AMENDMENTS TO THE ACCESSORY DWELLING UNIT REQUIREMENTS

AN ORDINANCE TO AMEND SECTION 5.15 (TABLE 5-15) AND SECTION 5.16.6 OF CHAPTER 55 (UNIFIED DEVELOPMENT CODE) OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR

The City of Ann Arbor Ordains:

<u>Section 1.</u> That Table 5-15: Permitted Use Table of Chapter 55 of Title V of the Code of the City of Ann Arbor be amended to read as follows:

									T	ABI	LE 5	5-1.	5: I	PEF	RMI	TT	ED J	Usi	E T.	ABL	Æ												
P= Permitted E =	Spe	CIAL	. Exe	СЕРТ	TION				A=I	PERN	літт	ED 2	Acci	ESSC	ory U	Jse			BLA	NK (Celi	. = P	ROF	HBIT	TED								
NOTE: ALL PROPERTIES ARE S NOTE: ALL PROPERTIES IN OV NOTE: SPECIFIC USES IN THE	/ERL	AY I	DIST	RICT	S AR	E SU	BJEC	стт	о тн	IE AI	DDIT	TION	AL U	SE F	EGU	LAT	IONS	IN S	SEC.	5.13			ONS	5.19	2.5,	5.13	.4, A	ND .	5.13	.5 R	ESPI	ectiv	/ELY
						R	RESI	DEN	ITIA	L									MIX	ED	USE	2			-				ent Pui			D	USE-SPECIFIC STANDARDS
USE CATEGORY AND Type	AG	R1A	R1B	RIC	R1D	R1E	R2A	R_2B	R3	R4A	R4B	R4C	R4D	R4E	$\mathbf{R6}$	0	C1	C1A	C1B	C1A/R	$\mathbf{D1}$	D2	C2B	C3	R5	Р	ΡL	RE	ORL	M_1	M1A	M_2	5.16
PRIMARY USES																																	
RESIDENTIAL																																	5.16.1
Household Living																																	
Adult Foster Care		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	Р	Р	Р			Р						
Dwelling, Assisted Living										Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	Р	Р	Р			Р						5.16.1B
Dwelling, Multi-Family										Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	Р	Р	Р			Р	E					5.16.1A; 5.16.1D
Dwelling, Single-Family	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	Р	Р	Р			Р						5.16.1A; 5.16.1C
Dwelling, Townhouse									Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	Р	Р	Р			Р						5.16.1A
Dwelling, Two-Family							Р	Р	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	Р	Р	Р			Р						5.16.1A
House Trailer/Mobile Home Park															Р																		5.16.1A
Group Living																																	
Emergency Shelter											Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	Р	Р	Р									
Fraternities, Sororities, and Student Cooperative Housing								Е		Е	Е	Е	E	E		E	Р	Р	Р	Р	Р	Р	Р	Р									5.16.1A; 5.16.1E
Group Housing								Е		Е	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	Р	Р	Р									5.16.1A; 5.16.1F
Guest House										Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	Р	Р	Р									5.16.1A; 5.16.1G

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P = Permitted E =	Spe	CIAL	. Exc	СЕРТ	TION			L	A = I	PERN	4 ITT	ED /	ACCE	esso	RY U	Jse			BLA	NK (Celi	. = P	ROH	IBII	ED								
NOTE: All properties are s NOTE: All properties in ov NOTE: Specific uses in the	/ERL	AY I	DISTI	RICT	'S AR	E SU	BJEC	тт	o te	IE AI	DDIT	ION	AL U	SE R	EGU	LAT	IONS	S IN S	SEC.	5.13			ONS	5.19									
USE CATEGORY AND		I	I	I	I	R	ESI	DEN	TIA	L					Γ		I		MIX	KED	USE	2						SIDF [AL]					USE-SPECIFIC STANDARDS
Туре	AG	R1A	R1B	RIC	R1D	R1E	R2A	R_2B	\mathbb{R}_3	R_{4A}	R4B	R4C	R4D	R4E	$\mathbf{R6}$	0	C1	C1A	C1B	C1A/R	$\mathbf{D1}$	D_2	C2B	C3	R5	Р	PL	RE	ORL	M1	M1A	M_2	5.16
Public/ Institutional																																	5.16.2
Community and Cultural																																	
Cemetery	Р																																
Club Headquarters or Community Center								E		E	E	E	E	E		Е	Р	Р	Р	Р	Р	Р	Р	Р									5.16.2C
Conference Center																					Е								Е				
Correctional Facility																											Р						
Museum, Art Gallery																					Р	Р	Р	Р			Р						
Funeral Services																Р	Р	Р	Р	Р	Р	Р	Р	Р						Р	Р	Р	
Government Offices and Courts																Р	Р	Р	Р	Р	Р	Р	Р	Р			Р			Р	Р		
Library		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	Р	Р	Р			Р			Р	Р		
Park, Recreation and Open Space																											Р						5.16.2G
Religious Assembly	Р	Е	Е	Е	Е	Е	Е	Е	Е	Е	Е	Е	Е	Е		Е	Р	Р	Р	Р	Р	Р	Р	Р									
Day Care																																	
Adult Day Care Center		Е	Е	Е	Е	Е	Е	Е	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	Р	Р	Р					Е	Р	Р	Р	5.16.2A
Child Care Center		Е	Е	Е	Е	Е	Е	Е	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	Р	Р	Р					Е	Р	Р	Р	5.16.2B
Educational																																	
Institutions of Higher Learning, Private		Е	Е	Е	Е	Е	E	Е	Е	E	E	E	E	E		Р	Р	Р	Р	Р	Р	Р	Р	Р						Р	Р	Р	5.16.2E
Institutions of Higher Learning, Public	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	

 TABLE 5-15:
 PERMITTED USE TABLE

									Т	ABI	LE 5	5-1.	5: I	Per	RMI	TTI	ED I	Use	\mathbf{T}	ABL	Æ												
P= Permitted E =	= Spi	ECIAI	L EX	CEPT	ΓΙΟΝ				A= 1	Pern	AITI	ED .	Acci	ESSO	RYU	Use			BLA	NK (Celi	. = P	ROH	HBIT	ED								
NOTE: All properties are NOTE: All properties in o NOTE: Specific uses in the	VERI	LAY I	DIST	RICT	S AR	RE SU	JBJEC	ст т	о ті	IE Al	DDIT	TION	AL U	ISE R	EGU	LAT	IONS	IN S	EC.	5.13			ONS	5.19	2.5, 1	5.13	.4, A	.ND {	5.13	.5 RI	ESPE	CTIV	/ELY
LIGE CATEGORY AND						F	RESI	DEN	JTIA	L]	MIX	ED	USF]			SIDH IAL [)	USE-SPECIFIC STANDARDS
USE CATEGORY AND Type	96	R1A	R1B	R1C	R1D	R1E	R2A	R_2B	R3	R_{4A}	R4B	R4C	R4D	R4E	R6	0	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	$\mathbf{R5}$	Ь	Τd	ЯE	ORL	M1	M1A	M_2	5.16
School, Private		Е	Е	Е	Е	Е	Е	Е	Е	Е	Е	Е	Е	Е		Е	Р	Р	Р	Р	Р	Р	Р	Р									
School, Public	Р	Р	Р	Р	Р	E	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
School, Trade/Industrial																	Р	Р	Р	Р	Р	Р	Р	Р			Р		Р	Р	Р	Р	

										Т	ABI	LE 5	-14	5: I	PER	RMI	ΓTI	E D]	Usi	E T.	ABI	ĿE												
P=Permitted	$\mathbf{E} = \mathbf{S}$	Spec	CIAL	EX(CEPI	ΓΙΟΝ				A= 1	PERN	лгт	ED 1	Ассі	ESSO	RYU	Jse			BLA	NK (Celi	L = I	PROF	HBI	TED								
NOTE: ALL PROPERTIES AI NOTE: ALL PROPERTIES II NOTE: SPECIFIC USES IN T	N OVI	ERL	AY D	DIST	RICT	S AR	RE SU	BJE	ст т	о ті	IE AI	DDIT	ION	AL U	SE R	EGU	LAT	IONS	IN S	SEC.	5.13			IONS	5.1	2.5.	5.13	. 4. A	ND	5.13	.5 RI	CSPF	стр	VELY
USE CATEGORY AN									DEN											MIX							Nor	NRE	SIDI		IAL	ANI		USE-SPECIFIC STANDARDS
TYPE	D	AG	R1A	R1B	R1C	R1D	R1E	R2A	$R_{2}B$	R3	R4A	R4B	R4C	R4D	R4E	R6	0	C1	C1A	C1B	C1A/R	$\mathbf{D1}$	$\mathbf{D2}$	C2B	C3	$\mathbf{R5}$	Р	ΡL	RE	ORL	M1	M1A	M_2	5.16
Health Care																	-																	
Hospital											Е	Е	Е	Е	Е		Е	Е	Е	Е	Е							Р			Е	Е		5.16.2D
Nursing Care Facility											Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р					Р	Р	Р	5.16.2F
COMMERCIAL																																		5.16.3
Lodging																																		
Bed and Breakfast																						Р	Р	Р	Р	Р								
Hotel																	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р								
Recreation, Entertainment, and Art	ts																																	
Adult Entertainment Business																															Р		Р	5.16.3A
Artist Studio																	Р	Р	Р	Р	Р	Р	Р	Р	Р						Р	Р	Р	5.16.3B
General Entertainment																		Р	Р	Р	Р	Р	Е	Р	Р									5.16.3D
Indoor Recreation																	Е	Р	Р	Р	Р	Р	Р	Р	Р			Р		Е	Е	Е	Е	5.16.3F
Outdoor Recreation		Р	Е	Е	Е	Е	Е	E	Е	Е	Е	Е	Е	E	Е									Р	Р			Р		Е				5.16.3H

									Т	ABI	.Е 5	-18	5: F	P ER	Mľ	TT	ED J	Usi	E T.	ABI	Æ												
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NOTE: ALL PROPERTIES ARE																						MN											
NOTE: ALL PROPERTIES IN O NOTE: SPECIFIC USES IN THE																						ЕСТІ	ONS	5.19	2.5.	5.13	. 4 . A	ND	5.13	.5 RI	ESPE	ств	VELY
USE CATEGORY AND		,	,						ITIA											ŒD			0110			Noi	NRE	SID	ent Pui	IAL	ANI		USE-SPECIFIC STANDARDS
USE CATEGORY AND TYPE	AG	R1A	R1B	R1C	R1D	R1E	R_{2A}	R_2B	R3	R4A	R4B	R_4C	R4D	R4E	R6	0	C 1	C1A	C1B	C1A/R	$\mathbf{D1}$	D2	C2B	C3	R5	Ρ	ΡL	RE	ORL	M1	M1A	M_2	5.16
Sales																																	
Automobiles, Motorcycles, Recreational Vehicles, Equipment (Sales and Rental)																					E	Е	Р	Р						Р	Р		
Fueling Station																					Е	Е	Е	Р								Р	5.16.3E
Outdoor Sales, Permanent																	Р	Р	Р	Р	Р	Р	Р	Р									5.16.3I
Medical MarijuanaProvisioning Center																	E	Е	Е	Е	Е	Е	E	E						Е	Е	E	5.16.3G
Restaurant, Bar, Food Service																	Р	Р	Р	Р	Р	Р	Р	Р									5.16.3L
Retail Sales, General Merchandise																	Р	Р	Р	Р	Р	Р	Р	Р									
Wholesale, Resale, Building Material and Supplies																							Р	Р						Р	Р	Р	

									T	ABL	JE 5	-14	5: F	P ER	Mľ	ГТI	E D [USE	\mathbf{T}	ABI	Æ												
P= Permitted E =	Spe	CIAI	LEX	СЕРТ	FION				A= I	PERN	AITT	ED /	Ассь	esso	RY U	Jse			BLA	NK (Celi	L = P	ROF	IIBI'I	TED								
NOTE: ALL PROPERTIES ARE S NOTE: ALL PROPERTIES IN OV																						MN											
NOTE: ALL PROPERTIES IN OF NOTE: SPECIFIC USES IN THE																						ECT	IONS	5.1	2.5,	5.13	.4, A	.ND (5.13	.5 RI	ESPE	CTIV	VELY
						F	RESI	DEN	ITIA	L]	MIX	ED	USI	2							ent: Puf		ANE SE)	USE-SPECIFIC STANDARDS
USE CATEGORY AND Type	AG	R1A	R1B	RIC	R1D	R1E	R2A	$R_{2}B$	R3	R4A	R4B	R4C	R4D	R4E	$\mathbf{R6}$	0	C1	C1A	C1B	C1A/R	D1	D_2	C2B	C3	$\mathbf{R5}$	Р	PL	RE	ORL	\mathbf{M}_{1}	M1A	M_2	5.16
Services and Repair																																	
Automobile, Truck, Construction Equipment Repair																					Е	Е	Р	Р						Р	Р	Р	5.16.3C
Contractors, General Construction, and Residential Building																						Р	Р	Р						Р	Р	Р	
Laundry, Cleaning, and Garment Services																	Р	Р	Р	Р	Р	Р	Р	Р						Р	Р	Р	
Parking Lot or Structure																					Е	Е				Р	Р						5.16.3J
Personal Services																Р	Р	Р	Р	Р	Р	Р	Р	Р									5.16.3K
Vehicle Wash																					Е	Е	Е	Р									
Veterinary, Kennel, and Animal Boarding																Е	Е	E	E	E	Р	Р	Р	Р						Р	Р	Р	5.16.3M

									T	ABL	лЕ 5	-14	5: I	PER	MI	ΓTI	ED I	Usi	E T.	ABL	Æ												
P= Permitted E =	Spe	CIAL	L EX	СЕРТ	TION			L	A= I	PERN	AITT	ED 1	Ассі	ESSO	RY U	Jse			BLA	.NK (Celi	L = P	ROF	IIBIT	ED								
NOTE: All properties are s	UBJI	ECT '	то т	THE A	DDI	TIO	NAL	STAI	NDAI	RDS I	INDI	CAT	ED F	OR 7	ТНАТ	USE	IN T	THE	RIGI	IT C	olui	MN											
NOTE: ALL PROPERTIES IN OV	/ERL	AY I	DIST	RICT	S AR	E SU	BJEC	стт	O TE	IE AI	DDIT	ION	AL U	SE R	EGU	LAT	IONS	IN S	SEC.	5.13													
NOTE: SPECIFIC USES IN THE	C1A	./ R ,	RE,	AND	OR	L DI	ISTR	ICTS	ARF	E SUB	JEC	г то) ADI	DITI	ONAI	LST	AND	ARDS	S FOU	JND	IN S	ECTI	IONS	5.19			.4, A NRE						USE-SPECIFIC
						R	RESI	DEN	ITIA	L									MIX	ED	USE	2					NKE. PEC					,	STANDARDS
USE CATEGORY AND																				В													
Түре	AG	R1A	R1B	R1C	R1D	R1E	R2A	R2B	\mathbb{R}_3	R4A	R4B	R4C	R4D	R4E	$\mathbf{R6}$	0	C1	C1A	C1B	C1A/R	$\mathbf{D1}$	$\mathbf{D2}$	C2B	C3	$\mathbf{R5}$	Р	\mathbf{PL}	RE	ORL	M1	M1A	M_2	5.16
																				С									_				
OFFICE AND																																	5.16.4
RESEARCH																																	J.10.Ŧ
Office-Type																																	
Bank, Credit Union, Financial Services																Р	Р	Р	Р	Р	Р	Р	Р	Р						Р	Р		
Office, General																Р	Р	Р	Р	Р	Р	Р	Р	Р				Р	Р	Р	Р		5.16.4C
Medical/Dental																Р	Р	Р	Р	Р	Р	Р	Р	Р						Р	Р		5.16.4C
Nonprofit Corporations		E	Е	Е	Е	Е	Е	Е	Е	Е	Е	Е	Е	Е		Р	Р	Р	Р	Р	Р	Р	Р	Р				Р	Р	Р	Р		5.16.4B
Research and Development																																	
Laboratory																												Р	Р	Р	Р	Р	5.16.4A
Medical Laboratory																					Р	Р	Р	Р				P	P	P	P	P	0.110.111
Medical Marijuana Safety Compliance Facility																												Р	Р	Р			5.16.3G
Research/Development																												Р	Р	Р	Р	Р	
TRANSPORTATION																																	
Medical Marijuana Secure Transporter																							Р	Р						Р			5.16.3G
Railroad and Public Transportation Rights-of- Way																					Р	Р	Р	Р			Р			Р	Р	Р	
Transit Center, Station, or Depot																					Р	Р	Р	Р			Р			Р	Р	Р	
Transportation Facilities																											Р						

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P=Permitted E =	: Spe	CIAI	E Ex	СЕРТ	TION				A= I	PERN	AIT I	ED 1	Acci	esso	RY U	Jse			BLA	NK (Celi	L = P	ROH	IIBIT	ΈD								
NOTE: ALL PROPERTIES ARE S NOTE: ALL PROPERTIES IN O	VERI	AY I	DIST	RICT	'S AR	E SU	BJEC	тт	O TH	IE AI	DDIT	ION	AL U	SE R	EGU	LAT	IONS	IN S	SEC.	5.13				~ ~		~ 10			- 10	~ D.		CON	
NOTE: SPECIFIC USES IN THE		./ K ,	KE,	, AND	OUK) ARF		JEC	110	ADI		UNA		AND		MIX				ONS	5.19		Nor	JRES	SIDI		IAL	AND		USE-SPECIFIC STANDARDS
USE CATEGORY AND TYPE	AG	R1A	R1B	R1C	R1D	R1E	R2A	$R_{2}B$	R3	R4A	R4B	R4C	R4D	R4E	R6	0	C1	C1A	C1B	C1A/R	D1	D_2	C2B	C3	R5	P		RE	ORL	IW	M1A F	M_2	5.16
INDUSTRIAL																																	5.16.5
Agricultural																																	
Agriculture/Greenhouse	Р																																
Barns	Р																																
Borrow Pits	Е																																
Medical Marijuana Grower																	Р	Р	Р	Р				Р				E	E	Р	Р	Р	5.16.3G
Manufacturing, Processing, Assembly, and Fabrication																																	
Asphalt, Concrete Mixing Plant, Sand and Gravel Pit																																Е	
Coal and Coke Dealer																																Р	
Food and Beverages																														Р	Р	Р	
Heavy Manufacturing																																Р	5.16.5A
Laundry and Dry Cleaning Plant																														Р	Р	Р	
Light Manufacturing																													Р	Р	Р		5.16.5B
Medical Marijuana Processor																												E	E	Р			5.16.3G
Oil and Gas Wells																																	5.16.5C
Pilot Manufacturing																												Р	Р	Р	Р	Р	
Scrap and Waste Material																																Е	
Slaughterhouse																																Е	

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P= Permitted E =	SPE	ECIAI	LEX	СЕРТ	TION			1	۱= I	PERN	лгт	ED /	Ассі	ESSO	RY U	Jse			BLA	NK (Celi	. = P	ROH	нвгт	ED								
	VERI	LAY I	DIST	RICT	'S AR	E SU	BJEC	T T	о тн	IE AI	DDIT	ION.	AL U	SE R	EGU	LAT	IONS	S IN S	SEC.	5.13												~	
USE CATEGORY AND KESIDENTIAL MIXED USE SPECIAL PURPOSE STAN															USE-SPECIFIC STANDARDS																		
USE CATEGORY AND TYPE	AG	R1A	R1B	R1C	R1D	R1E	$R_{2}A$	R_2B	$\mathbf{R3}$	R4A	R4B	R4C	R4D	R4E	$\mathbf{R6}$	0	C1	C1A	C1B	C1A/R	\mathbf{D}_{1}	D2	C2B	C3	m R5	Р	ΡL	RE	ORL	$\mathbf{M_1}$	M1A	M_2	5.16
Utilities and Communications																																	
Broadcasting Facility																					Р	Р	Р	Р						Р	Р	Р	
Data Processing and Computer Centers																Р	Р	Р	Р	Р	Р	Р	Р	Р				Р	Р	Р	Р	Р	
Electric, Gas, and Sanitary Services																														Р	Р	Р	
Power and Fuel Rights-of- Way																																Р	
Wireless Communication Facilities	Р															Р	Р			E	E	E	Р	Р	E		Р	Р	Р	Р	Р	Р	5.16.5D

									T	ABI	Æ 5	-18	5: I	P ER	Mľ	ΓTI	ED J	Use	E T	ABL	Æ												
P= Permitted E =	Spe	CIAL	LEX0	СЕРТ	TION				A= I	PERN	AITT	ED /	Ассі	ESSO	RY U	Jse			BLA	NK (Celi	L = F	ROF	HBIT	ED								
NOTE: All properties are s																						MN											
NOTE: ALL PROPERTIES IN OV NOTE: Specific uses in the																						ECT	IONS	5.19	2.5.	5.13	.4. A	ND 4	5.13	.5 RI	SPE	CTIV	TIN
		.,,	,		011																										ANI		USE-SPECIFIC
						R	RESI	DEN	ITIA	T]	MD	KED	USI	E				S	PEC	IAL	PUI	RPO	SE		STANDARDS
USE CATEGORY AND TYPE	AG	R1A	R1B	RIC	R1D	R1E	R2A	R2B	R3	R4A	R4B	R4C	R4D	R4E	$\mathbf{R6}$	0	C1	C1A	C1B	C1A/R	$\mathbf{D1}$	D_2	C2B	C3	$\mathbf{R5}$	Р	ΡL	RE	ORL	M1	M1A	M_2	5.16
Warehousing and Storage																																	
Outdoor Storage																														Р	Р	Р	
Warehousing and Indoor Storage																							Р	Р						Р	Р	Р	
ACCESSORY																																	
USES																																	5.16.6
All Accessory Buildings																																	5.16.6A;
Bed and Breakfast, Accessory		А	А	А	А	А	А	А	А	А	А	А	А	А																			5.16.6A
Community Recreation									А	А	А	А	А	А																			5.16.6A;
Dish Antenna		А	А	А	А	А	А	А	А	А	А	А	А	А	A																		5.16.6A; 5.16.6A.3; 5.16.6B
Drive-Through Facility																E					E	Е	E	E									5.16.6A; 5.16.6A.3; 5.16.6C
Dwelling Unit, Accessory		А	А	А	А	А	A	A	A	A	A	A	A	A																			5.16.6A; 5.16.6D
Dwelling Unit, Manager's																														А	А	А	5.16.6A; 5.16.6E
Family Day Care Home	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А									5.16.6A; 5.16.6F
Group Day Care Home	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А									5.16.6A; 5.16.6G

 TABLE 5-15:
 PERMITTED USE TABLE

P= Permitted

E = SPECIAL EXCEPTION

A= PERMITTED ACCESSORY USE

BLANK CELL = PROHIBITED

NOTE: All properties are subject to the additional standards indicated for that use in the right column NOTE: All properties in overlay districts are subject to the additional use regulations in Sec. 5.13

NOTE: SPECIFIC USES IN THE C1A/R, RE, AND ORL DISTRICTS ARE SUBJECT TO ADDITIONAL STANDARDS FOUND IN SECTIONS 5.12.5, 5.13.4, AND 5.13.5 RESPECTIVELY

USE CATEGORY AND						R	ESI	DEN	ITIA	L								-	MIX	KED	USF	2				NON Si			ent Pui)	USE-SPECIFIC STANDARDS
TYPE	AG	R1A	R_{1B}	R1C	R1D	R1E	R2A	R_2B	\mathbb{R}_{3}	R4A	$R_{4}B$	R4C	R4D	R4E	$\mathbf{R6}$	0	C1	C1A	C1B	C1A/R	$\mathbf{D1}$	D2	C2B	C3	R5	Р	ΡL	RE	ORL	M1	M1A	M_2	5.16
Home Occupation	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А									5.16.6A; 5.16.6H
Incidental Services																А									А				А				5.16.6A; 5.16.6I
Management/Maintenance Office and Storage									А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А			А	А	А				5.16.6A
Medical Marijuana Home Occupation	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А									5.16.6A; 5.16.3G
Medical Marijuana Use or Cultivation	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А									5.16.6A; 5.16.3G
Office, Administrative/Executive																											А			А	А	А	5.16.6A;
Outdoor Display and Vending Machines																	А	А	A	А	А	A	A	A									5.16.6A; 5.16.6J
Outdoor Sales, Temporary																А	А	А	A	А	А	A	A	A									5.16.6A; 5.16.6K
Parking Attendant Building																										А							5.16.6A;
Restaurant, Bar, Food Service																									А								5.16.6A; 5.16.6L
Retail Sales, General Merchandise																													А	А	А	А	5.16.6A; 5.16.6M
Roadside Stand	Α																																5.16.6A
Solar Energy System	А								А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	5.16.6A 5.16.6N

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P= Permitted E =	Spe	CIAL	L EX	СЕРТ	TION			1	A= I	PERN	лгт	ED 1	Ассі	ESSO	RY U	Use			BLA	NK (Celi	. = P	ROH	IIBI'I	TED								
NOTE: ALL PROPERTIES ARE S NOTE: ALL PROPERTIES IN OV NOTE: SPECIFIC USES IN THE (/ERL	AY I	DIST	RICT	'S AR	E SU	BJEC	TT	o te	IE AI	ODIT	ION	AL U	SE R	EGU	LAT	IONS	S IN S	SEC.	5.13			ONS	5.19	2.5,	5.13	.4, A	ND .	5.13	.5 RI	ESPE	CTIV	/ELY
						R	ESI	DEN	TIA	L									MIX	ED	USF	2				Non Si			ent: Puf)	USE-SPECIFIC STANDARDS
USE CATEGORY AND Type	AG	R1A	R1B	R1C	R1D	R1E	R_{2A}	R_2B	\mathbb{R}_3	R4A	R4B	R4C	R4D	$R_{4}E$	R6	0	C1	C1A	C1B	C1A/R	$\mathbf{D1}$	D2	C2B	C3	$\mathbf{R5}$	Р	ΡL	RE	ORL	$\mathbf{M_1}$	M1A	M_2	5.16
Solar Energy System, Personal-Scale		А	А	А	А	А	А	А	А	А																							5.16.6A 5.16.6O
Wireless Communication Antenna	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	А	A	А	А	А	А	А	А	А	А	5.16.6A; 5.16.6P
TEMPORARY USES																																	5.16.7
Christmas Tree Sales	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р									5.16.7A
Outdoor Sales, Temporary by Others																	E	E	E	E	Е	E	E	E									5.16.7B
Special Event Sales	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	5.16.7C

<u>Section 2.</u> That Section 5.16.6 of Chapter 55 of Title V of the Code of the City of Ann Arbor be amended to read as follows:

5.16.6 Accessory Uses and Structures

A. All Accessory Uses and Structures

1. General

No Accessory Building shall be used prior to the Principal Building or Principal Use, except as a construction facility for a Principal Building. Such construction facility shall not be used for residential purposes. This exception is a temporary Accessory Building which shall lapse 30 days after completion of the Principal Building or Buildings.

2. In R-1, R-2, R-3, R-4, R-5, R-6, and P Zoning Districts

Accessory Buildings in these districts shall conform to the following regulations, except as may otherwise be provided in this chapter:

- a. Accessory Buildings shall not exceed 21 feet in height, except in the R-6 District Accesory Buildings shall not exceed 15 feet.
- b. Accessory Buildings shall not be erected in any Required Front Setback Area.
- c. Detached Accessory Buildings may occupy the Side Setback Area provided that such Buildings are set back farther from the street than any part of the Principal Building on the same Lot and any part of the Principal Building on any Lot abutting said required Side Setback Area. Accessory Buildings shall not be located closer than three feet to any Lot Line.
- d. Accessory Buildings may occupy Rear Setback Areas provided that such Buildings do not occupy more than 35% of the required Rear Setback Area and are not closer than three feet to any Lot Line.
- e. Attached Acessory Buildings shall not occupy any portion of the required Side Setback Area.

3. In All Other Districts

Accessory Structures and Accessory Buildings are subject to the Area, Height, and Placement regulations of the zoning district in which they are located as provided in Error! Reference source not found.Error! Reference source not found. and Error! Reference source not found.Error! Reference source not found.

B. Dish Antenna

- 1. General
 - i. No Person shall install a Dish Antenna greater than three feet in diameter without having obtained a building permit and an electrical permit.
 - ii. Dish Antennas in any zoning district shall be installed and maintained in compliance with applicable building and electrical codes.

- iii. Not more than one Dish Antenna greater than three feet in diameter shall be allowed on any Lot unless shown on an approved site plan.
- iv. Dish Antennas must be solid in color.
- v. Dish Antennas must be permanently mounted except under the following circumstances:
 - i.) The Dish Antenna has been designed and sold as a portable antenna not intended for permanent installation, and the diameter of the Dish Antenna does not exceed six feet.
 Portable Dish Antennas shall meet the requirements of Section c through e of this Section.
 - ii.) Portable Dish Antennas may be installed at locations other than required in Subsections 2, 3, and 4 for not more than seven days in any 30-day period.

2. R-1, R-2, R-3 or R-6 Districts

- a. Dish Antennas shall be ground mounted.
- b. The diameter shall not exceed ten feet.
- c. The height shall not exceed 12 feet.
- d. Dish Antennas shall be located only in the area between the rear of the principal Structure and the Rear Lot Line.
- e. Dish Antennas shall not be placed closer to any Lot Line than its height.

3. R-4 District

Dish Antennas may be erected in any R-4 zoning district in accordance with the standards of Subsection 2, but they may be mounted on a Roof if they do not exceed the height limit of the district.

4. All Districts Other Than R-1, R-2, R-3, R-4 and R-6 Districts

- a. The diameter shall not exceed 12 feet.
- b. A ground-mounted Dish Antenna shall comply with the setback requirements established for its zoning district, but shall not be located in the Front Yard.
- c. The height for a ground-mounted Dish Antenna shall not exceed 25 feet.
- d. The height of a Roof-mounted Dish Antenna shall not exceed 15 feet, nor shall it exceed the height limit established within its zoning district.

C. Drive-Through Facility

- 1. **O District**
 - a. Drive-Through Facilities are only permitted for financial uses, and are subject to Special Exception Use approval pursuant to Section **Error! Reference source not found.**.
 - b. The Drive-Through Facility may not be located between a street and the Principal Building, and the vehicular circulation to enter and exit the facility may not impair the general vehicular circulation on the Site or the pedestrian circulation on and off the Site.

2. D1, D2, and C2B Districts

- a. Drive-Through Facilities are permitted for any Principal Use of property, subject to Special Exception Use approval pursuant to Section **Error! Reference source not found.**
- b. In the C2B district, the Drive-Through Facilities may not be located between a street and the Principal Building, and the vehicular circulation to enter and exit the facility may not impair the general vehicular circulation on the Site or the pedestrian circulation on and off the Site.

3. C3 District

a. The Drive-Through Facilities may not be located between a street and the Principal Building, and the vehicular circulation to enter and exit the facility may not impair the general vehicular circulation on the Site or the pedestrian circulation on and off the Site.

D. Accessory Dwelling Unit (ADU)

- 1. An ADU is permitted on a parcel that has one Single-Family Dwelling as the permitted principal use.
- 2. The owner shall occupy either the ADU or the Single-Family Dwelling on the property, except for temporary absences not to exceed a combined total of six months in a calendar year.
- 3. The ADU shall be designed so that the appearance of the Building remains that of a Single-Family residence or detached Accessory Building such as a garage or carriage house. Any new entrances shall be located on the side of the Building or in the rear of the Building. <u>A deed restriction that runs with the land, on a form to be provided by the City, shall be filed with the Register of Deeds prior to occupancy, and it shall incorporate the following restrictions:</u>
 - a. <u>The ADU may not be sold separately from the Single-Family</u> <u>dwelling.</u>
 - b. The owner occupancy requirement of Section 5.16.6.D.2.
 - c. <u>The deed restriction shall be in effect until the ADU is</u> removed.
- 4. <u>The ADU shall not be occupied by more than the number of occupants permitted by Section 5.16.1A except that only two unrelated Persons plus their offspring living as a single Housekeeping Unit may occupy the ADU. The minimum Lot area for an ADU is 5,000 square feet. For Lots from 5,000 to 7,200 square feet in size, the maximum size of an ADU is 600 square feet of Floor Area or the size of the Floor Area of the ground Floor of the primary dwelling, whichever is less. For Lots 7,200 square feet or greater in size, the maximum size of an ADU is 800 square feet of Floor Area or the size of the Floor Area of the ground Floor of the primary dwelling, whichever is less.</u>
- 5. The ADU shall not be occupied by more than the number of occupants permitted by Section 5.16.1A except that only two unrelated Persons

plus their offspring living as a single Housekeeping Unit may occupy the ADU. The total number of Persons residing in the primary Dwelling Unit and the ADU combined shall not exceed the limits on occupancy established by Section 5.16.1.A.

- 6. Leasing or rental of an ADU for less than a term of 30 consectutive days is prohibited. An ADU is permitted in a legally conforming Accessory Building that was constructed before December 31, 2016. Additionally, if the existing Accessory Building is more than 200 square feet of Floor Area then it may be replaced or modified and used as an ADU as long as the new or modified Accessory Building is legally conforming. A nonconforming Accessory Building that was constructed before December 31, 2016 which is over 200 square feet of Floor Area may be replaced or modified and used as an ADU as long as the new or modified Accessory Building is legally conforming.
- 7. The total number of Persons residing in the primary Dwelling Unit and the ADU combined shall not exceed four Persons plus their Offspring, except when a Functional Family is allowed by Special Exception Use. For Lots up to 7,200 square feet in size, the maximum size of an ADU is 600 square feet of Floor Area. For Lots 7,200 square feet or greater in size, the maximum size of an ADU is 800 square feet of Floor Area.
- At least one off-street Parking Space shall be provided for the ADU unless the property is within ¼ mile of a bus stop, then no additional Parking Space is required. Tandem or stacked parking in a Driveway may count toward the off-street parking requirement if not located in the Front Yard setback. An ADU is permitted as or within any legally conforming Accessory Building.
- 9. An ADU or Single-Family Dwelling that is not owner-occupied shall be subject to periodic housing inspections as required by Section 8:511. At least one off-street Parking Space shall be provided for the ADU unless the property is within ¼ mile of a bus stop, then no additional Parking Space is required. Tandem or stacked parking in a Driveway may count toward the off-street parking requirement if not located in the Front Yard setback.
- 10. Leasing or rental of the ADU for less than 30 days is prohibited. An ADU or Single-Family Dwelling that is not owner-occupied shall be subject to periodic housing inspections as required by Section 8:511.
- 11. A deed restriction that runs with the land, on a form to be provided by the City, shall be filed with the Register of Deeds prior to occupancy, and it shall incorporate the following restrictions:
 - a. The ADU may not be sold separately from the Single-Family dwelling.
 - b. The owner occupancy requirement of Section 5.16.6D.2
 - c. The deed restriction shall be in effect until the ADU is removed.
- E. Manager's Dwelling Unit

1. M1, M1A, and M2 Districts

Limited to one Dwelling Unit, provided that it is specifically required to house a security guard or resident manager who is needed to properly

carry on the business of the permitted use, and shall be used as a dwelling only by that security guard or resident manager and members of that Person's family.

F. Family Day Care Home

1. All Residential Zoning Districts

Must be licensed by the State of Michigan Department of Licensing and Regulatory Affairs.

G. Group Day Care Home

1. All Residential Zoning Districts

- a. Shall be licensed by the State of Michigan Department of Licensing and Regulatory Affairs.
- b. A zoning permit shall be obtained from the PDSU.
- c. Shall be located on a Lot with at least 5,000 square feet of Lot Area.
- d. Shall provide at least one off-street Parking Space for each caregiver not living in the dwelling.
- e. Shall show that two off-street or on-street Parking Spaces are available within 250 feet of the parcel for drop off and pick up of children.

H. Home Occupation

1. All Residential Zoning Districts

- a. The total Floor Area devoted to the Home Occupation in the Principal or Accessory Building shall not exceed 25% of the Floor Area of the dwelling.
- b. Outside appearance of the Premises shall have no visible evidence of the presence of a Home Occupation.
- c. No outdoor display of goods or outside storage of equipment or materials used in the Home Occupation shall be permitted.
- d. No article or service shall be sold or offered for sale on the Premises except those that are produced or administered by such Home Occupation on the Premises.
- e. The nature of the Home Occupation shall not generate more than 10 Business-related vehicle trips in any one day in the vicinity of the Home Occupation, and any need for parking generated by the conduct of such Home Occupation shall be provided off-street in accordance with the off-street parking requirements.
- f. No equipment or process shall be used in such Home Occupation which creates noise, dust, vibration, glare, fumes, odors or electrical interference detectable to the normal senses beyond the Lot Line.
- g. The following are typical examples of that which often can be conducted within the limits of these restrictions and qualify as Home Occupations. Uses that may qualify as "Home Occupations" are not limited to those named in this paragraph

(nor does the listing of a use in this paragraph automatically qualify it as a Home Occupation); accountant, architect, artist, author, consultant, tailor, individual musical instrument instruction, individual academic tutoring, millinery, preserving, and home cooking.

h. The following uses are not permitted as Home Occupations if conducted as a Person's principal occupation and the Person's dwelling is used as the principal place of Business: vehicle repair or painting; office, medical or dental.

I. Incidental Services

1. **O District**

Incidental Services other than Beauty Salons may be provided within an Office Building or Buildings for the convenience of occupants of that Building, provided the use meets the following standards:

- a. Not more than 5% of the Floor Area is used for Incidental Services.
- b. All Incidental Services shall be situated within the interior of the Building or Buildings so that no part of the Incidental Services use shall be directly accessible from the outside of the Building.
- c. No Sign or window display shall be discernible or visible from a public Sidewalk or Street.

2. R5 District

All Incidental Services shall be situated within the interior of the Principal Building or Buildings.

3. ORL District

- a. Not more than 25% of the Floor Area of any one Building and not more than 5% of the total Floor Area of all Buildings within the continuous boundary of the area zoned ORL may be used for Incidental Services.
- b. All such services shall be situated to conveniently serve the employees of the district.

J. Outdoor Display and Vending Machines

- 1. The Display or Vending Machine:
 - a. Shall be located within ten feet of Principal Building.
 - b. Shall not be located in any Setback Area.
 - c. Shall maintain adequate pedestrian access and circulation.
 - d. Is only permitted in an area specifically designated for outdoor sales and display on an approved site plan.

K. Outdoor Sales, Temporary

- 1. Temporary Outdoor Sales:
 - a. Require the issuance of a zoning permit.
 - b. Are limited to a maximum of 180 days per calendar year.

- c. Shall occupy an area of 10% or less of the Floor Area of the Principal Building or Principal Use.
- d. Shall not be located in any setback area, interior vehicular landscape area, Right-of-Way buffer area or conflicting land use buffer.
- e. Shall maintain adequate pedestrian and vehicular circulation.

L. Restaurant, Bar, Food Service

1. **R5 District**

Must be planned, designed, developed and made an integral and unified part of a Hotel so as to not result in a separate, freestanding Building.

M. Retail Sales, General Merchandise

1. ORL District

- a. Retail Sales of products or services produced on the Site shall be permitted as an Accessory Use.
- b. Floor Area used for sales and display shall not exceed 5% of the total Floor Area of the Principal Use.

2. M1 and M1A Districts

- a. Limited to Retail Sales of products customarily incidental to the Principal Use;
- b. Floor Area used for sales and display shall not exceed 10% of the total Floor Area of the Principal Use.

N. Solar Energy System

In the R3 and R4 zoning districts, Lots that contain a Single-Family Dwelling use are limited to a Personal-Scale SES.

O. Solar Energy System, Personal-Scale

1. In the R3 and R4 zoning districts, Lots that contain a Single-family Dwelling use are limited to a Personal Scale SES.

- 2. Application
 - a. A Personal-Scale SES requires a Zoning Permit, and additional permits may be required as stated in Section b below. An application for a Zoning Permit shall include the following additional information:
 - i.) Renderings and/or specifications of the proposed Solar Energy System.
 - ii.) A description of the screening to be provided for Ground-Mounted SES.

3. Installation, Use, and Maintenance

- a. The SES shall be installed, maintained, and used only in accordance with the manufacturer's specifications.
- b. The SES and its installation and use shall comply with the Michigan Building Code, the Michigan Electrical Code and any

other applicable State codes, and installation of a SES shall not commence until all necessary permits have been issued.

4. Ground-Mounted SES

Ground-Mounted, Personal-Scale SES shall comply with all regulations in Section 5.16.6.A.Accessory Uses and Structures except may not be located in a Front Yard. :

5. Building-Mounted SES

Building-Mounted Personal-Scale SES shall comply with the following additional standards:

a. A Building-Mounted SES shall comply with Area, Height, and Placement requirements for Principal Building or Accessory Building standards, as applicable to placement of SES.

P. Wireless Communication Antenna

The provisions of Section 5.16.6 shall apply as applicable to accessory antennas rather than freestanding Towers.

<u>Section 3.</u> This ordinance shall take effect and be in force on and after ten days from legal publication.