

ORDINANCE NO. 23-509

AN ORDINANCE AMENDING THE
TAYLOR, MICHIGAN, CODE OF ORDINANCES,
BEING APPENDIX A OF THE TAYLOR ZONING ORDINANCE
BY AMENDING ARTICLE 2.00, SECTION 2.01 ENTITLED
DISTRICTS ESTABLISHED

THE CITY OF TAYLOR ORDAINS:

SECTION 1. That Article 2.00, Section 2.01 of the Taylor Zoning Ordinance, being Appendix A of the Taylor, Michigan Code of Ordinances, be amended as follows:

ARTICLE 2.00, DISTRICTS ESTABLISHED

Section 2.01 Intent.

For the purposed of this ordinance, the City of Taylor is hereby divided into the following districts:

Table 2.01	
Zoning Districts	
	R-1A Single-Family Residential District
Single-Family Residential Districts	R-1B Single-Family Residential District
	R-1C Single-Family Residential District Multiple-Family
Residential Districts R-2	Townhouse Residential District
	RM-1 Multiple-Family Residential District
	RM-2 Multiple-Family Residential (High Rise) District
Manufactured Home Districts	R-3 Manufactured Home District
Business Districts	B-1 Local Business District
	B-2 Regional Business District
	B-3 General Business District
	O-1 Office District
	O-2 Regional Office District
Midtown Districts	MT-1 Midtown Taylor Office/Institutional District
	MT-2 Midtown Taylor Mixed Use Commercial District
Industrial Districts	TRO Technology, Research-Office District
	I-1 Light Industrial District
	I-2 General Industrial District
Parking District	P-1 Vehicular Parking District
Overlay Districts	FP Floodplain Overlay District
	PUD Planned Unit Development Overlay District
	TDHG Taylor-Dearborn Heights Gateway Overlay District

SECTION 2. All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

SECTION 3. The Taylor Code of Ordinances and prior amendments thereto not in conflict herewith shall continue to remain in full force and effect except as specifically amended herein.

SECTION 4. Publication and Effective Date. This ordinance shall become effective upon passage by the City Council and the publication of the ordinance in accordance with the Charter of the City of Taylor.

I hereby certify that the foregoing constitutes a true and complete copy of an Ordinance duly adopted by the City Council of the City of Taylor, at a Regular Meeting held in the Council Chambers at the Taylor Municipal Building, 23555 Goddard Road, Taylor, Michigan on the 16th day of May, 2023.

I further certify that the following Council Members were present at said meeting:

Johnson, Ramik, Geiss, Brandana, and Rose.

Members were absent: Winton and Slaven.

I further certify that Council Member Johnson moved adoption of said Ordinance, and said motion was supported by Council Member Ramik.


I further certify that the following Council Members voted for adoption of said Ordinance: Johnson, Ramik, Geiss, Rose and Brandana and the following Council Members voted against adoption of said Ordinance: None.

ORDINANCE NO. 23-509

RESOLUTION NO. 5.216-23

I hereby approve the foregoing Ordinance.


CYNTHIA A. BOWER, CITY CLERK


TIMOTHY O. WOOLLEY, MAYOR

ORDINANCE NO. 23-510

AN ORDINANCE AMENDING THE
TAYLOR, MICHIGAN, CODE OF ORDINANCES,
BEING APPENDIX A OF THE TAYLOR ZONING ORDINANCE
BY AMENDING ARTICLE 19.00, SECTION 19.11(c) ENTITLED
REOCCUPANCY OF AN EXISTING BUILDING, A CHANGE OF USE, OR A CHANGE
IN TENANTS

THE CITY OF TAYLOR ORDAINS:

SECTION 1. That Article 19.00, Section 19.11 (c) of the Taylor Zoning Ordinance, being Appendix A of the Taylor, Michigan Code of Ordinances, be amended as follows:

ARTICLE 19.00, SITE PLAN REVIEW

Section 19.11 Required Site Development

- (a) Re-occupancy of an Existing Building, a Change of Use, or a Change in Tenants. In all zoning districts except for single-family detached dwellings in the R-1A through R-1C Single One-Family Districts and mobile home parks in the R-3 District, the following site development standards shall be complied with whenever occupancy permits or re-occupancy permits in Section 25.05 Permits are required:
- (1) A sketch plan as required in Article 19 Site Plan Review shall be provided to the Development Services Department. The Development Services Department will review the sketch plan and shall ensure compliance with the Zoning Ordinance.
 - (2) Site development standards (Article 16 General Site Development Regulations).
 - (3) Off-street parking space layout standards, construction and maintenance shall be required in accordance with Article 17 Off-Street Parking, Loading, Access and Circulation Requirements.
 - (4) Public sidewalks shall be provided along all public street rights-of-way.
 - (5) Compliance with sign requirements (Article 18 Signs).
 - (6) Landscaping shall be required as specified in Section 16.02 Landscaping. If there is insufficient area on the site to fully comply with Section 16.02 Landscaping, then compliance shall be to the extent which the existing site characteristics allow.
 - (7) The ZBA may permit a reasonable time schedule to be developed between the petitioner and the City in complying with the necessary improvements to the property.

(8) In Midtown Taylor Districts, compliance with the site design requirements, in accordance with Article 7 Midtown Districts, shall be required.

(9) In the Taylor-Dearborn Heights Gateway Overlay District, compliance with the site design requirements, in accordance with Article 12 TDH Gateway District, shall be required.

SECTION 2. All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

SECTION 3. The Taylor Code of Ordinances and prior amendments thereto not in conflict herewith shall continue to remain in full force and effect except as specifically amended herein.

SECTION 4. Publication and Effective Date. This ordinance shall become effective upon passage by the City Council and the publication of the ordinance in accordance with the Charter of the City of Taylor and the statutes of the State of Michigan.

I hereby certify that the foregoing constitutes a true and complete copy of an Ordinance duly adopted by the City Council of the City of Taylor, at a Regular Meeting held in the Council Chambers at the Taylor Municipal Building, 23555 Goddard Road, Taylor, Michigan on the 16th day of May, 2023.

I further certify that the following Council Members were present at said meeting:

Johnson, Ramik, Geiss, Brandana, and Rose.

Members were absent: Winton and Slaven.

I further certify that Council Member Johnson moved adoption of said Ordinance, and said motion was supported by Council Member Ramik.

I further certify that the following Council Members voted for adoption of said Ordinance:

Johnson, Ramik, Geiss, Rose and Brandana and the following Council Members voted

against adoption of said Ordinance: None.

ORDINANCE NO. 23.510

RESOLUTION NO. 5.216-23


CYNTHIA A. BOWER, CITY CLERK

I hereby approve the foregoing Ordinance.


TIMOTHY O. WOOLLEY, MAYOR

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Ordinance No. 23-509 — Amending the Taylor, Michigan Code of Ordinances, Appendix A of the Taylor Zoning Ordinance, by Amending Article 2.00, Section 2.01 Entitled Districts Established

Ordinance No. 23-509

**An ordinance amending the
Taylor, Michigan, code of ordinances,
being Appendix A of the Taylor zoning ordinance
by amending Article 2.00, Section 2.01 entitled
districts established**

The City of Taylor ordains:

Section 1. That Article 2.00, Section 2.01 of the Taylor Zoning Ordinance, being Appendix A of the Taylor, Michigan Code of Ordinances, be amended as follows:

Article 2.00, Districts Established

Section 2.01 Intent

For the purposed of this ordinance, the City of Taylor is hereby divided into the following districts:

	Table 2.01 Zoning Districts	
District category	Code	Zoning district
Single-Family Residential Districts	R-1A	Single-Family Residential District
	R-1B	Single-Family Residential District
	R-1C	Single-Family Residential District Multiple-Family
Residential Districts R-2		Townhouse Residential District

District category	Code	Zoning district
Manufactured Home Districts	RM-1	Multiple-Family Residential District
	RM-2	Multiple-Family Residential (High Rise) District
	R-3	Manufactured Home District
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Overlay Districts	PUD	Planned Unit Development Overlay District
	TDHG	Taylor-Dearborn Heights Gateway Overlay District

SECTION 2. All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

SECTION 3. The Taylor Code of Ordinances and prior amendments thereto not in conflict herewith shall continue to remain in full force and effect except as specifically amended herein.

SECTION 4. Publication and Effective Date. This ordinance shall become effective upon passage by the City Council and the publication of the ordinance in accordance with the Charter of the City of Taylor.

I hereby certify that the foregoing constitutes a true and complete copy of an Ordinance duly adopted by the City Council of the City of Taylor, at a Regular Meeting held in the Council Chambers at the Taylor Municipal Building, 23555 Goddard Road, Taylor, Michigan on the 16th day of May, 2023.

I further certify that the following Council Members were present at said meeting:

[Johnson, Ramik, Geiss, Brandana, and Rose.](#)

Members were absent: [Winton and Slaven.](#)

I further certify that Council Member **Johnson** moved adoption of said Ordinance, and said motion was supported by Council Member **Ramik**.

I further certify that the following Council Members voted for adoption of said Ordinance:

[Johnson, Ramik, Geiss, Rose and Brandana](#) and the following Council Members voted against adoption of said Ordinance: **None**.

ORDINANCE NO. [23-509](#)

RESOLUTION NO. [5.216-23](#)

I hereby approve the foregoing Ordinance.



Signature of Cynthia A. Bower above typed name CYNTHIA A. BOWER, CITY CLERK



Signature of Timothy O. Woolley above typed name TIMOTHY O. WOOLLEY, MAYOR

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ORDINANCE NO. 23-510

Ordinance No. 23-510 — Amending the Taylor, Michigan Code of Ordinances, Appendix A of the Taylor Zoning Ordinance, by Amending Article 19.00, Section 19.11(c) Entitled Reoccupancy of an Existing Building, a Change of Use, or a Change in Tenants

Article 19.00, Site Plan Review

Section 19.11 Required Site Development

AN ORDINANCE AMENDING THE

**TAYLOR, MICHIGAN, CODE OF ORDINANCES,
BEING APPENDIX A OF THE TAYLOR ZONING ORDINANCE
BY AMENDING ARTICLE 19.00, SECTION 19.11(c) ENTITLED
REOCCUPANCY OF AN EXISTING BUILDING, A CHANGE OF USE, OR A CHANGE
IN TENANTS**

THE CITY OF TAYLOR ORDAINS:

SECTION 1. That Article 19.00, Section 19.11 (c) of the Taylor Zoning Ordinance, being Appendix A of the Taylor, Michigan Code of Ordinances, be amended as follows:

ARTICLE 19.00, SITE PLAN REVIEW

Section 19.11 Required Site Development

(a) Re-occupancy of an Existing Building, a Change of Use, or a Change in Tenants. In all zoning districts except for single-family detached dwellings in the R-1A through R-1C Single One-Family Districts and mobile home parks in the R-3 District, the following site development standards shall be complied with whenever occupancy permits or re-occupancy permits in Section 25.05 Permits are required:

1. **A sketch plan as required in Article 19 Site Plan Review shall be provided to the Development Services Department.** The Development Services Department will review the sketch plan and shall ensure compliance with the Zoning Ordinance.
2. **Site development standards (Article 16 General Site Development Regulations).**
3. **Off-street parking space layout standards, construction and maintenance shall be required in accordance with Article 17 Off-Street Parking, Loading, Access and Circulation Requirements.**
4. **Public sidewalks shall be provided along all public street rights-of-way.**
5. **Compliance with sign requirements (Article 18 Signs).**
6. **Landscaping shall be required as specified in Section 16.02 Landscaping.** If there is insufficient area on the site to fully comply with Section 16.02 Landscaping, then compliance shall be to the extent which the existing site characteristics allow.
7. **The ZBA may permit a reasonable time schedule to be developed between the petitioner and the City in complying with the necessary improvements to the property.**

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8. **In Midtown Taylor Districts, compliance with the site design requirements, in accordance with Article 7 Midtown Districts, shall be required.**
9. **In the Taylor-Dearborn Heights Gateway Overlay District, compliance with the site design requirements, in accordance with Article 12 TDH Gateway District, shall be required.**

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I hereby certify that the foregoing constitutes a true and complete copy of an Ordinance duly adopted by the City Council of the City of Taylor, at a Regular Meeting held in the Council Chambers at the Taylor Municipal Building, 23555 Goddard Road, Taylor, Michigan on the 16th day of May, 2023.

I further certify that the following Council Members were present at said meeting:

[Johnson, Ramik, Geiss, Brandana, and Rose.](#)

Members were absent: [Winton and Slaven.](#)

I further certify that Council Member **Johnson** moved adoption of said Ordinance, and said motion was supported by Council Member **Ramik**.

I further certify that the following Council Members voted for adoption of said Ordinance:

[Johnson, Ramik, Geiss, Rose and Brandana](#) and the following Council Members voted against adoption of said Ordinance: **None**.

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ORDINANCE NO. 23.510

RESOLUTION NO. 5.216-23

I hereby approve the foregoing Ordinance.



Signature of Cynthia A. Bower in blue ink above a printed line; printed text below reads 'CYNTHIA A. BOWER, CITY CLERK'

CYNTHIA A. BOWER, CITY CLERK



Signature of Timothy O. Woolley in blue ink above a printed line; printed text below reads 'TIMOTHY O. WOOLLEY,
MAYOR'
TIMOTHY O. WOOLLEY, MAYOR

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