

ORDINANCE NO. ORD-20-35

First Reading: December 21, 2020  
Public Hearing: January 19, 2021

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UNIFIED DEVELOPMENT CODE - ELECTRIC VEHICLE PARKING

AN ORDINANCE TO AMEND SECTIONS 5.19.1, TABLE 5.19-1 in SECTION 5.19.2, SECTION 5.19.3. AND SECTION 5.37.2.E AND TO ADD A NEW SECTION 5.19.11 OF CHAPTER 55 (UNIFIED DEVELOPMENT CODE) OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR

The City of Ann Arbor ordains:

**Section 1.** That Section 5.19.1 of Chapter 55 (Unified Development Code) of Title V of the Code of Ann Arbor is amended as follows:

**5.19.1 Applicability**

- A. No new Building shall be erected unless the parking for bicycles, **Electric Vehicles**, and motor vehicles required by this Section 5.19 is provided.
- B. No Building shall be altered so the Floor Area is increased unless the minimum required parking for the entire Building is provided.
- C. The minimum parking required by this Section shall be provided for the entire Building if the use classification or number of Dwelling Units in the Building is changed and the Parking Space required for the new use exceeds that required for the previous use.
- D. The area outside a Building occupied by Bicycle Parking Spaces shall be considered Open Space and be included in the calculation of Open Space of a Site. When Bicycle Parking Spaces are provided within a Building, the Floor Area used for Bicycle Parking Spaces shall not be included in the Floor Area used for calculating off-street parking requirements.
- E. **Exceptions:**
  - 1. **Minimum EV Parking Spaces shall only apply to Site Plans for City Council approval.**

**Section 2.** That Table 5.19-1 in Section 5.19.2 of Chapter 55 (Unified Development Code) of Title V of the Code of Ann Arbor is amended as follows:

TABLE 5.19-1 OFF-STREET PARKING SPACES REQUIRED					
USE [SEE SEC. 5.19.3 FOR USES IN D1 AND D2 DOWNTOWN DISTRICTS:]	MINIMUM VEHICLE PARKING SPACES	MINIMUM BICYCLE PARKING SPACES		MINIMUM EV PARKING SPACES (PERCENTAGE OF REQUIRED VEHICLE PARKING SPACES) [5] [6]	
		SPACES	CLASS		
<b>RESIDENTIAL USES (NUMBER OF SPACES / DWELLING UNIT, UNLESS OTHERWISE NOTED)</b>					
<b>Household Living</b>	Adult Foster Care	1	None	None	<b>None</b>
	Dwelling, Assisted Living	For R4A: 2 For R4B, R4C, R4D and R4E: 1½ For any Nonresidential District: 1	1 / 5	A 50% C 50%	<b>25% EV-C 15% EV-R 10% EV-I</b>
	Dwelling, Multi-Family	For R4A: 2 For R4B, R4C, R4D, and R4E: 1½ In any Nonresidential District: 1	1 / 5	None	<b>65% EV-C 25% EV-R 10% EV-I [3][4]</b>
	Dwelling, Single-Family	1	None	None	<b>100% EV-R [3][4]</b>
	Dwelling, Townhouse	2	1 / 5	A 50%, C 50%	<b>100% EV-R [3][4]</b>
	Dwelling, Two Family	1½	None		<b>100% EV-R [3][4]</b>
	House Trailer Park	1	None	None	<b>100% EV-C</b>
<b>Group Living</b>	Emergency Shelter	None	None	None	<b>15% EV-C 10% EV-R 10% EV-I</b>
	Fraternities, sororities, student cooperatives	1 / 5 beds	1 / 2 beds	A 50% B 50%	<b>65% EV-C 25% EV-R 10% EV-I</b>

**TABLE 5.19-1 OFF-STREET PARKING SPACES REQUIRED**

USE [SEE SEC. 5.19.3 FOR USES IN D1 AND D2 DOWNTOWN DISTRICTS:]		MINIMUM VEHICLE PARKING SPACES	MINIMUM BICYCLE PARKING SPACES		MINIMUM EV PARKING SPACES (PERCENTAGE OF REQUIRED VEHICLE PARKING SPACES) [5] [6]
			SPACES	CLASS	
	Group Housing	1 / 3 beds	1 / 5 beds	A 50% B 50%	<b>65% EV-C</b> <b>25% EV-R</b> <b>10% EV-I</b>
	Guest House	1 / 3 beds	1 / 5 beds	A 50% B 50%	<b>65% EV-C</b> <b>25% EV-R</b> <b>10% EV-I</b>
<b>PUBLIC/INSTITUTIONAL USES (NUMBER OF SPACES / SQUARE FOOT OF FLOOR AREA, UNLESS OTHERWISE NOTED)</b>					
<b>Airports, Municipal</b>		Minimum 1 / 333 Maximum 1 / 250 [1]	1 / 3,000	A 30% C 70%	<b>15% EV-C</b> <b>10% EV-R</b> <b>10% EV-I</b>
<b>Community and Cultural</b>	Cemetery	None	None		<b>None</b>
	Club Headquarters or Community Center	1 / 200	1 / 1,000	C 100%	<b>15% EV-C</b> <b>10% EV-R</b> <b>10% EV-I</b>
	Conference Center	1 / 100	1 space per 1,000 sq. ft. of Floor Area	C 100%	<b>25% EV-C</b> <b>15% EV-R</b> <b>10% EV-I</b>
	Correctional Facility	Office and Administration Floor Area: Minimum 1 / 333 Maximum 1 / 250 [1] Other Floor Area: None	Office, Admin Floor Area: 1 / 3,000 Other: None	A 30% C 70%	<b>15% EV-C</b> <b>10% EV-R</b> <b>10% EV-I</b>
	Designated Marijuana Consumption Facility	Maximum 1 / 100	1 / 500	B 50% C 50%	
	Museum, Art Gallery	Minimum 1 / 310 Maximum 1 / 265 [1]	1 / 3,000	B 50% C 50%	<b>15% EV-C</b> <b>10% EV-R</b> <b>10% EV-I</b>

**TABLE 5.19-1 OFF-STREET PARKING SPACES REQUIRED**

USE [SEE SEC. 5.19.3 FOR USES IN D1 AND D2 DOWNTOWN DISTRICTS:]		MINIMUM VEHICLE PARKING SPACES	MINIMUM BICYCLE PARKING SPACES		MINIMUM EV PARKING SPACES (PERCENTAGE OF REQUIRED VEHICLE PARKING SPACES) [5] [6]
			SPACES	CLASS	
	Funeral Services	Viewing or Services area: 1 / 100  Site must provide a separately designated off-street assembly area for the lead car, hearse, and family vehicle to be used in funeral processions so that these vehicles do not interfere with off-site traffic or access to required Parking Spaces	None	None	<b>None</b>
	Government Offices and Courts	Minimum 1 / 333 Maximum 1 / 250 [1]	1 / 3,000	A 30% C 70%	<b>15% EV-C</b> <b>10% EV-R</b> <b>10% EV-I</b>
	Library	Minimum 1 / 310 Maximum 1 / 265 [1]	1 / 3,000	B 50% C 50%	<b>15% EV-C</b> <b>10% EV-R</b> <b>10% EV-I</b>
	Park, Recreation and Open Space	None	None		<b>15% EV-C</b> <b>10% EV-R</b> <b>10% EV-I</b>
	Religious Assembly	1 / 3 seats or 1 / 6 feet of pew  Public off-street spaces within 1,000 feet of the Site may be counted if approved as part of a site plan	1 / 50 seats or 1 / 100 feet of pew	C 100%	<b>15% EV-C</b> <b>10% EV-R</b> <b>10% EV-I</b>

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			SPACES	CLASS	
<b>Day Care</b>	Adult Day Care Center	Caregiver: 1 / caregiver required to staff facility at the state-licensed capacity Drop Off: 2 / first 20 adults plus 1 / each additional 20 adults of state-licensed capacity  Drop off spaces may be off-street or on street within 250 feet of Lot	1 / 10 caregivers	B 100%	<u>15% EV-C</u> <u>10% EV-R</u> <u>10% EV-I</u>
	Child Care Center	Caregiver: 1 / caregiver required to staff facility at the state-licensed capacity Drop Off: 2 / first 20 children plus 1 / each additional 20 children of state-licensed capacity  Drop off spaces may be off-street or on street within 250 feet of Lot	1 / 10 caregivers	B 100%	<u>15% EV-C</u> <u>10% EV-R</u> <u>10% EV-I</u>
<b>Educational</b>	Institutions of Higher Learning, Private	5 / classroom	5 / classroom	C 100%	<u>25% EV-C</u> <u>15% EV-R</u> <u>10% EV-I</u>
	Institutions of Higher Learning, Public	None	None		<u>25% EV-C</u> <u>15% EV-R</u> <u>10% EV-I</u>
	School, Private	High School: 5 / classroom Elementary and Middle Schools: 3 / classroom	5 / classroom	C 100%	<u>25% EV-C</u> <u>15% EV-R</u> <u>10% EV-I</u>
	School, Public	As required by the State	As required by the State		<u>25% EV-C</u> <u>15% EV-R</u> <u>10% EV-I</u>

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USE [SEE SEC. 5.19.3 FOR USES IN D1 AND D2 DOWNTOWN DISTRICTS:]		MINIMUM VEHICLE PARKING SPACES	MINIMUM BICYCLE PARKING SPACES		MINIMUM EV PARKING SPACES (PERCENTAGE OF REQUIRED VEHICLE PARKING SPACES) [5] [6]
			SPACES	CLASS	
	School, Trade/Industrial	5 / classroom	5 / classroom	C 100%	<u>25% EV-C</u> <u>15% EV-R</u> <u>10% EV-I</u>
Health Care	Hospital	1 / 6 beds	1 / 60 beds	B 100%	<u>25% EV-C</u> <u>15% EV-R</u> <u>10% EV-I</u>
	Nursing Care Facility	1 / 6 beds	1 / 60 beds	B 100%	<u>25% EV-C</u> <u>15% EV-R</u> <u>10% EV-I</u>
<b>COMMERCIAL USES (NUMBER OF SPACES / SQUARE FOOT OF FLOOR AREA, UNLESS OTHERWISE NOTED)</b>					
Lodging	Bed and Breakfast	1 / room	1 / 4 rooms	B 100%	<u>25% EV-C</u> <u>50% EV-R</u> <u>25% EV-I</u>
	Hotel	1 / room	1 / 30 rooms	A 100%	<u>25% EV-C</u> <u>50% EV-R</u> <u>25% EV-I</u>
Recreation, Entertainment, and Arts	Adult Entertainment Business	Minimum 1 / 310 Maximum 1 / 265 [1]	1 / 3,000	B 50% C 50%	<u>15% EV-C</u> <u>10% EV-R</u> <u>10% EV-I</u>
	Artist Studio	1 / 600	1 / 6,000	B 100%	<u>15% EV-C</u> <u>10% EV-R</u> <u>10% EV-I</u>
	General Entertainment	Minimum 1 / 310 Maximum 1 / 265 [1]	1 / 3,000	B 50% C 50%	<u>15% EV-C</u> <u>10% EV-R</u> <u>10% EV-I</u>
	Indoor Recreation	Athletic Club/Roller Rink: 1 / 200	1 / 1,000	B 100%	<u>15% EV-C</u> <u>10% EV-R</u> <u>10% EV-I</u>

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USE [SEE SEC. 5.19.3 FOR USES IN D1 AND D2 DOWNTOWN DISTRICTS:]		MINIMUM VEHICLE PARKING SPACES	MINIMUM BICYCLE PARKING SPACES		MINIMUM EV PARKING SPACES (PERCENTAGE OF REQUIRED VEHICLE PARKING SPACES) [5] [6]
			SPACES	CLASS	
		Bowling Alley: 5 / alley	1 / 5 alleys	C 100%	<b>15% EV-C</b> <b>10% EV-R</b> <b>10% EV-I</b>
		Indoor Court Game Facilities: 1 / 1,000	1 / 2,000	B 100%	<b>15% EV-C</b> <b>10% EV-R</b> <b>10% EV-I</b>
	Outdoor Recreation	Swimming Club, Private (Building): 1 / 200	1 / 1,000	C 100%	<b>15% EV-C</b> <b>10% EV-R</b> <b>10% EV-I</b>
		Stadia Auditorium: 1 / 3 seats or 1 / 6 feet of bench	1 space per 100 seats or 200 feet of bench	C 100%	<b>None</b>
		Enclosed Theater: 1 / 3 seats	1 / 150 seats	C 100%	<b>None</b>
<b>Sales</b>	Automobiles, Motorcycles, Recreational Vehicles, Equipment (Sales and Rental)	1 / 310	1 / 3,000	B 50% C 50%	<b>15% EV-C</b> <b>10% EV-R</b> <b>10% EV-I</b>
	Fueling Station	1 / 200	1 space	C	<b>15% EV-C</b> <b>10% EV-R</b> <b>10% EV-I</b>
	Outdoor Sales, Permanent	Minimum 1 / 310 Maximum 1 / 265 [1]	1 / 3,000	B 50% C 50%	<b>15% EV-C</b> <b>10% EV-R</b> <b>10% EV-I</b>
	Medical Marijuana Provisioning Center, Marijuana Retailer	Minimum 1 / 310 Maximum 1 / 265 [1]	1 / 3,000	B 50% C 50%	<b>15% EV-C</b> <b>10% EV-R</b> <b>10% EV-I</b>
	Restaurant, Bar, Food Service	1 / 100	1 / 750	B 50% C 50%	<b>15% EV-C</b> <b>10% EV-R</b> <b>10% EV-I</b>

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			SPACES	CLASS		
	Retail Sales, General Merchandise, Shopping Centers	Up to 300,000 Square Feet: Minimum 1 / 310 Maximum 1 / 265 [1]	1 / 3,000	B 50% C 50%	<u>10% EV-R</u> <u>10% EV-I</u>	
		Between 300,000 – 600,000 Square Feet: Minimum 1 / 285 Maximum 1 / 250 [1]	1 / 3,000	B 50% C 50%	<u>10% EV-R</u> <u>10% EV-I</u>	
		More than 600,000 Square Feet: Minimum 1 / 265 Maximum 1 / 235 [1]	1 / 3,000	B 50% C 50%	<u>10% EV-R</u> <u>10% EV-I</u>	
		Furniture, Home Furnishings and Appliance Stores: 1 / 600	1 / 7,500	C 100%	<u>10% EV-R</u> <u>10% EV-I</u>	
	Wholesale, Resale, Building Material and Supplies	1 / 600	1 / 6,000	C 100%	<u>10% EV-R</u> <u>10% EV-I</u>	
<b>Service and Repair</b>	Automobile, Truck, Construction Equipment Repair	1 / 200	1 space	C	<u>10% EV-R</u> <u>10% EV-I</u>	
	Contractors, General Construction, and Residential Building	1 / 333	1 / 3,000	A 30% C 70%	<u>10% EV-R</u> <u>10% EV-I</u>	
	Laundry, Cleaning, and Garment Services	Minimum 1 / 310 Maximum 1 / 265 [1]	1 / 3,000	B 50% C 50%	<u>10% EV-R</u> <u>10% EV-I</u>	
	Parking Lot or Structure	None	1 / 10 parking stalls	A 30% C 70%	<u>Lot: 10% EV-R</u> <u>10% EV-I</u>	<u>Structure: 25% EV-C</u> <u>15% EV-R</u> <u>10% EV-I</u>
	Personal Services	1 / 100	1 / 750	C 100%	<u>15% EV-C</u> <u>10% EV-R</u> <u>10% EV-I</u>	



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			SPACES	CLASS		
	Vehicle Wash	Automatic: 1 / 500 Self-serve: 1 / bay	1 space	C	<b>Automatic:</b> <b>10% EV-R</b> <b>10% EV-I</b>	<b>Self-serve:</b> <b>None</b>
	Veterinary, Kennels and Animal Boarding	Minimum 1 / 333 Maximum 1 250 [1]	1 / 3,000	A 30% C 70%	<b>10% EV-R</b> <b>10% EV-I</b>	
<b>OFFICE AND RESEARCH (NUMBER OF SPACES / SQUARE FOOT OF FLOOR AREA, UNLESS OTHERWISE NOTED)</b>						
<b>Office-Type</b>	Bank, Credit Union, Financial Services	Minimum 1 / 220 Maximum 1 / 180 [1]	1 / 2,000	C 100%	<b>10% EV-R</b> <b>10% EV-I</b>	
	Office, General	Minimum 1 / 333 Maximum 1 / 250 [1]	1 / 3,000	A 30% C 70%	<b>25% EV-C</b> <b>15% EV-R</b> <b>10% EV-I</b>	
	Medical/Dental	Minimum 1 / 220 Maximum 1 / 180 [1]	1 / 1,500	A 30% C 70%	<b>15% EV-C</b> <b>10% EV-R</b> <b>10% EV-I</b>	
	Nonprofit Corporations	Minimum 1 / 333 Maximum 1 / 250 [1]	1 space per 3,000 sq. ft. of Floor Area	A 30% C 70%	<b>15% EV-C</b> <b>10% EV-R</b> <b>10% EV-I</b>	
<b>Research and Development</b>	Laboratories	1 / 600	1 / 6,000	B 100%	<b>25% EV-C</b> <b>15% EV-R</b> <b>10% EV-I</b>	
	Medical Laboratory	1 / 600	1 / 6,000	B 100%	<b>25% EV-C</b> <b>15% EV-R</b> <b>10% EV-I</b>	
	Research/ Development	1 / 600	1 / 6,000	B 100%	<b>25% EV-C</b> <b>15% EV-R</b> <b>10% EV-I</b>	
<b>TRANSPORTATION (NUMBER OF SPACES / SQUARE FOOT OF FLOOR AREA, UNLESS OTHERWISE NOTED)</b>						
	Railroad and Public Transportation Rights-of-Way	None	None	None	<b>None</b>	

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			SPACES	CLASS	
	Transit Center, Station, or Depot	Office, Administration of center, Station or Depot: 1 / 333	1 / 3,000	A 30% C 70%	<b>50% EV-C</b> <b>40% EV-R</b> <b>10% EV-I</b>
	Transportation Facilities	None	None	None	<b>None</b>
<b>INDUSTRIAL (NUMBER OF SPACES / SQUARE FOOT OF FLOOR AREA, UNLESS OTHERWISE NOTED)</b>					
<b>Agricultural</b>	Agriculture/ Greenhouse	None	None	None	<b>None</b>
	Barns	None	None	None	<b>None</b>
	Borrow Pits	None	None	None	<b>None</b>
	Marijuana Microbusiness	Offices: Maximum 1 / 250 Cultivation: Maximum 1 / 2,000	1 / 3,000	A 30% C 70%	
	Marijuana Grower	Offices: Minimum 1 / 333 Maximum 1 / 250 Cultivation: 1 / 2,000	1 / 3,000	B 100%	<b>25% EV-C</b> <b>15% EV-R</b> <b>10% EV-I</b>
<b>Manufacturing, Processing, Assembly, and Fabrication</b>	Asphalt, Concrete Mixing Plant, Sand and Gravel Pit	1 / 1,500	1 / 25,000	B 100%	<b>10% EV-R</b> <b>10% EV-I</b>
	Coal and Coke Dealer	1 / 1,500	1 / 25,000	B 100%	<b>10% EV-R</b> <b>10% EV-I</b>
	Heavy Manufacturing	1 / 1,500	1 / 25,000	B 100%	<b>25% EV-C</b> <b>15% EV-R</b> <b>10% EV-I</b>
	Laundry and Dry Cleaning Plant	1 / 1,500	1 / 25,000	B 100%	<b>25% EV-C</b> <b>15% EV-R</b> <b>10% EV-I</b>
	Light Manufacturing	1 / 1,500	1 / 25,000	B 100%	<b>25% EV-C</b> <b>15% EV-R</b> <b>10% EV-I</b>

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			SPACES	CLASS	
	Oil and Gas Well	1 / 1,500	1 / 25,000	B 100%	<u>10% EV-R</u> <u>10% EV-I</u>
	Pilot Manufacturing	1 / 600	1 / 6,000	B 100%	<u>25% EV-C</u> <u>15% EV-R</u> <u>10% EV-I</u>
	Scrap and Waste Material	1 / 1,500	1 / 25,000	B 100%	<u>25% EV-C</u> <u>15% EV-R</u> <u>10% EV-I</u>
	Slaughterhouse	1 / 1,500	1 / 25,000	B 100%	<u>25% EV-C</u> <u>15% EV-R</u> <u>10% EV-I</u>
<b>Utilities and Communications</b>	Broadcasting Facility	Minimum 1 / 333 Maximum 1 / 250 [1]	1 / 3,000	A 30% C 70%	<u>25% EV-C</u> <u>15% EV-R</u> <u>10% EV-I</u>
	Data Processing and Computer Centers	Minimum 1 / 333 Maximum 1 / 250 [1]	1 / 3,000	A 30% C 70%	<u>25% EV-C</u> <u>15% EV-R</u> <u>10% EV-I</u>
	Electric, Gas, and Sanitary Services	None	None	None	<u>None</u>
	Power and Fuel Rights-of- Way	None	None	None	<u>None</u>
	Wireless Communication Facilities	None	None	None	<u>None</u>
<b>Warehousing and Storage</b>	Outdoor Storage	None	None	None	<u>None</u>
	Warehousing and Indoor Storage	1 / 2,000	1 / 30,000	B 100%	<u>10% EV-R</u> <u>10% EV-I</u>
ACCESSORY USES (NUMBER OF SPACES / SQUARE FOOT OF FLOOR AREA, UNLESS OTHERWISE NOTED)					

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		SPACES	CLASS	
Bed and Breakfast, Accessory	1 space plus that required for the Principal Use	1 space plus that required for the Principal Use	B 100%	<b><u>100% EV-R</u></b>
Community Recreation	1 / 200	1 / 1,000	C 100%	<b><u>10% EV-R</u></b> <b><u>10% EV-I</u></b>
Dwelling Unit, Accessory	3 spaces total	None	None	<b><u>100% EV-R</u></b>
Dwelling Unit, Manager's	1 space	None	None	<b><u>100% EV-R</u></b>
Family Day Care Home	None	None	None	<b><u>100% EV-R</u></b>
Group Day Care Home	Caregiver: 1 / caregiver not living in the dwelling Drop Off: 2 spaces  Drop off spaces may be off-street or on-street Parking Spaces within 250 feet of the Lot. Principal Use requirements also apply.	None	None	<b><u>100% EV-R</u></b>
Home Occupation	None	None	None	<b><u>None</u></b>
Management/Maintenance Office and Storage	Minimum 1 / 333 Maximum 1 250 [1]	1 / 3,000	A 30% C 70%	<b><u>15% EV-C</u></b> <b><u>10% EV-R</u></b> <b><u>10% EV-I</u></b>
Restaurant, Bar, Food Service	1 / 100	1 / 750	B 50% C 50%	<b><u>15% EV-C</u></b> <b><u>10% EV-R</u></b> <b><u>10% EV-I</u></b>
Retail Sales, General Merchandise	Minimum 1 / 310 Maximum 1 / 265 [1]	1 / 3,000	B 50% C 50%	<b><u>10% EV-R</u></b> <b><u>10% EV-I</u></b>
Roadside Stand	2 spaces	None	None	<b><u>None</u></b>
<b>TEMPORARY USES</b>				

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		SPACES	CLASS	
Christmas Tree Sales	None	None		<b>None</b>
Outdoor Sales, Temporary by Others	By Special Exception			
Special Event Sales	By resolution of City Council			

NOTES:

- [1] Additional parking may be provided if it does not increase Impervious Surfaces beyond that which would be provided by meeting the maximum parking required. Examples of additional parking may include, but not be limited to, under-Structure parking, Rooftop parking, or Structured parking above a surface Parking Lot.
- [2] Other uses: parking and bicycle spaces for uses not specified shall be determined by the Planning Manager, Based upon requirements for similar use.
- [3] The total number of required EV-C, EV-R, and EV-I Parking Spaces shall be equal to the total number of Dwelling Units. If the total number of Parking Spaces is less than the total number of Dwelling Units, the total number of EV-C, EV-R, and EV-I Parking Spaces shall be equal to the total number of Parking Spaces.**
- [4] Where required Parking Spaces are in 1 or 2-car garages are part of the proposed parking those garages shall have at least one EV-R space per garage; the requirements in this table for Dwelling Multiple-Family shall apply to the remainder of the proposed parking.**
- [5] All new Site Plans for City Council are required to provide EV charging facilities consistent with the requirements of this Chapter.**
- [6] Where Parking Table 5:19-1 requires EV-I Parking Spaces, at least one EV-I charging station shall be adjacent to and accessible from a Parking Space that meets Michigan’s requirements for barrier free design. EV-I facilities for Barrier Free spaces that are installed in accordance with Table 5:19-3, count toward the total number of EV-I spaces required in Parking Table 5:19-1.**

**Section 3.** That Section 5.19.3 of Chapter 55 (Unified Development Code) of Title V of the Code of Ann Arbor is amended as follows:

**5.19.3 Special Parking Districts**

Lots located in the D1 or D2 downtown zoning districts are considered a special parking district and are subject to the following standards:

A. No off-street motor vehicle parking is required in the special parking district for Sites that do not exceed the normal maximum permitted Floor Area Ratio or for Sites zoned PUD with Floor Area that does not exceed 300% of the Lot Area. Structures that exceed the normal maximum Floor Area by providing Floor Area premiums, or PUD-zoned Sites that exceed 300% of Lot Area, shall provide Parking Spaces for the Floor Area Ratio in excess of the normal maximum permitted. This parking shall be provided at a rate of one off-street Parking Space for each 1,000 square feet of Floor Area.

B. Each Parking Space reserved, signed and enforced for a car-sharing service may count as four required motor vehicle Parking Spaces. For the purpose of this section, a car sharing service is a type of car rental service where people rent cars for short periods of time, such as by the hour.

C. Off-street bicycle parking is required for residential uses in the special parking district at a rate of one off-street Bicycle Parking Space for each 2,500 square feet of Floor Area shall be provided in compliance with the requirements of Sections 5.19.2 and 5.19.9A for Class A spaces. Off-street bicycle parking is required for nonresidential uses in the special parking district at a rate of one off-street Bicycle Parking Space for each 10,000 square feet of Floor Area and shall be provided in compliance with the requirements of Sections 5.19.2 and 5.19.9A.3 for Class C spaces.

D. The required bicycle or motor vehicle parking shall be provided on-site, off-site as described in this chapter, or through the execution of a contract for parking permits within the City's public parking system, or payment of a contribution in lieu of required parking consistent with the requirements adopted by City Council, or any combination thereof.

E. Approval of a contribution in lieu of required motor vehicle or bicycle parking, or a contract for parking permits within the City's public parking system, shall be conditioned upon the execution of a Development Agreement. Payment of the contribution in lieu for required parking shall be made prior to the issuance of a certificate of occupancy.

F. The Applicant may request, as part of a site plan, to meet all or a portion of the bicycle parking requirements by installing Bicycle Parking Spaces in the Public Right-of-Way and/or a public Parking Structure. City Council may approve this request if there is sufficient space in the Right-of-Way and/or Parking Structure and the location is convenient to bicycle users.

G. Parking Structures that are available solely to residents or employees of the Building are not subject to the stall and aisle standards of Section 5.19.8.

**H. When vehicular parking is provided on-site pursuant to this section, the EV Parking regulations for Multiple Family Housing shall apply.**

**Section 4.** That a new Section 5.19.11 of Chapter 55 (Unified Development Code) of Title V of the Code of Ann Arbor be added as follows:

**5.19.11 Design of Electric Vehicle Parking Spaces**

**Electric Vehicle Parking Spaces shall comply with the following design standards.**

**A. Facility Standards**

**When EV Parking Spaces are required by this chapter, the total number of spaces shall be provided by one or a combination of the following three classifications of EV facilities in accordance with Section 5.19.2. If a fractional space is required, the number of spaces shall be rounded up to the next whole number.**

**1. EV-C – Electric Vehicle Capable**

**EV-C Parking Spaces shall have an installed electrical panel capacity with a dedicated branch circuits(s) and cable/raceway that is capped for future EV Parking Space(s) (See Figure 1). The dedicated branch circuit panel space shall be stenciled or marked legibly with the following text: Future Electric Vehicle Charging Circuit.**

**EVCS CAPABLE (EV-C)**

Install electrical panel capacity and dedicated cable/raceway (s) that is capped for future EV parking space(s).

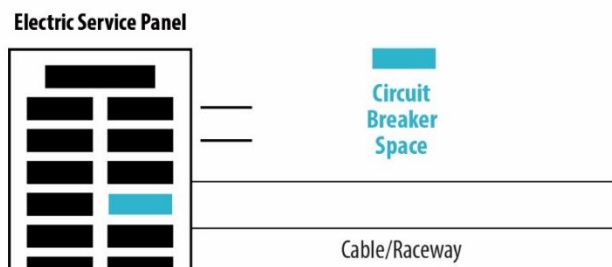


Figure 1

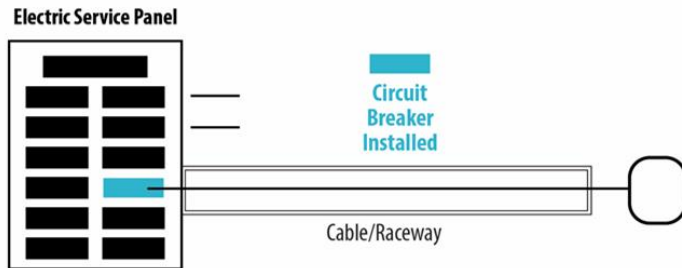
**2. EV-R – Electric Vehicle Ready**

**EV-R Parking Spaces shall have an installed electrical panel capacity with a dedicated branch circuit(s) including conductor in a raceway or direct buried, terminated in an approved method in a junction box, for an EV Parking Space(s)**

**(See Figure 2). The junction box shall be clearly marked and labeled with the following text: EV Ready Circuit.**

**EVCS READY (EV-R)**

Install electrical panel capacity with a dedicated branch circuit(s) including conductors in a cable/raceway that is terminated in an approved method for future EV parking space(s).



**ELECTRIC  
VEHICLE**



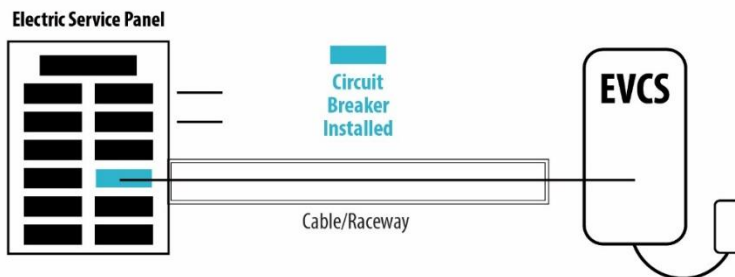
Figure 2

3. **EV-I – Electric Vehicle Installed**

**EV-I Parking Spaces shall have an installed electrical panel capacity with a dedicated branch circuit(s) including conductor in a raceway or direct buried, and an Electric Vehicle Charging Station (EVCS) capable of providing charge energy to an EV Parking Space(s) (See Figure 3). EV-I Parking Spaces shall include signage indicating the space is to be**

**EVCS INSTALLED (EV-I)**

Install Electrical panel capacity with a dedicated branch circuit(s) including conductors in a cable/raceway and an EVCS charging station capable of providing charge energy to an EV(s).



**ELECTRIC  
VEHICLE**



Figure 3

**exclusively used for EVs .**

- a. **Signs shall be placed at each EV-I Parking Space indicating it is to be exclusively used for EVs .**
- b. **Installation of any EVCS shall not encumber the required size of Parking Spaces.**



- c. A free-standing EVCS shall have bollards, bumper blocks, or raised curbs to protect the system.
  - d. An EVCS shall not impede any pedestrian walkway in a manner that results in less than 4 feet of width for the walkway.
  - e. An EVCS shall be wall mounted, or located to accommodate the charging of more than one Parking Stall.
  - f. Charging stations shall not be located in any required interior landscape islands, right-of-way screening or conflicting land use buffers.
- B. Placement of any EVCS shall not create a trip hazard or violation of the accessible path of travel when the cord is connected to an EV. Placement of EV charging infrastructure shall not allow for any violation of the Michigan’s requirements for barrier free design.
- C. Where Parking Lots or Parking Structures are separated into distinct areas, separate garages or levels, EV Parking Spaces shall be evenly distributed among all separate areas, garages, or levels by their required percentages.
- D. Barrier Free EV Parking Spaces  
The minimum number of EVCS as provided in Table 5.19-3 below shall meet the accessibility requirements shown in Figures A, B and C above. Where Table 5.19-1 requires EV-I(s), at least one EV-I shall be adjacent to and accessible from a Parking Space that meets Michigan’s requirements for barrier free design.

<b>TABLE 5.19-3 ACCESSIBLE EVCS EV-I CHARGING STATIONS</b>		
<b>TOTAL NUMBER EV-1 SPACES REQUIRED</b>	<b>MINIMUM NUMBER OF EVCS EV-1 REQUIRED</b>	
	<b>VAN ACCESSIBLE</b>	<b>STANDARD ACCESSIBLE</b>
<b><u>1-4</u></b>	<b><u>1</u></b>	<b><u>0</u></b>
<b><u>5-50</u></b>	<b><u>1</u></b>	<b><u>1</u></b>
<b><u>51-75</u></b>	<b><u>1</u></b>	<b><u>2</u></b>
<b><u>76-100</u></b>	<b><u>1</u></b>	<b><u>3</u></b>
<b><u>Over 100</u></b>	<b><u>1 plus 1 for each 300 or fraction thereof over 100</u></b>	<b><u>3 plus 1 for each 60 or fraction thereof over 100</u></b>

- E. Renewable Electrical Supply Recommended  
Typical EVs as described and defined here are three times more efficient than the most efficient petroleum-based combustion vehicles. They produce no tailpipe emissions and they have more than 50% lower greenhouse gas emissions assuming 2019 DTE

**upstream emissions associated with the production of electricity. In order for EVs to provide the maximum environmental and, in most cases, financial benefits to their owners, and, in support of the City of Ann Arbor's carbon neutrality goals, it is recommended that EV chargers be powered by a renewable energy source. Options can be on-site solar power generation, or subscribing with a utility or a third party for renewable energy.**

**Section 5.** That Section 5.37.2.E of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended as follows:

**E.**

**Earth Change**

Any Excavation or Cut, Fill or Grading as herein defined.

**Electric, Gas and Sanitary Services**

All lines and facilities related to the provision, collection, distribution, and transmission of water, storm and sanitary, power, and Gas Services.

**Electric Vehicle (EV)**

An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, powered, in part, by one or more electric motors that may be charged by on-board electric energy sources such as batteries, solar panels and electric generators, and/or are plugged into, or charged via an off-vehicle electrical energy supply source.

**Electric Vehicle Charging Station (EVCS)**

A system of components, software, and communications protocols that provide an electrical current output, meeting a minimum industry Level 2 requirement, with a minimum of 20 amps per plug, that is supplied to a vehicle for the purpose of recharging Electric Vehicle storage batteries.

**Emergency Shelter**

A facility for the temporary shelter and feeding of indigents or disaster victims, operated by a public or nonprofit agency.

**Endangered Species Habitat**

The habitat necessary to maintain the existence of those plants and animals listed on the current federal and state list of endangered or threatened species.

**Entertainment, General**

Any establishment where generally non-sporting indoor entertainment, either passive or active, is provided for the pleasure of the patrons, either independent or in conjunction with another use. Examples include, but are not limited to, arcades, Pinball Parlors, dancing, music, karaoke, and similar uses. This use does not include any activity that meets the definition of indoor or Outdoor Recreation.

**Erosion**

The process by which the ground surface is worn and carried away by the action of wind, water, gravity or a combination thereof.

**Established Building Setback**

The distance at which an existing Building is located from a Lot Line.

**Established Building Line (including Front, Side, and Rear)**

A line parallel to the Lot Line, extending from the point at which an existing Building is closest to the Lot Line outward to the Lot Lines.

**Established Front Building Line**

The Established Building Line that is parallel to the Front Lot Line.

**Section 6.** This ordinance shall take effect and be in force on and after ten days from legal publication.

**CERTIFICATION**

I hereby certify that the foregoing ordinance was adopted by the Council of the City of Ann Arbor, Michigan, at its regular session of January 19, 2021.

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
Jacqueline Beaudry, Ann Arbor City Clerk

\_\_\_\_\_  
Christopher Taylor, Mayor

I hereby certify that the foregoing ordinance received legal publication in the Washtenaw Legal News on February 4, 2021.

\_\_\_\_\_  
Jacqueline Beaudry, Ann Arbor City Clerk