



Frequently Asked Questions: Washtenaw Ave Area Rezoning to TC1 11-16-2023

1. What is the intent of the TC1 Transit Corridor District?

- The TC1 Transit Corridor District is designed along existing transit corridors with regular service by the Ann Arbor Area Transportation Authority. It aims to encourage redevelopment and infill development for mixed-use developments that support transit service, affordable housing, sustainable development, and pedestrian-friendly designs.

2. What are the permitted uses in the TC1 Transit Corridor District?

- Residential: Multi-family homes (apartments, townhouses)
- Office: General, Medical/dental, Financial
- Commercial and Services: Hotel, Personal Services, General Retail, Restaurants, Bar, Food Service
- Research and Development: Laboratory, Technical Development, Testing

3. Are there any additional standards for the TC1 Transit Corridor District?

- Yes, there are standards for the site, all buildings, and specific building types.
- For Sites:
 - Curb Cut Limits: Maximum 2
 - Parking Lot Placement: At side or rear, no exceptions
 - Surface Parking Lots: Limited to building footprint (or 25% larger than building footprint for lots 250ft and above)
 - Development Arrangement: Smaller block design required for larger sites
- For all Buildings:
 - Building Frontage: Generally minimum 70% of the lot width
 - Building Dimensions: Maximum 250 ft wide and 360 ft diagonal
 - Building Entrances: Must be functional, facing street
 - Building Access: Must have sidewalks adjacent to all sides

4. How can I check the height limits for a specific site?

- Use the Interactive Height Tool at <https://plan.a2gov.org/TC1Corridors> to see variable height limits applied on any site.

5. What requires site plan approval in the Development Approval Process?

- No site plan is needed for remodeling and interior renovations, but permits are required.
- Site plans are required for additions to existing buildings and new buildings.

6. What are nonconforming situations?

- Nonconforming Uses: Any existing use not permitted in the TC1 district will become nonconforming. They can remain active until they cease activity, after which all new uses must conform to the TC1 district permitted uses.
- Nonconforming Lots: Lots that don't meet the minimum lot area or width standard will become nonconforming. Rezoning to TC1 will not create any nonconforming lots.

7. Where can I find more information?

- Visit <https://plan.a2gov.org/TC1Corridors> for more details (see QR code below).

8. How can I contact the planning team?

- Email: Planning@a2gov.org
- Brett Lenart, Planning Manager, blenart@a2gov.org
- Hank Kelley, Deputy Planning Manager, hkelley@a2gov.org
- Alexis DiLeo, City Planner: 734-794-6000 x 42610, adileo@a2gov.org



Use your phone to access above website for City-Initiated Rezoning Petition for Washtenaw/East Stadium and Plymouth Corridors