit: 1,000 square feet.

* The township board may permit buildings up to three stories and 35 feet in height where the building is setback from existing adjacent single-family lots a distance equal to the height of the building and landscape screening is provided along the lot line adjoining an existing single-family residential use.

- (3) *Building layout and architecture.* The following architectural standards shall be met for all structures.

- (a) *Style.* Buildings shall have a traditional style of architecture characteristic of the mid-western United States. Design guidelines and typical building elevation drawings shall be presented with the PD stage I preliminary site plan and be reference in the PD agreement. Detailed architectural plans for each building will be included with the final PD stage II plans.

- (b) *Street facade.* Buildings shall be oriented towards the street. The facade of buildings facing the public street shall include doors, porches, windows and other



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architectural detailing consistent with the front facade of a traditional dwelling. The front facade of all buildings shall be constructed of **brick**.

(c) *Porches*. All main entrances to the units shall have a porch or stoop at least 30 square feet in area facing the street.

(d) *Roofs*. All buildings shall have pitched roofs. The roofline may also include varying lines customary with gable or hip style roofing and dormer window features are encouraged. Permitted roofing materials include asphalt shingles, cedar shake and slate.

(e) *Garages*. All units shall provide garages accessed from the rear or side of the building. This may be accommodated by an attached rear-entry garage, a garage that is access via a rear service drive or a detached garage located in the rear yard. Garages facing towards the front lot line may be permitted where the front of the garage is located at least 20 feet behind the front wall of the dwelling.

(4) *Circulation*.

(a) *Road standards*. Roads may be public or private where approved by the township board. The township board may permit specific modifications to road standards where the modification will improve the traditional neighborhood character of the development, provided parking and emergency vehicle access are accommodated.

(b) *Street connections*. Street connections shall be encouraged where it will unify neighborhoods and provide more convenient access to businesses and community facilities such as schools and parks. Cul-de-sacs and other dead-end streets shall be discouraged. Where it is not possible or desirable to provide a through street, the planning commission may allow a looped drive with a common green in the center. The circular drive around the green shall be at least 20 feet wide, measured face to face of curb, and the central green shall be no less than 20 feet at its narrowest dimension and be landscaped.

(c) *Rear service drives*. Rear service drives or alleys may be provided to serve as access to rear yard garages within a minimum pavement width of at least 20 feet. In addition to a rear drive, all residential structures shall have frontage along a public street or private road, except the township board may allow dwellings to front onto a common green or pedestrian right-of-way, where the fire department determines that adequate emergency vehicle access is provided.

(d) *Pedestrian circulation*. Sidewalks shall be provided on both sides of streets through the development. All developments shall provide pedestrian linkages between public sidewalks and the building entrances. Sidewalk and pathway connections may be required to adjacent uses and activity areas.

(5) *Parking*. All units shall be provided with individual garages. Guest parking spaces shall not be located in the front yard of the site and any off-street parking spaces must be



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screened from view of any public road or pedestrian path, by a streetwall or hedge along the frontage. Streetwalls shall be three feet in height and constructed of **brick** or stone.

(6) *Lighting.* A consistent type of pedestrian scale ornamental lighting shall be provided along all streets and sidewalks and within any off street parking lots. Such lighting shall be provided at a frequency and height to provided desired light levels.

(7) *Open space.* Open space meeting the requirements of section 1905 shall be provided. Open space areas shall offer a source of passive and/or active recreation, in accordance with the intended character of the neighborhood. Passive recreational areas may include features such as formal seating areas and open lawn area. Active recreational areas may include specific recreation elements such as playgrounds, tennis courts and swimming pools or less formal features such as open play fields and walking paths.

(Ord. No. 2003-328, 1-20-04)

ARTICLE VI-A. RM-5 TOWNHOUSE RESIDENTIAL DISTRICT

Sec. 650. Intent:

The RM-5 (townhouse residential district) is intended to provide for moderate density infill housing in older developed areas of the township. This district provides strict design standards to ensure that development is consistent with existing neighborhoods and includes characteristics typical of traditional neighborhood design. Specific design requirements and standards are provided to allow for a more compact and pedestrian friendly form of development while ensuring a high quality of development and the preservation of open spaces for residents.

(Ord. No. 2001-284, 12-18-01)

Sec. 651. Principal uses permitted:

1. Single-family attached dwellings units in structures over one-story in height.
2. Multiple-family dwelling units in structures over one-story in height, provided each dwelling unit shall have an individual ground level entrance.
3. Publicly or privately-owned and operated parks and recreation facilities.
4. State-licensed residential child and adult care facilities as provided for in section 2122.
5. Home occupations in accordance with section 401.6.
6. Accessory buildings and uses customarily incident to any of the above permitted uses.

(Ord. No. 2001-284, 12-18-01)

Sec. 652. Uses permitted subject to special conditions:

- (1) State-licensed residential child and adult care facilities as provided for in section 2122.



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(Ord. No. 2001-284, 12-18-01)

Sec. 653. Required conditions:

Site plans for condominium and multiple-family residential projects in the RM-5 district must comply with the following design standards:

1. *Building layout and architecture.* The following architectural standards shall be met for all structures:

a. *Porches:* All main entrances to the units shall have a porch or stoop facing the street that is at least six-feet in depth and 70 square feet in area.

b. *Material:* All of the exterior finish material on all facades that are visible from the street shall be limited to glass, brick, cut stone, cast stone, smooth stucco or wood. Concrete block, EIFS or other synthetic materials shall not be allowed on any portion of the building visible from a street.

c. *Color:* The primary color of building exteriors shall be compatible with the colors of adjacent buildings and in character with the surrounding area, provided the trim may be of a contrasting color.

d. *Facades:* Walls visible from a public street, adjacent off-street parking areas or other residential uses shall include windows and architectural features similar to the front facade of the building, including, but not limited to awnings, cornice work, edge detailing or other decorative finish materials.

e. *Roofs:* All buildings shall have pitched roofs. The roofline may also include varying lines customary with gable or hip style roofing. Functional dormer window features are encouraged. Permitted roofing materials include asphalt shingles, cedar shake and slate. Standing seam metal roofing is not permitted on residential structures.

f. *[Buildings that terminate a view or are located at street intersections:]* Buildings that terminate a view or are located at street intersections shall provide distinct and prominent architectural features or otherwise create a distinctive visual landmark.