TC1 (Transit Corridor)

Ordinance to Create a New Zoning District
5.12.9 TC1 Transit Corridor

A. General Intent Statement

This district is intended along existing transit corridors with regular fixed service provided by the Ann Arbor Area Transportation Authority on established commercial and office sites, often with deep front setbacks, vast surface parking lots and lower floor area ratios than the previous zoning designation allowed.

This district has been created to facilitate, encourage, and support redevelopment and infill development to realize mixed use developments and achieve mixed use corridors that support and sustain transit service as well as encourage affordable housing, enable more housing choices, more sustainable forms of development, with reduced resource and energy needs.

Pedestrian-friendly designs are critically important in this district as all transit users of any mode begin and end their trips as pedestrians.

Application of this district will further the goals expressed in all elements of the City’s master plan, particularly the Sustainability Framework, the Land Use Element, the Climate Action Plan, the Transportation Plan and the Nonmotorized Transportation Plan.
5.12.9 TC1 Transit Corridor

B. Specific Purpose Statements

When approving a petition to rezone a site from its current designation to TC1, the Planning Commission and City Council should consider the following specific purpose statements:

1. This district should only replace the O, RE, ORL, C2B, C3 and M1 districts. It should not replace any other zoning designation, particularly a residential zoning district, except in unique and rare instances where another zoning district is entirely surrounded by the specifically mentioned districts.

2. This district should only be located fronting a transit corridor, meaning a street with existing fixed transit service. Abutting parcels may be considered only if they are to be rezoned and developed as a single, coordinated, integrated development. All areas of parcels zoned TC1 should be no more than ½ mile from a transit stop.

3. This following areas meet the general intent and specific purposes of the TC1 district. Other established commercially and office-zoned stretches of transit corridors may also be considered upon careful application of the criteria for a zoning map change, particularly regarding the potential for meeting the general intent and specific purpose, and impacts and compatibility with surrounding land and zoning designations.
   a. South State Street between Oakbrook Drive and I-94 and East-West Eisenhower Boulevard between South Main Street and the railroad tracks.
   b. Washtenaw Avenue between US-23 and Platt Road.
   c. West Stadium Boulevard and North and South Maple Road between Jackson Road and Pauline Boulevard. Mixed-use zoning districts north of Jackson Road to Dexter Road may be also considered.
   d. Plymouth Road between Traverwood Drive and US-23.
State & Eisenhower Target Area – Aerial Photo
Washtenaw Target Area – Current Zoning
West Stadium Target Area – Current Zoning
West Stadium Target Area – Aerial Photo
Plymouth Road Target Area – Aerial Photo
TABLE 5.15-1: PRIMARY USE TABLE

P = PERMITTED  E = SPECIAL EXCEPTION  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 5.12.6B, 5.13.4B, 5.13.5B RESPECTIVELY.

<table>
<thead>
<tr>
<th>USE CATEGORY AND TYPE</th>
<th>RESIDENTIAL</th>
<th>MIXED USE</th>
<th>NONRESIDENTIAL AND SPECIAL PURPOSE</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>AG R1A R1B R1C R1D R1E R1F R2A R2B R3 A4 R4B R4C R4D R4E R5 O</td>
<td>C1A C1B C1A.R D1 D2 D3 C3 TC1</td>
<td>R3 P PL HE ORL M1 M1A M2</td>
<td>5.16</td>
</tr>
<tr>
<td>PRIMARY USES</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RESIDENTIAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adult Foster Care</td>
<td>P P P P P P P P P P P P P P P P P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Dwelling, Assisted</td>
<td>P P P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling, Multi-Family</td>
<td>P P P P P P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling, Single-Family</td>
<td>P P P P P P</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Dwelling, Townhouse</td>
<td>P P P P P P</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Dwelling, Two-Family</td>
<td>P P P P P P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>House Trailer/Mobile Home Park</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

5.16.1A

5.16.1B

5.16.1C

5.16.1A

5.16.1A

5.16.1A
Section 5.16.3

Q. Transit Corridor Development

The specific standards below are intended to ensure development in the TC1 district creates places where people can live, work, socialize, play and shop in well-designed, comfortable places that support active, sustainable, city living.

<table>
<thead>
<tr>
<th>Buildings</th>
<th>Lot Width up to 250 ft.</th>
<th>Lot Width 250 ft. and more</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed Use Building</td>
<td>Minimum 8 stories, floor area of second story must be at least 75% of first story. First story must be minimum of 15 ft. in height. Minimum 60% of the first floor facing any sidewalk between 2 and 9 ft in height must be clear windows and doors that allow views of interior space or product display areas. The bottom of any window or product display area used to satisfy the transparency standard must not be more than 3 ft above the adjacent sidewalk. Buildings at the front setback must have a functional entrance door facing the transit corridor. Entrances at corners are acceptable.</td>
<td>Minimum 8 stories, floor area of second story must be at least 75% of first story (buildings more than 150 feet from the transit corridor may be 1 story). First story must be minimum of 15 ft. in height. Maximum 80 ft. diagonal. Minimum 60% of the first floor facing any sidewalk between 2 and 9 ft in height must be clear windows and doors that allow views of interior space or product display areas. The bottom of any window or product display area used to satisfy the transparency standard must not be more than 3 ft above the adjacent sidewalk. Buildings at the front setback must have a functional entrance door facing the transit corridor. Entrances at corners are acceptable.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Frontage</th>
<th>Mixed Use Building</th>
<th>Minimum frontage equal to lot width less 30 feet and any side required setback or buffer Minimum 75% frontage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townhouse/Apartments</td>
<td>Minimum frontage equal to lot width less 30 feet and any side required setback or buffer Minimum 70% frontage</td>
<td></td>
</tr>
</tbody>
</table>

| Site                       | All Buildings           | Buildings must have a public or private                                | Buildings must have a public or private |
BUILDINGS Use Specific Standards – Lot Widths Up to 250 ft.

- Frontage (lot width less 30’ and side setback/buffer)
- 15’ First Story
- 30’ and side setback or buffer
- Front Setback 0-10’
BUILDINGS Use Specific Standards – Lot Widths Over 250 ft.

- Min 70% Frontage
- Front Setback 0-10'
- 15' First Story
- 360' Max. Diagonal
- At least 750'
- Min 70% Transp
<table>
<thead>
<tr>
<th>DISTRICT</th>
<th>FLOOR AREA AND FAR</th>
<th>OPEN SPACE AND BUILDING COVERAGE</th>
<th>SETBACKS</th>
<th>HEIGHT</th>
<th>LOT DIMENSIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Floor Area</td>
<td>FAR</td>
<td>% Lot Area</td>
<td>Front</td>
<td>Side</td>
</tr>
<tr>
<td>D2</td>
<td>None</td>
<td></td>
<td>Max: Up to 400% with premiums (Section 5.16.6), otherwise 200%</td>
<td>Open Space Min: 10% Building Coverage Max: 80%</td>
<td>See Table 5.17-7</td>
</tr>
<tr>
<td>T1</td>
<td>See Section 5.16.3.Q</td>
<td>None</td>
<td>None</td>
<td>Mixed Use: Max 10 ft Townhouse/Apt. Max 20 ft</td>
<td>All: Min 30 ft. [C] abutting R district, otherwise 0 ft</td>
</tr>
</tbody>
</table>

NOTES:

[A] Maximum front setback applies to new detached Buildings. No maximum front setback for Buildings or additions to Buildings constructed before January 16, 2011. For Lots with more than one Front Lot Line, maximum Required Front Setback shall only apply to one Front Lot Line.

[B] Minimum height and stories applies to new Buildings. No minimum height or story requirement for buildings constructed before December 26, 2009. The Floor Area of the required second Story must be at least 75% of the Floor Area of the first Story.

[C] Plus one foot of additional setback for each foot of Building Height above 30 feet.
Height Limit 120': some TC1

Height Limit 75': some TC1

Height Limit 55': C2B, C3, and some O and TC1

Height Limit 30': R1, R2, R4C

Zoning District Boundary

80' setback

80' - 80-300' - More than 300'

Residential District

C2B, C3, O, or TC1 District
5.20.4 Conflicting Land Use Buffers

A. Conflicting land use buffer shall be provided under the following conditions:

1. A Vehicular Use Area adjacent to a public park or land principally used or zoned for residential purposes.
2. A refuse/recycling container adjacent to a public park or land principally used or zoned for residential purposes.
3. The portion of a parcel zoned O, RE, ORL, C, or M abutting a public park or parcel principally used or zoned for residential purposes.
4. The portion of a parcel zoned R3 or R4 adjacent to a parcel principally used or zoned for residential purposes.
5. The portion of a parcel zoned TC abutting a Residential Zoning District or the PL district.
Notes

• Changes since March 23, 2021 Ordinance Revisions Committee
  • Height limit changed from 40 to 55 feet when within 80 feet of R

• Parking Structures adjacent to street
  • Consider including TC1 in Section 5.16.3.L, use specific standards for parking structures
  • A permitted use must occupy the 25’ of building between the adjacent street and a parking structure

• Small Lot Frontage
  • Width minus 30 feet and side setbacks, could equal 60 feet

• Transparency
  • None required for townhouses/apartments.
  • 60% required downtown. 40% includes desirable examples.
Existing 40' Building: Reinhart Building, 2275 W. Stadium Blvd
Existing 75’ Buildings: The Yard (left) and 618 South Main (right)
The Hub, E. Huron St.

Blue Heron, W. Liberty & S. Maple

Liberty Townhomes, W. Liberty (rendering)
The Yard in front of 777 Eisenhower