

MEMORANDUM

TO: Ordinance Revisions Committee

FROM: Brett Lenart, Planning Manager
Alexis DiLeo, City Planner

DATE: March 23, 2021

SUBJECT: New Zoning District for Transit Corridors

This memo presents the latest draft ordinance, proposes discussion questions, and seeks consensus for a recommendation to Planning Commission.

Draft Ordinance

Attached is the March 15, 2021 draft Ordinance to create a new zoning district for transit corridors.

- A *general intent statement* provides the intentions and goals of the district.
- A *specific purpose statement* provides guidance to the Planning Commission and City Council when considering a rezoning application. It identifies four areas that are appropriate to rezone to TC1 yet allows for additional corridors to be considered.
- *Use specific standards* are provided to ensure the typology of development in the district meets the general intent and specific purpose of the district.
 - Two types of buildings are regulated: *mixed use buildings* and *townhouse/apartments*.
 - Standards are provided for lots less than 250 feet wide and more than 250 feet wide, corresponding to lots less than one downtown block and more than one downtown block.
 - Mixed use buildings, in general, have higher standards for *transparency* and *frontage* than townhouse/apartments.
 - Mixed use buildings at the rear of larger lots have some exceptions.
- All *building heights* vary in proximity to residential districts, starting at 40 feet maximum height, moving to 75 feet maximum height, and culminating at 120 feet maximum height. Note that the lowest limit is now lower than the current height limit, and the higher end remains a healthy increase from the current limits.

Discussion Questions

Staff continues to revise the draft ordinance to reflect community and Planning Commission feedback. The intent statement now enables the district to be more broadly used across the city. Its fundamental purpose remains supporting and sustaining existing transit service, which operates on a hub and spoke model. Applying the TC1 district too broadly may spread modest density gains across the full network rather than concentrate meaningful gains along the most efficient routes.

Should the TC1 district, in fact, be more broadly applied?

Should the West Stadium commercial area, in its entirety, be considered for the TC1 district? Should the TC1 district be applied only fronting West Stadium Boulevard? Should the West Stadium/South Maple area evolve into the next generation C2B and C3 district with a greater emphasis on pedestrian-oriented designs, walkability, and neighborhood services but still appropriate for automobile transportation and allowing auto-oriented uses?

Should corridors with characteristics such as shallow lot depths, strip commercial developments, lower traffic volumes, narrower rights-of-way or fewer travel lanes, or no commercial uses be TC1? Would a TC2 district, with different use specific standards and area, height and placement standards, be better?

Are the permitted uses (primary, accessory, and temporary) in line with the intent of the district? Should a proposed primary use be changed to a prohibited use, or to a special exception use? Should any use not currently permitted be permitted in some form?

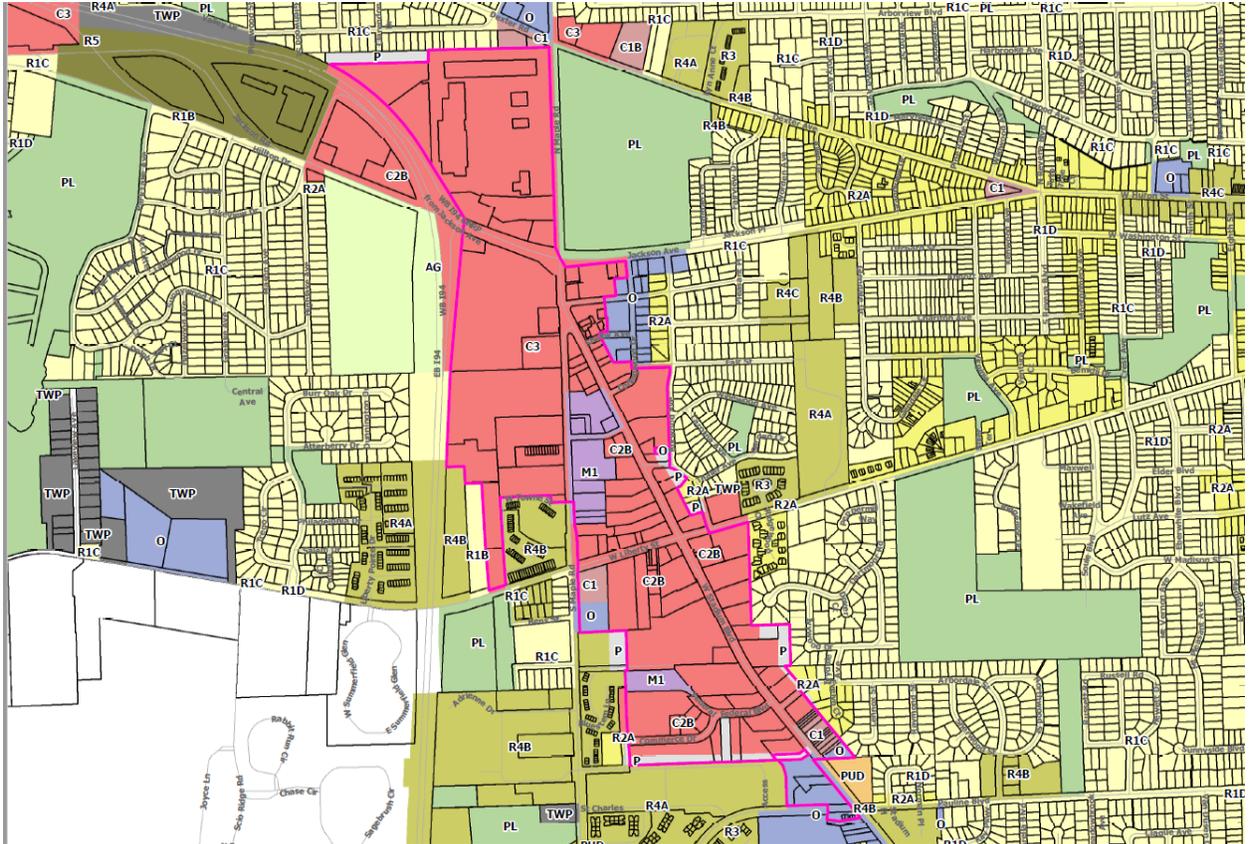
Do the use specific standards address all of the components necessary for a well-designed, comfortable place that supports active, sustainable, city living? Is a component missing?

Next Steps

The Planning Commission will hold a public hearing on the proposed Ordinance to create a new zoning district on April 6, 2021.

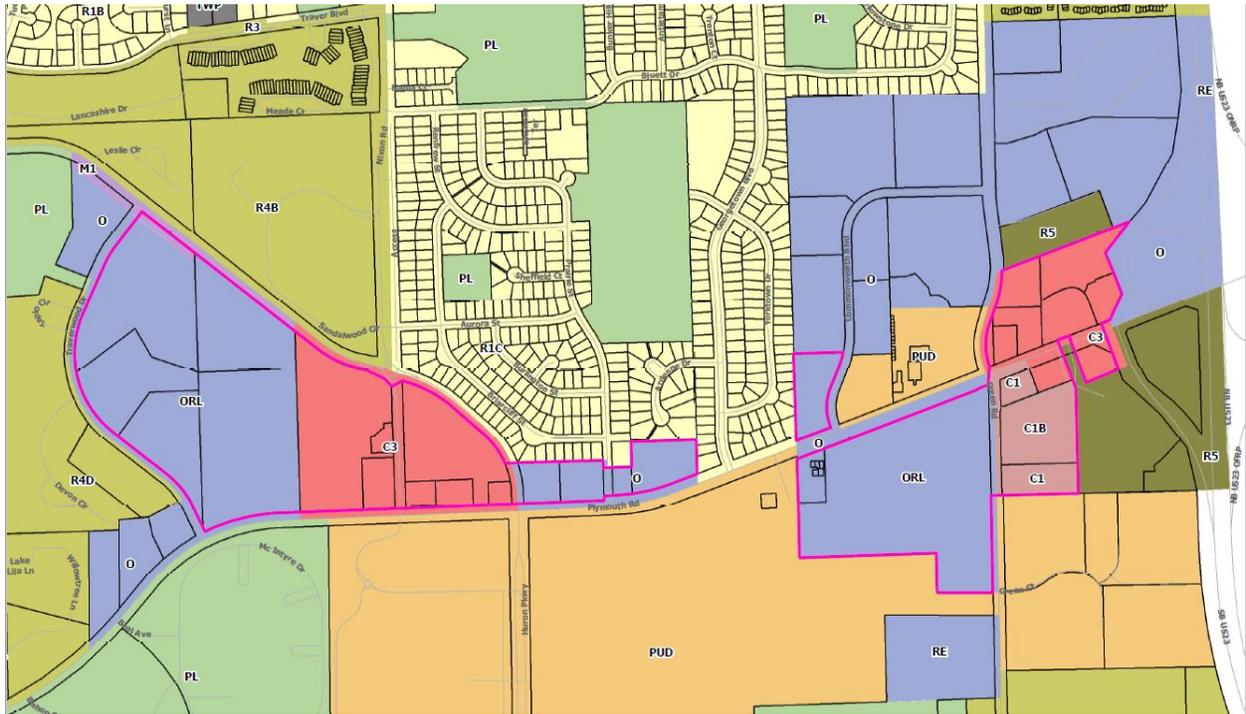
Map 3: West Stadium Applicability Area Current Zoning Map

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.



Map 4: Plymouth Road Applicability Area Current Zoning Map

Plymouth Road between Traverwood Drive and US-23.



UNIFIED DEVELOPMENT CODE
(NEW ZONING DISTRICT TC1 TRANSIT CORRIDOR)

AN ORDINANCE TO AMEND SECTIONS 5.12, 5.15, 5.16, 5.17, AND 5.20 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 5.12 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended to add the following section:

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. 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.

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.

DRAFT

Section 2. That Section 5.15, Table 5.15-1, of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended to read as follows:

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 5.12.5B, 5.13.4B, 5.13.5B RESPECTIVELY																																			
USE CATEGORY AND TYPE	RESIDENTIAL															MIXED USE						NONRESIDENTIAL AND SPECIAL PURPOSE						USE-SPECIFIC STANDARDS							
	AG	R1A	R1B	R1C	R1D	R1E	R2A	R2B	R3	R4A	R4B	R4C	R4D	R4E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	P	PL	RE	ORL	M1	M1A	M2	5.16	
PRIMARY USES																																			
RESIDENTIAL																																			5.16.1
Household Living																																			
Adult Foster Care		P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P				P						
Dwelling, Assisted Living										P	P	P	P	P		P	P	P	P	P	P	P	P	P	P				P					5.16.1B	
Dwelling, Multi-Family										P	P	P	P	P		P	P	P	P	P	P	P	P	P	P				P	E				5.16.1A; 5.16.1C	
Dwelling, Single-Family	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P				P					5.16.1A; 5.16.1B.2	
Dwelling, Townhouse									P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P				P					5.16.1A	
Dwelling, Two-Family							P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P				P					5.16.1A	
House Trailer/Mobile Home Park															P																			5.16.1A	

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USE CATEGORY AND TYPE	RESIDENTIAL															MIXED USE							NONRESIDENTIAL AND SPECIAL PURPOSE							USE-SPECIFIC STANDARDS					
	AG	R1A	R1B	R1C	R1D	R1E	R2A	R2B	R3	R4A	R4B	R4C	R4D	R4E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	P	PL	RE	ORL	M1	M1A	M2	5.16	
Funeral Services																P	P	P	P	P	P	P	P	P	P						P	P	P		
Government Offices and Courts																P	P	P	P	P	P	P	P	P	P			P			P	P			
Library		P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P			P			P	P			
Park, Recreation and Open Space																												P							5.16.2G
Religious Assembly	P	E	E	E	E	E	E	E	E	E	E	E	E	E	E	P	P	P	P	P	P	P	P	P	P										
Day Care																																			
Adult Day Care Center		E	E	E	E	E	E	E	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P					E	P	P	P	5.16.2A	
Child Care Center		E	E	E	E	E	E	E	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P					E	P	P	P	5.16.2B	
Educational																																			
Institutions of Higher Learning, Private		E	E	E	E	E	E	E	E	E	E	E	E	E		P	P	P	P	P	P	P	P	P	P						P	P	P	5.16.2E	
Institutions of Higher Learning, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P		
School, Private		E	E	E	E	E	E	E	E	E	E	E	E	E		E	P	P	P	P	P	P	P	P	P										
School, Public	P	P	P	P	P	E	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P		
School, Trade/Industrial																	P	P	P	P	P	P	P	P	P			P		P	P	P	P		
Health Care																																			

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Hospital									E	E	E	E	E		E	E	E	E	E					P			P			E	E		5.16.2D		
Nursing Care Facility									P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P					P	P	P	5.16.2F	
COMMERCIAL																																		5.16.3	
Lodging																																			
Bed and Breakfast																					P	P	P	P	P	P	P								
Hotel																P	P	P	P	P	P	P	P	P	P	P	P								
Recreation, Entertainment, and Arts																																			
Adult Entertainment Business																																P		P	5.16.3A
Artist Studio																P	P	P	P	P	P	P	P	P	P	P	P					P	P	P	5.16.3B
General Entertainment																	P	P	P	P	P	E	P	P	P	P								5.16.3D	
Indoor Recreation																E	P	P	P	P	P	P	P	P	P	P			P		E	E	E	5.16.3F	
Outdoor Recreation	P	E	E	E	E	E	E	E	E	E	E	E	E	E									P	P				P		E				5.16.3K ¹	

¹ Ordinance No. ORD-19-15, effective June 16, 2019.

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Restaurant, Bar, Food Service																	P	P	P	P	P	P	P	P	P										5.16.3P ⁶		
Retail Sales, General Merchandise																	P	P	P	P	P	P	P	P	P												
Wholesale, Resale, Building Material and Supplies																							P	P								P	P	P			
Services and Repair																																					
Automobile, Truck, Construction Equipment Repair																					E	E	P	P								P	P	P		5.16.3C	
Contractors, General Construction, and Residential Building																						P	P	P								P	P	P			
Laundry, Cleaning, and Garment Services																	P	P	P	P	P	P	P	P	P							P	P	P			
Parking Lot or Structure																					E	E						P	P							5.16.3M ⁷	
Personal Services																P	P	P	P	P	P	P	P	P	P										5.16.3N ⁸		

⁶ Ordinance No. ORD -19-15, effective June 16, 2019.

⁷ Ordinance No. ORD -19-15, effective June 16, 2019.

⁸ Ordinance No. ORD -19-15, effective June 16, 2019.

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Vehicle Wash																					E	E	E	P	P										
Veterinary, Kennel, and Animal Boarding																E	E	E	E	E	P	P	P	P	P							P	P	P	5.16.3P ⁹
OFFICE AND RESEARCH																																			5.16.4
Office-Type																																			
Bank, Credit Union, Financial Services																P	P	P	P	P	P	P	P	P	P	P						P	P		
Office, General																P	P	P	P	P	P	P	P	P	P	P				P	P	P	P	5.16.4C	
Medical/Dental																P	P	P	P	P	P	P	P	P	P	P						P	P	5.16.4C	
Nonprofit Corporations		E	E	E	E	E	E	E	E	E	E	E	E	E		P	P	P	P	P	P	P	P	P	P	P				P	P	P	P	5.16.4B	
Research and Development																																			
Laboratory																										P				P	P	P	P	P	5.16.4A
Medical Laboratory																						P	P	P	P	P				P	P	P	P		

⁹ Ordinance No. ORD -19-16, effective June 16, 2019.

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Marijuana Safety Compliance Facility ¹⁰																																				5.16	
Research/Development																																					5.16.3G
TRANSPORTATION																																					
Marijuana Secure Transporter ¹¹																							P	P												5.16.3G	
Railroad and Public Transportation Rights-of-Way																					P	P	P	P					P								
Transit Center, Station, or Depot																					P	P	P	P					P								
Transportation Facilities																													P								
INDUSTRIAL																																					5.16.5
Agricultural																																					
Agriculture/Greenhouse	P																																				
Barns	P																																				

¹⁰ Ordinance No. ORD-19-32, effective October 27, 2019.

¹¹ Ordinance No. ORD-19-32, effective October 27, 2019.

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Borrow Pits	E																																		
Marijuana Microbusiness ¹²																							E						E	E	E	E	E		5.16.3G
Marijuana Grower ¹³																												E	E	P	P	P		5.16.3G	
Manufacturing, Processing, Assembly, and Fabrication																																			
Asphalt, Concrete Mixing Plant, Sand and Gravel Pit																																	E		
Coal and Coke Dealer																																	P		
Food and Beverages																														P	P	P			
Heavy Manufacturing																																P		5.16.5A	
Laundry and Dry Cleaning Plant																													P	P	P				
Light Manufacturing																												P	P	P				5.16.5B	
Marijuana Processor ¹⁴																											E	E	P	P	P			5.16.3G	

¹² Ordinance No. ORD-19-32, effective October 27, 2019.

¹³ Ordinance No. ORD-19-32, effective October 27, 2019.

¹⁴ Ordinance No. ORD-19-26, effective September 22, 2019; Ordinance No. ORD-19-32, effective October 27, 2019.; Ordinance No. ORD-20-34, effective February 14, 2021.

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Marijuana-Infused ¹⁵ Product Processor																							E	E											5.16.3G	
Oil and Gas Wells																																				5.16.5C
Pilot Manufacturing																													P	P	P	P	P			
Scrap and Waste Material																																			E	
Slaughterhouse																																			E	
Utilities and Communications																																				
Broadcasting Facility																					P	P	P	P	P	P						P	P	P		
Data Processing and Computer Centers																P	P	P	P	P	P	P	P	P	P	P				P	P	P	P	P		
Electric, Gas, and Sanitary Services																															P	P	P			
Power and Fuel Rights-of-Way																																			P	
Wireless Communication Facilities	P															P	P			E	E	E	P	P	E	E	E		P	P	P	P	P	P	5.16.5D	

¹⁵ Ordinance No. ORD-18-22, effective November 4, 2018.

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Warehousing and Storage																																			
Medium Term Car Storage																											E								5.16.3J ¹⁶
Short Term Car Storage																											P								5.16.3O ¹⁷
Outdoor Storage																															P	P	P		
Warehousing and Indoor Storage																						P	P							P	P	P			

¹⁶ Ordinance No. ORD -19-15, effective June 16, 2019.

¹⁷ Ordinance No. ORD -19-15, effective June 16, 2019.

Section 3. That Section 5.15, Table 5.15-2, of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended to read as follows:

TABLE 5.15-2: ACCESSORY USE TABLE																																			
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NOTE: SPECIFIC USES IN THE C1A/R, RE, AND ORL DISTRICTS ARE SUBJECT TO ADDITIONAL STANDARDS FOUND IN SECTIONS SECTIONS 5.12.5B, 5.13.4B, 5.13.5B RESPECTIVELY																																			
USE CATEGORY AND TYPE	RESIDENTIAL														MIXED USE						NONRESIDENTIAL AND SPECIAL PURPOSE					USE-SPECIFIC STANDARDS									
	AG	R1A	R1B	R1C	R1D	R1E	R2A	R2B	R3	R4A	R4B	R4C	R4D	R4E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	P	PL	RE	ORL	M1	M1A	M2	5.16	
ACCESSORY USES																																			5.16.6
All Accessory Buildings																																			5.16.6A;
Bed and Breakfast, Accessory		A	A	A	A	A	A	A	A	A	A	A	A	A																					5.16.6A
Community Recreation									A	A	A	A	A																						5.16.6A;
Dish Antenna		A	A	A	A	A	A	A	A	A	A	A	A	A																					5.16.6A; 5.16.6A.3; 5.16.6B
Drive-Through Facility															E						E	E	E	E										5.16.6A; 5.16.6A.3; 5.16.6C	

TABLE 5.15-2: ACCESSORY USE TABLE

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 **SECTIONS 5.12.5B, 5.13.4B, 5.13.5B** RESPECTIVELY

USE CATEGORY AND TYPE	RESIDENTIAL														MIXED USE							NONRESIDENTIAL AND SPECIAL PURPOSE							USE-SPECIFIC STANDARDS					
	AG	R1A	R1B	R1C	R1D	R1E	R2A	R2B	R3	R4A	R4B	R4C	R4D	R4E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	P	PL	RE	ORL	M1	M1A	M2	5.16
Dwelling Unit, Accessory ¹⁸		A	A	A	A	A	A																											5.16.6A; 5.16.6D
Dwelling Unit, Manager's																														A	A	A		5.16.6A; 5.16.6E
Family Day Care Home	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A									5.16.6A; 5.16.6F
Group Day Care Home	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A										5.16.6A; 5.16.6G
Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A									5.16.6A; 5.16.6H
Incidental Services															A											A				A				5.16.6A; 5.16.6I
Management/Maintenance Office and Storage									A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				A	A	A				5.16.6A
Medical Marijuana Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A									5.16.6A; 5.16.3G

¹⁸ Ordinance No. ORD-20-34, effective February 14, 2021.

TABLE 5.15-2: ACCESSORY USE TABLE

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 5.12.5B, 5.13.4B, 5.13.5B RESPECTIVELY

USE CATEGORY AND TYPE	RESIDENTIAL															MIXED USE							NONRESIDENTIAL AND SPECIAL PURPOSE							USE-SPECIFIC STANDARDS				
	AG	R1A	R1B	R1C	R1D	R1E	R2A	R2B	R3	R4A	R4B	R4C	R4D	R4E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	P	PL	RE	ORL	M1	M1A	M2	5.16
Medical Marijuana Use or Cultivation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A									5.16.6A; 5.16.6G
Office, Administrative/Executive																											A			A	A	A	5.16.6A;	
Outdoor Display and Vending Machines																	A	A	A	A	A	A	A	A	A	A							5.16.6A; 5.16.6J	
Outdoor Sales, Temporary																A	A	A	A	A	A	A	A	A	A	A							5.16.6A; 5.16.6K	
Parking Attendant Building																										A						5.16.6A;		
Restaurant, Bar, Food Service ¹⁹																A										A						5.16.6A; 5.16.6L		
Retail Sales, General Merchandise																													A	A	A	A	5.16.6A; 5.16.6M	
Roadside Stand	A																															5.16.6A		

¹⁹ Ordinance No. ORD-19-27, effective September 22, 2019.

TABLE 5.15-2: ACCESSORY USE TABLE

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 SECTIONS 5.12.5B, 5.13.4B, 5.13.5B RESPECTIVELY

USE CATEGORY AND TYPE	RESIDENTIAL														MIXED USE							NONRESIDENTIAL AND SPECIAL PURPOSE							USE-SPECIFIC STANDARDS					
	AG	R1A	R1B	R1C	R1D	R1E	R2A	R2B	R3	R4A	R4B	R4C	R4D	R4E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	P	PL	RE	ORL	M1	M1A	M2	5.16
Solar Energy System	A								A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	5.16.6A 5.16.6N
Solar Energy System, Personal-Scale		A	A	A	A	A	A	A	A	A																								5.16.6A 5.16.6O
Wireless Communication Antenna	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	5.16.6A; 5.16.6P

Section 4. That Section 5.15, Table 5.15-3, of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended to read as follows:

TABLE 5.15-3: TEMPORARY 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 5.12.5, 5.13.4, AND 5.13.5 RESPECTIVELY																																			
USE CATEGORY AND TYPE	RESIDENTIAL														MIXED USE							NONRESIDENTIAL AND SPECIAL PURPOSE						USE-SPECIFIC STANDARDS							
	AG	R1A	R1B	R1C	R1D	R1E	R2A	R2B	R3	R4A	R4B	R4C	R4D	R4E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	P	PL	RE	ORL	M1	M1A	M2	5.16	
TEMPORARY USES																																			5.16.7
Christmas Tree Sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P								5.16.7A	
Outdoor Sales, Temporary by Others																	E	E	E	E	E	E	E	E	E	E								5.16.7B	
Special Event Sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	5.16.7C	
Temporary Outdoor Activity																												P/E							5.16.7D ²⁰

²⁰ Ordinance No. ORD-19-15, effective June 16, 2019.

Section 5. That Section 5.16.3 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended to add the following section:

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.

		Lot Width up to 250 ft.	Lot Width 250 ft. and more
Buildings	Mixed Use Building	<p>Minimum 2 stories, floor area of second story must be at least 75% of first story.</p> <p>First story must be minimum of 15 ft. in height.</p> <p>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.</p> <p>Buildings at the front setback must have a functional entrance door facing the transit corridor. Entrances at corners are acceptable.</p>	<p>Minimum 2 stories, floor area of second story must be at least 75% of first story (buildings more than 750 feet from the transit corridor may be 1 story).</p> <p>First story must be minimum of 15 ft. in height.</p> <p>Maximum 360 ft. diagonal.</p> <p>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.</p> <p>Buildings at the front setback must have a functional entrance door facing the transit corridor. Entrances at corners are acceptable.</p>
	Townhouse/ Apartments	<p>Minimum 2 stories.</p> <p>Street-facing door and stoops required for Townhouses.</p>	<p>Minimum 3 stories.</p> <p>Street facing door and stoop required for Townhouses.</p> <p>Maximum 360 ft. diagonal.</p>
Building Frontage	Mixed Use Building	Minimum frontage equal to lot width less 30 feet and any side required setback or buffer	Minimum 75% frontage
	Townhouse/ Apartments	Minimum frontage equal to lot width less 30 feet and any side required setback or buffer	Minimum 70% frontage
Site	All Buildings	<p>Buildings must have a public or private sidewalk adjacent to all sides with main entrances.</p> <p>When the site is more than 62,500 sq ft, the site must be designed as blocks 250</p>	<p>Buildings must have a public or private sidewalk adjacent to all sides with main entrances.</p> <p>When the site is more than 62,500 sq ft, the site must be designed as blocks 250</p>

		Lot Width up to 250 ft.	Lot Width 250 ft. and more
		feet on each side or as near as practical given the site shape, with sidewalks, plazas, or drives separating the blocks.	feet on each side or as near as practical given the site shape, with sidewalks, plazas, or drives separating the blocks.
Access and Circulation	Mixed Use Buildings	No more than 1 curb cut for a two-way driveway or 2 curb cuts for a one-way driveway per lot.	No more than 2 curb cuts per Lot.
	Townhouse/ Apartments	No more than 1 curb cut for a two-way driveway or 2 curb cuts for a one-way driveway per lot.	No more than 2 curb cuts per Lot.
Off-Street Parking	All Buildings	No minimum off-street vehicle parking for any land use. Maximum vehicle parking standards, required bicycle spaces and EV parking spaces as provided in Table 5.19-1 shall apply.	No minimum off-street vehicle parking for any land use. Maximum vehicle parking standards, required bicycle spaces and EV parking spaces as provided in Table 5.19-1 shall apply.
Parking Lot	All Buildings	Located in side or rear yard only. Vehicular use area may not exceed area of building(s) footprint.	Located in side or rear yard only. Vehicular use area may not exceed 125% of area of building(s) footprint.

Section 6. That Section 5.17.4 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended to read as follows:

[Note: Orientation of table changed from portrait to landscape and most footnotes incorporated into body for clarity and efficiency. Track changes only records new or changed regulations, not orientation change, formatting or moves.]

5.17.4 Mixed Use Zoning Districts

Dimensional standards for mixed use zoning districts are provided in Table 5:17-4.

TABLE 5:17-4: MIXED USE ZONING DISTRICT DIMENSIONS

NOTE: The requirements in this table may be superseded by the standards in Section Error! Reference source not found..

DISTRICT	FLOOR AREA AND FAR		OPEN SPACE AND BUILDING COVERAGE	SETBACKS			HEIGHT	LOT DIMENSIONS	
	FLOOR AREA	FAR	% LOT AREA	FRONT	SIDE	REAR	FEET AND STORIES	AREA	WIDTH
O	None	Max: 75%	None	Min: 15 ft. Max: 40 ft. [A]	Min: 30 ft. [C] when abutting R district, otherwise 0 ft.		Max 55 ft. and 4 stories when within 300 ft. of abutting R zone, otherwise none.	Min: 6,000 sq. ft.	Min: 50 ft.
C1	Max: 8,000 sq. ft. per nonresidential use	Max: 100%	None	Min: 10 ft. Max 25 ft. [A]	Min: 30 ft. [C] when abutting R district, otherwise 0 ft.		Max 35 ft. and 3 stories	Min: 2,000 sq. ft.	Min: 20 ft.
C1B	None	Max: 150%	None	Min: 10 ft. Max: 25 ft. [A]	Min: 30 ft. when abutting R district, otherwise 0 ft.		Max 50 ft. and 4 stories	Min: 3,000 sq. ft.	Min: 20 ft.
C1A	None	Max: 200%	None	None	Min: Equal to minimum of abutting R district		None	None	None
C1A/R	None	Max: 300%	None	None	Min: Equal to minimum of abutting R district		None	None	None
C2B	None	Max: 200%	None	Min: 10 ft. Max: 25 ft. [A]	Min: 30 ft. [C] when abutting R district, otherwise 0 ft.		Max: 55 ft. and 4 stories	Min: 4,000 sq. ft.	Min: 40 ft.
C3	None	Max: 200%	None	Min: 10 ft Max: 25 ft. [A]	Min: 30 ft. [C] when abutting R district, otherwise 0 ft.		Max: 55 ft. and 4 stories	Min: 6,000 sq. ft.	Min: 60 ft.
D1	None	Max: Up to 700% with premiums (Section 5.18.6), otherwise 400%	None	See Table 5:17-7	See Table 5:17-6		Min: 24 ft. and 2 stories [B] Max: See Table 5:17-6	None	None

TABLE 5:17-4: MIXED USE ZONING DISTRICT DIMENSIONS

NOTE: The requirements in this table may be superseded by the standards in Section Error! Reference source not found..

DISTRICT	FLOOR AREA AND FAR		OPEN SPACE AND BUILDING COVERAGE	SETBACKS			HEIGHT	LOT DIMENSIONS	
	FLOOR AREA	FAR	% LOT AREA	FRONT	SIDE	REAR	FEET AND STORIES	AREA	WIDTH
D2	None	Max: Up to 400% with premiums (Section 5.18.6), otherwise 200%	Open Space Min: 10% Building Coverage Max: 80%	See Table 5:17-7	See Table 5:17-6		Min: 24 ft. and 2 stories Max: See Table 5:17-6	None	None
T1	See Section 5.16.3.Q	<u>None</u>	<u>None</u>	Mixed Use: Max 10 ft Townhouse/Apt: Max 20 ft	All: Min 30 ft. [C] abutting R district, otherwise 0 ft.		Maximum in proximity to R district: Within 80 ft – 40 ft. Between 80-300 ft – 75 ft More than 300 ft – 120 ft	<u>None</u>	<u>None</u>

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.

Section 7. That Section 5.20.4 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended to read as follows:

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, TC 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.

Section 8. This ordinance shall take effect and be in force on and after ten days from legal publication.