

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.

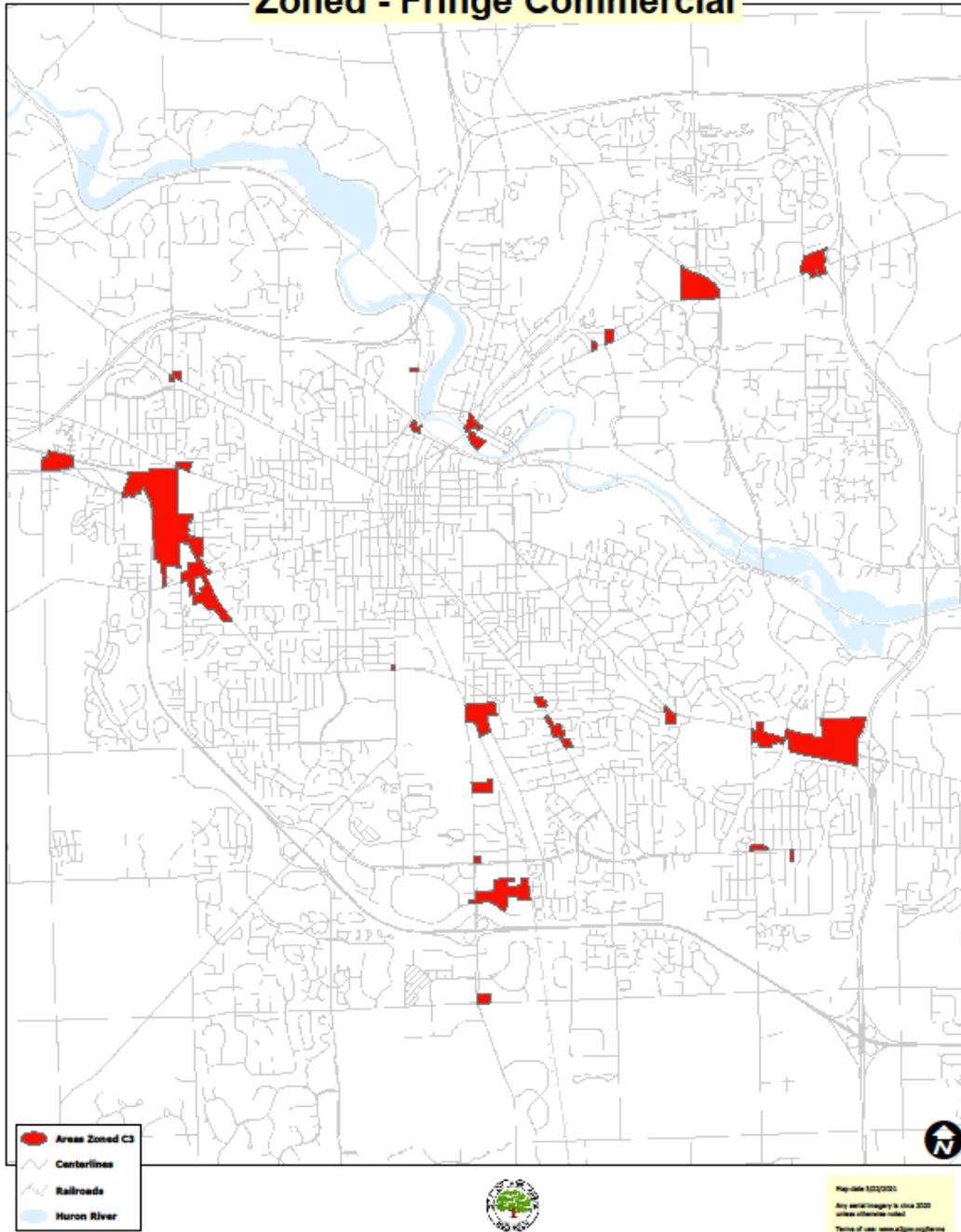
5.12.9 TC1 Transit Corridor

B. Specific Purpose Statements

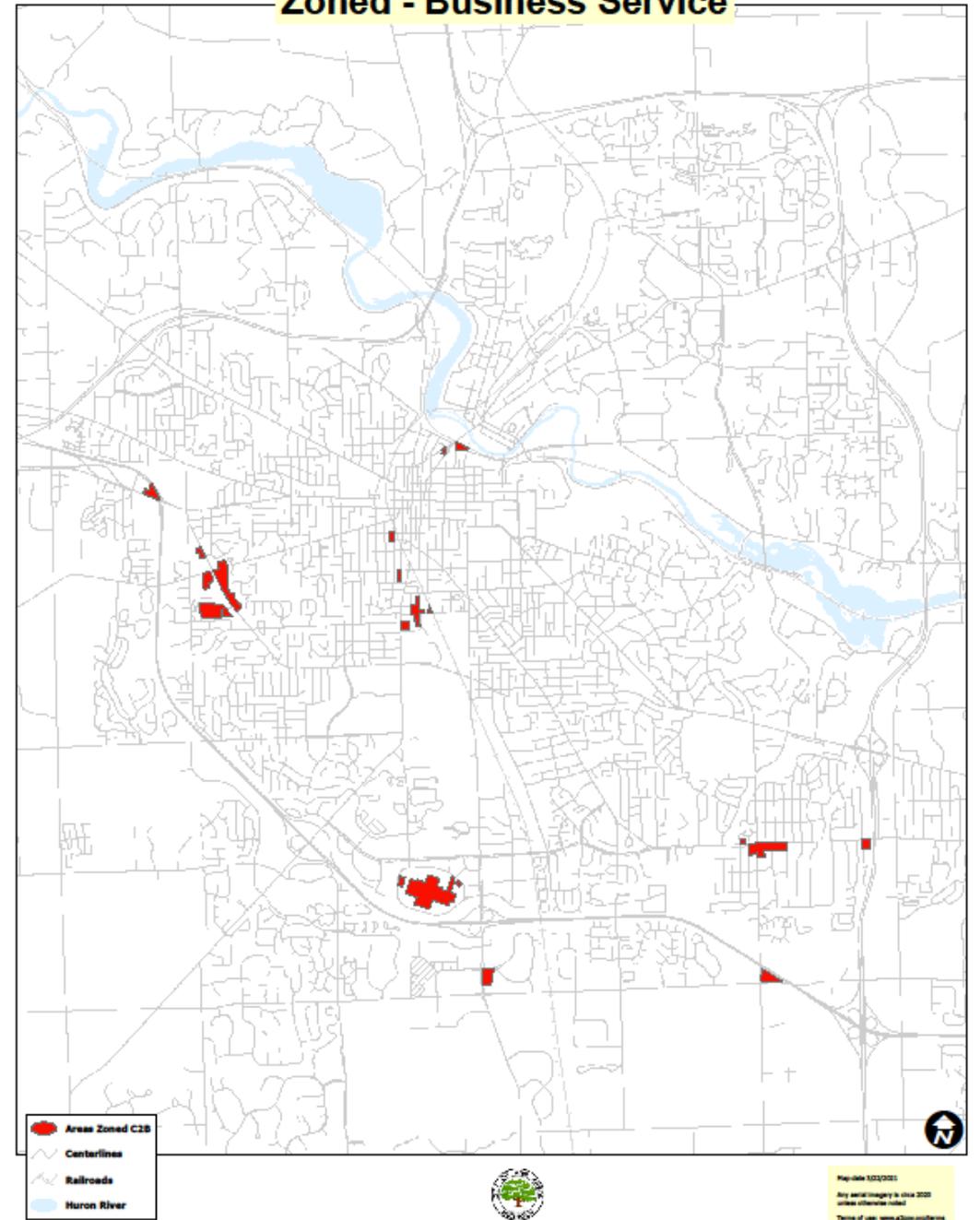
When approving a petition to rezone a site from its current designation to TC1, the Planning Commission and City Council should consider the following specific purpose statements:

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.

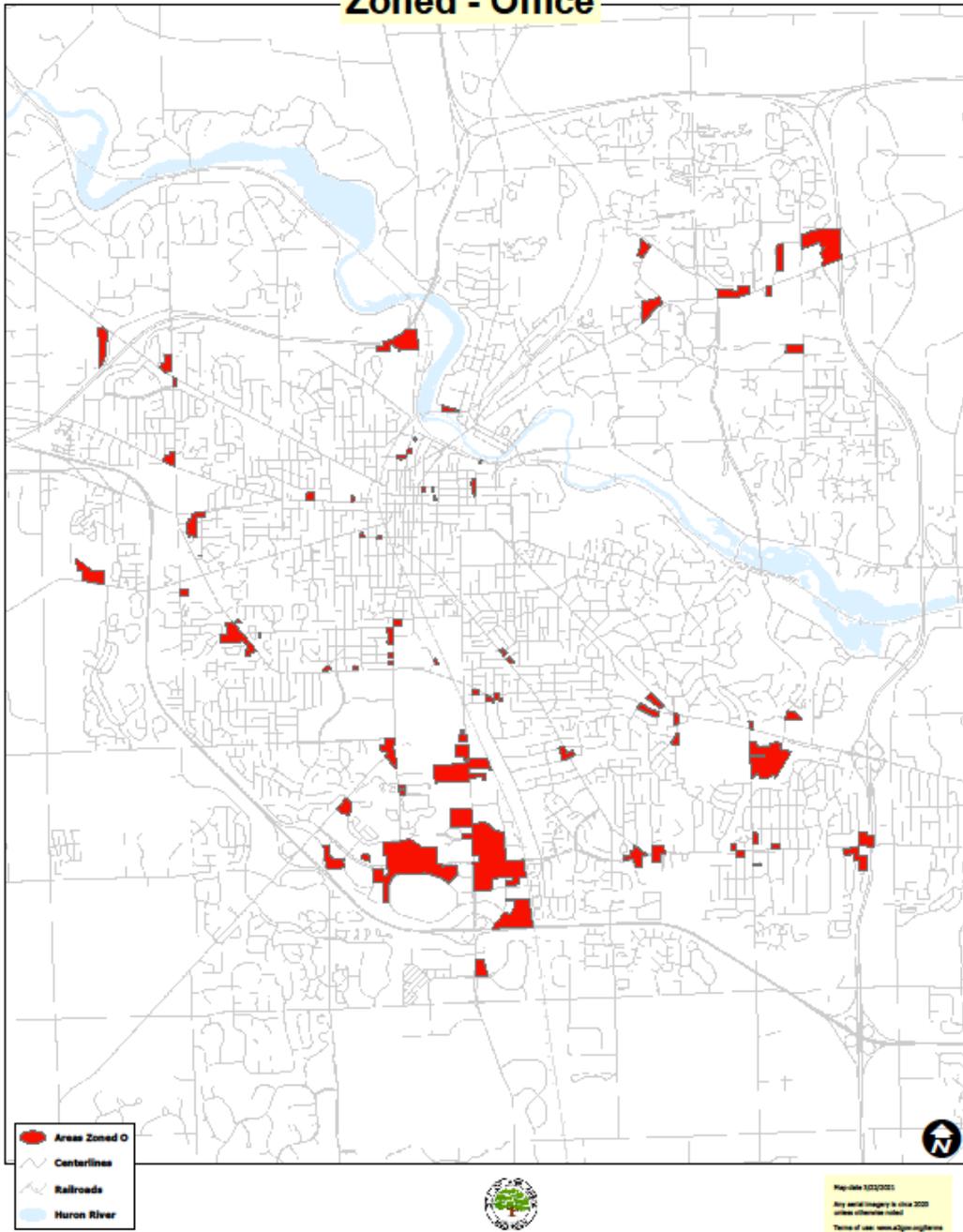
Zoned - Fringe Commercial



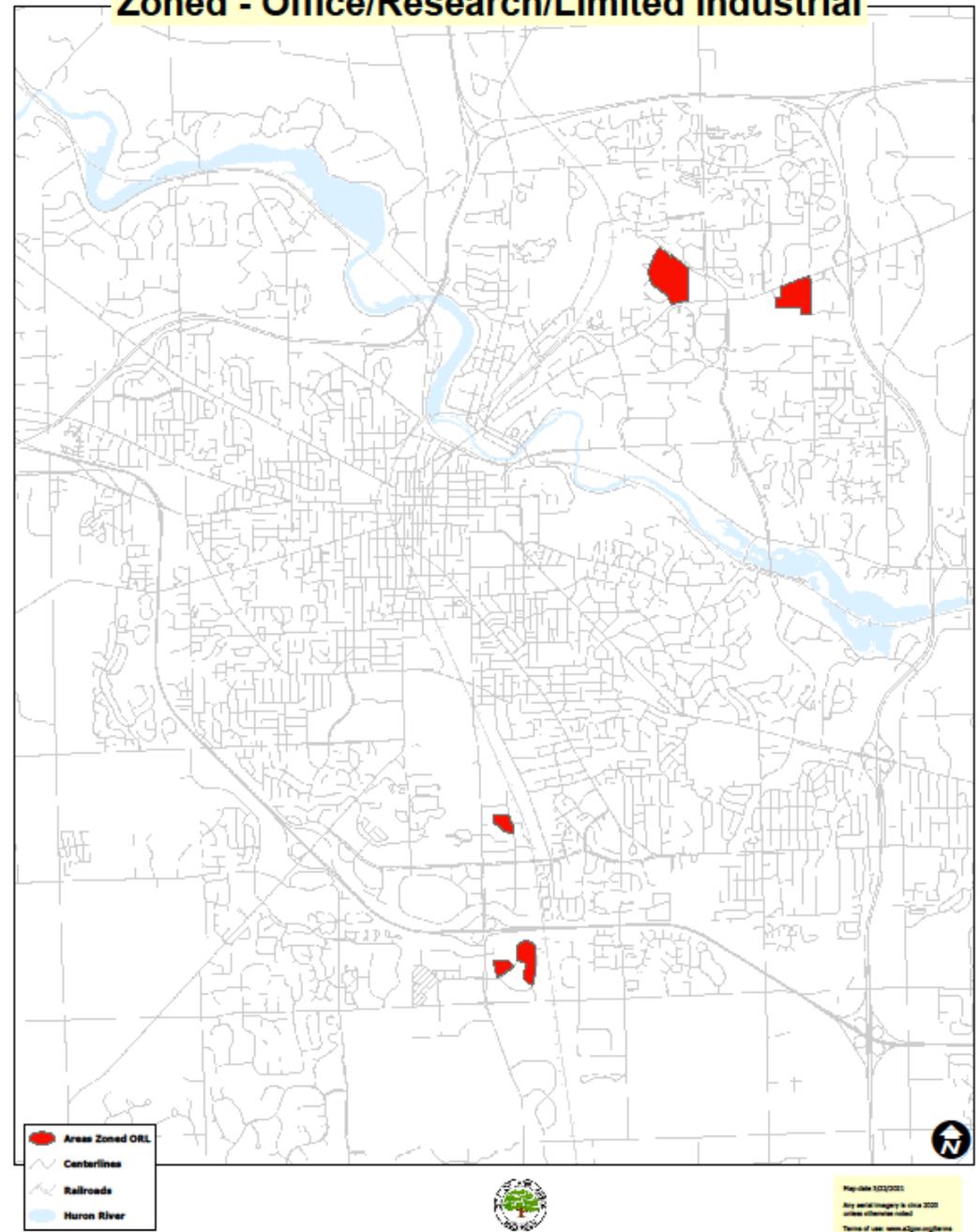
Zoned - Business Service



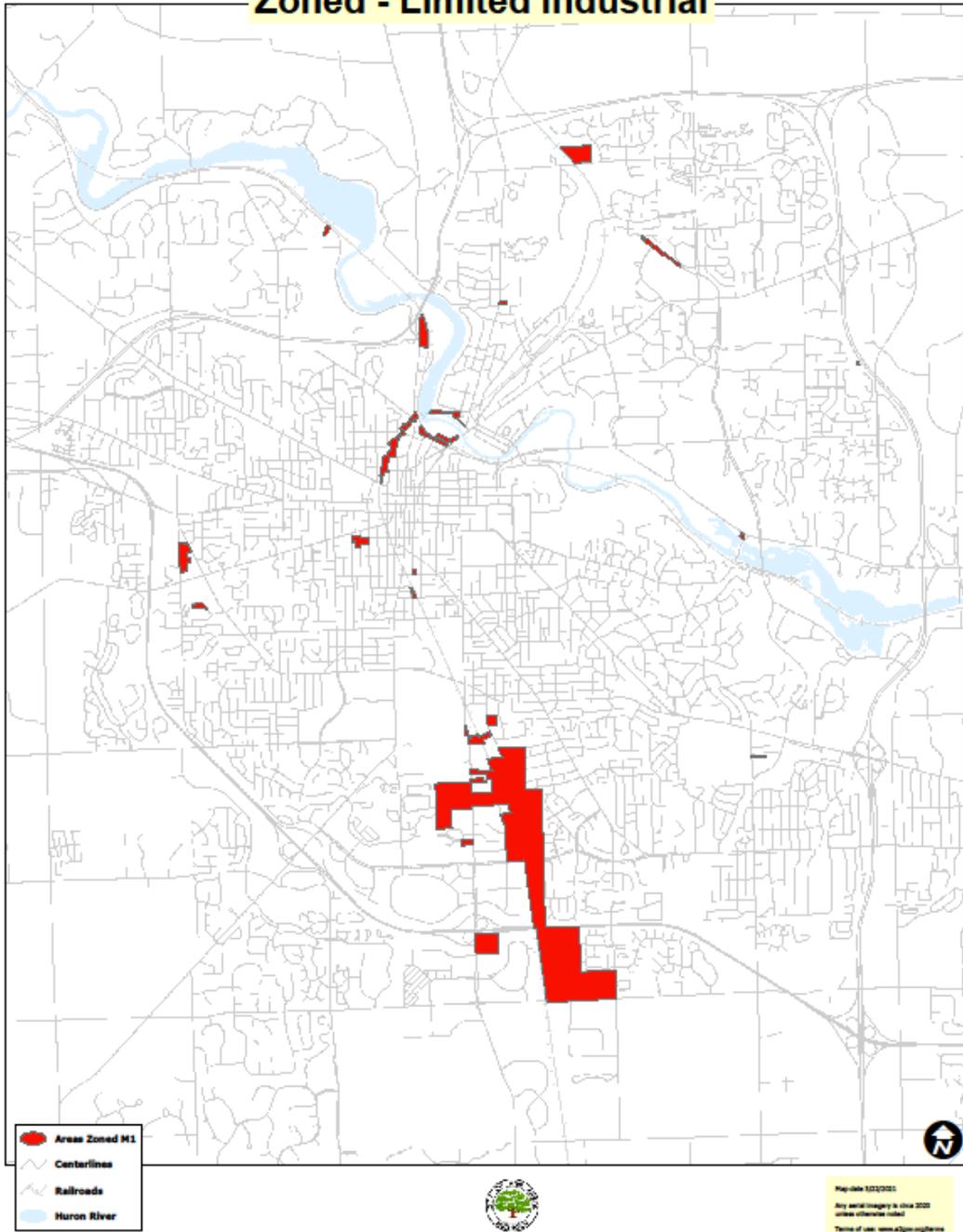
Zoned - Office



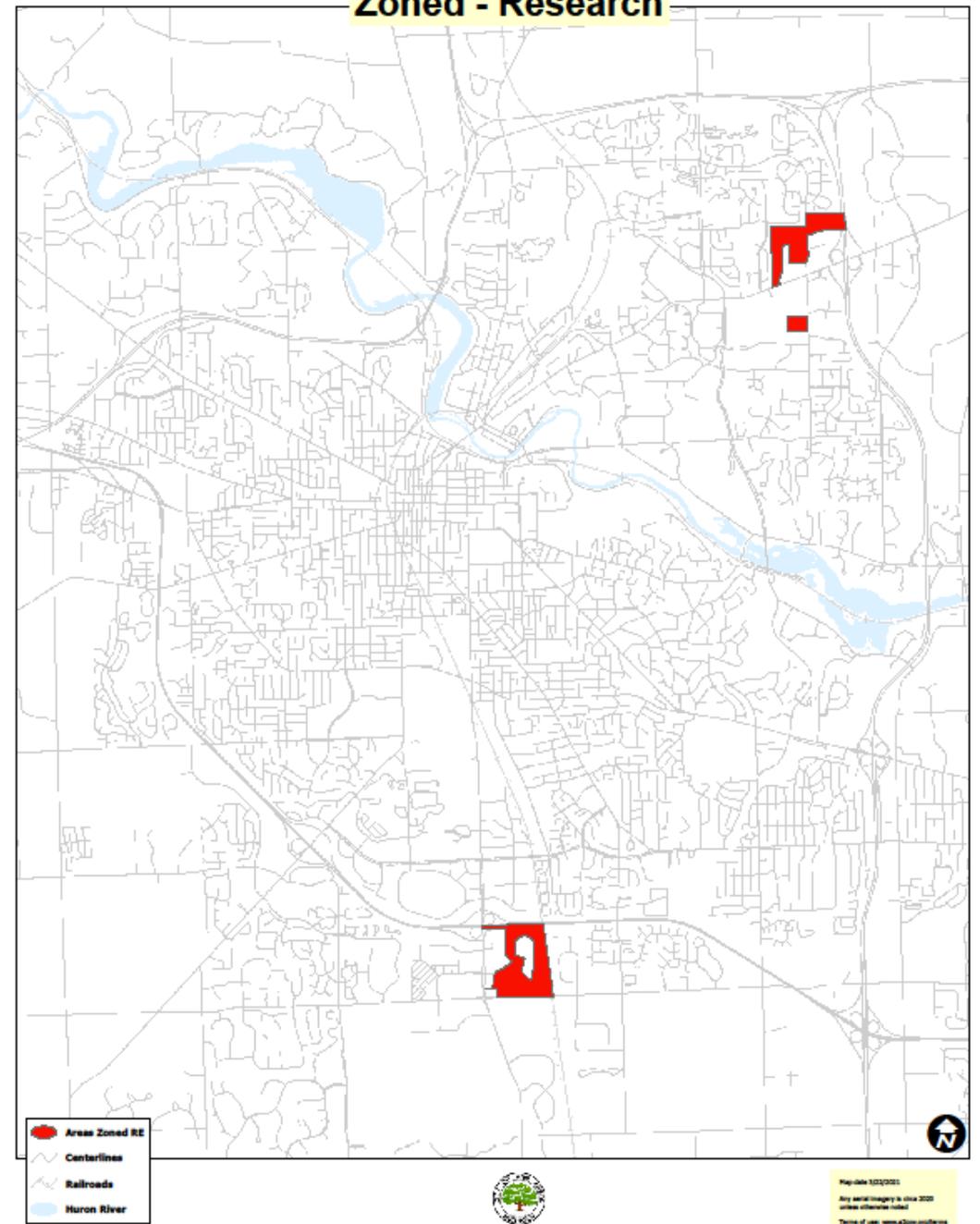
Zoned - Office/Research/Limited Industrial



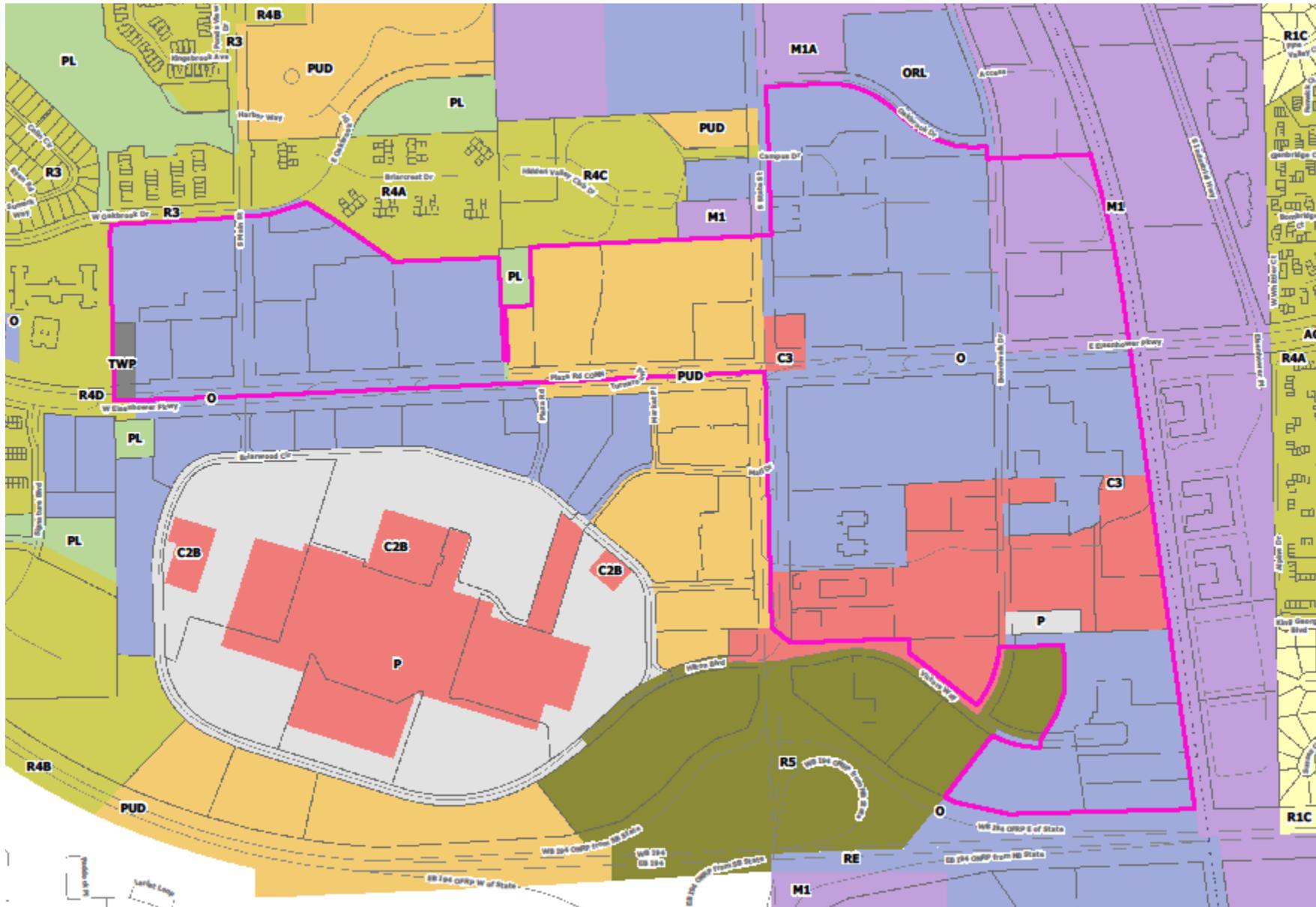
Zoned - Limited Industrial



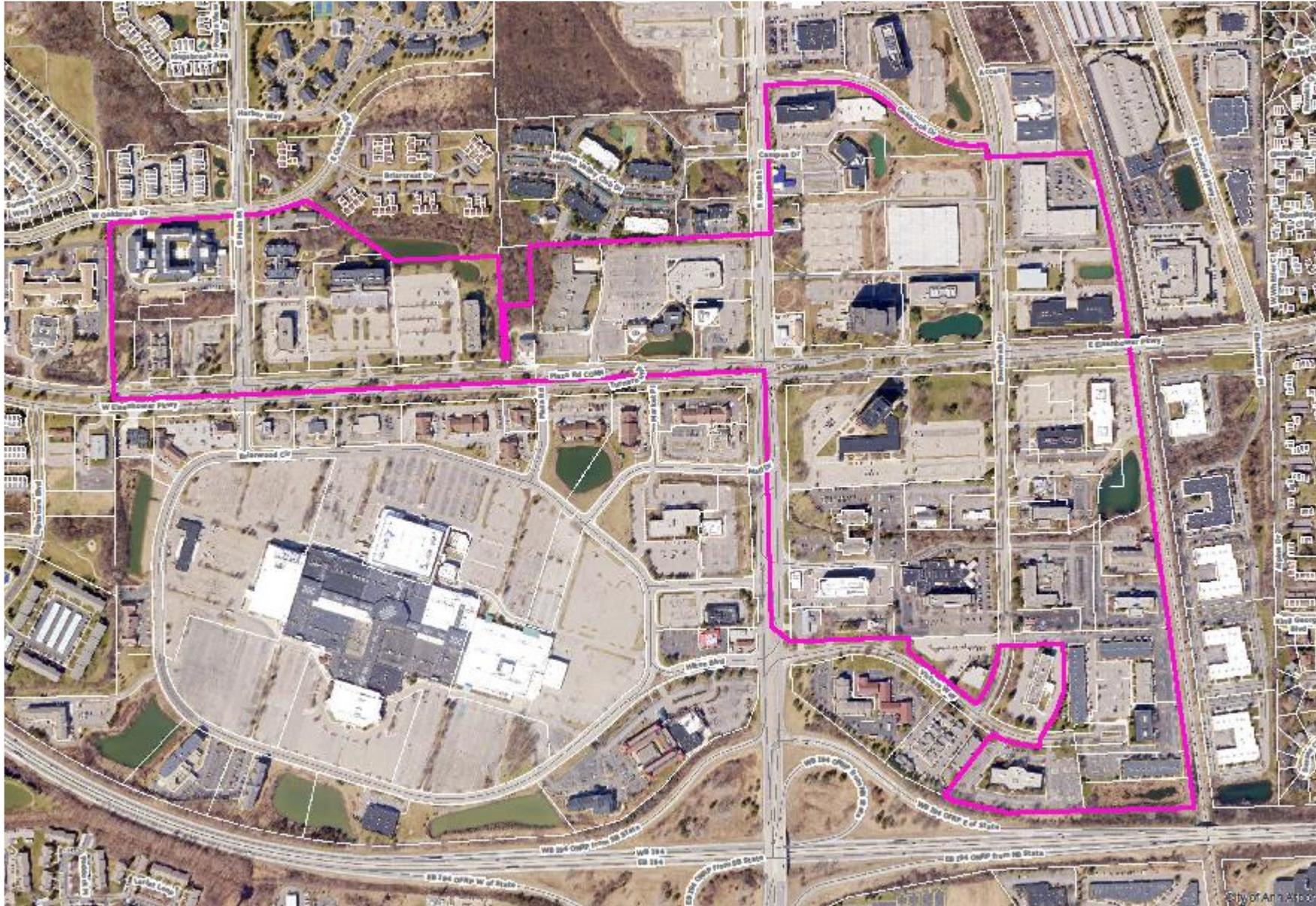
Zoned - Research



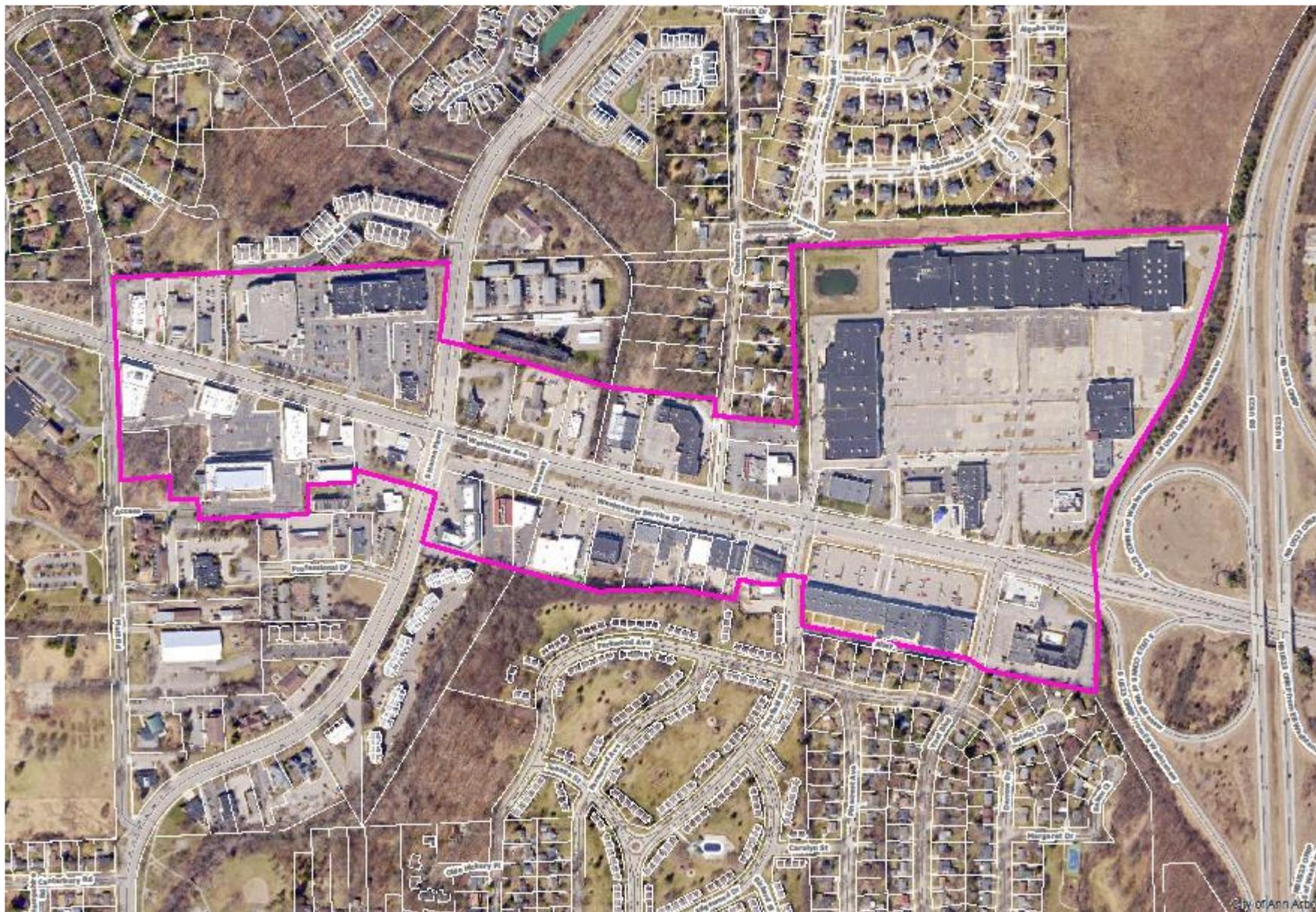
State & Eisenhower Target Area – Current Zoning



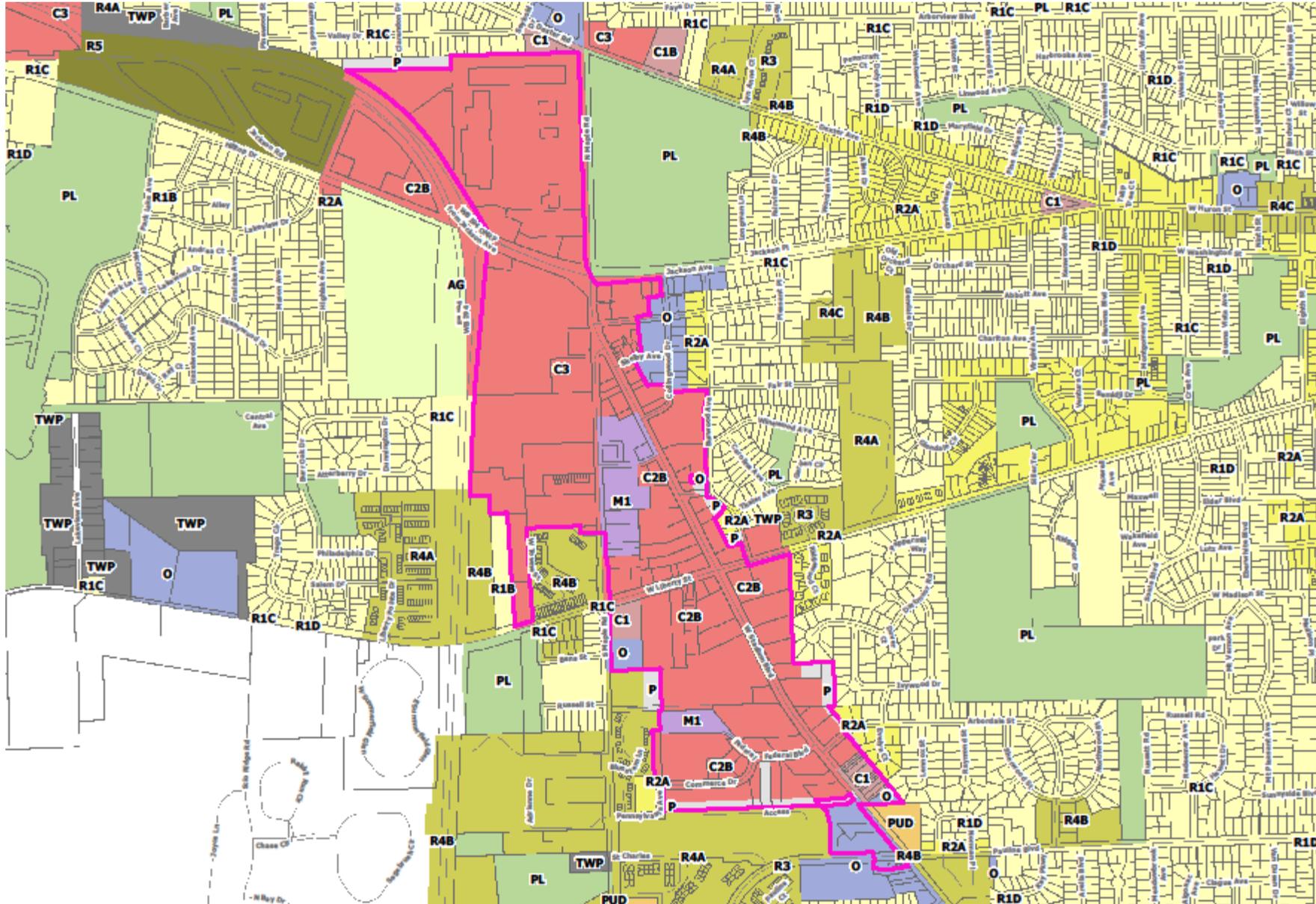
State & Eisenhower Target Area – Aerial Photo



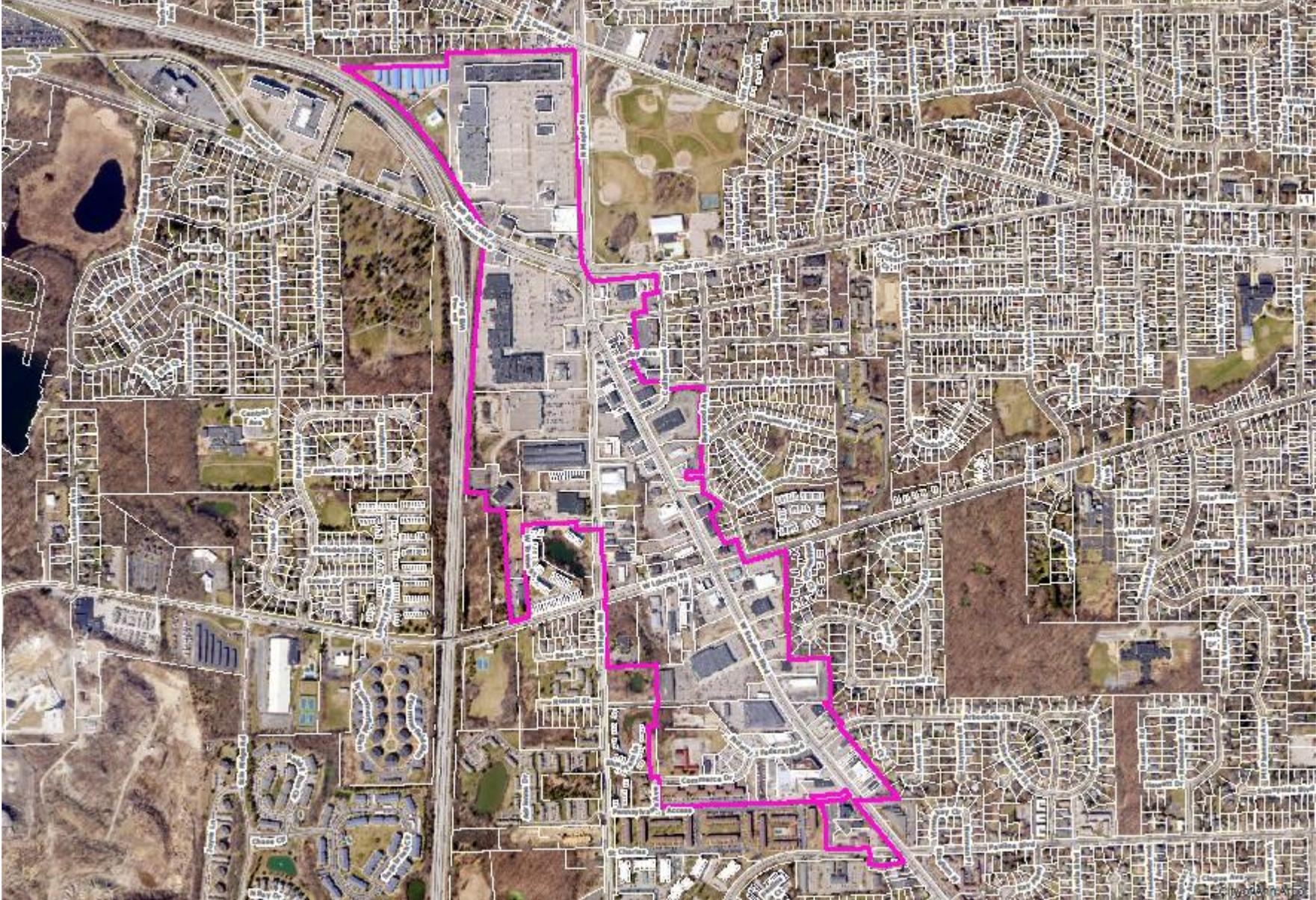
Washtenaw Target Area – Aerial Photo



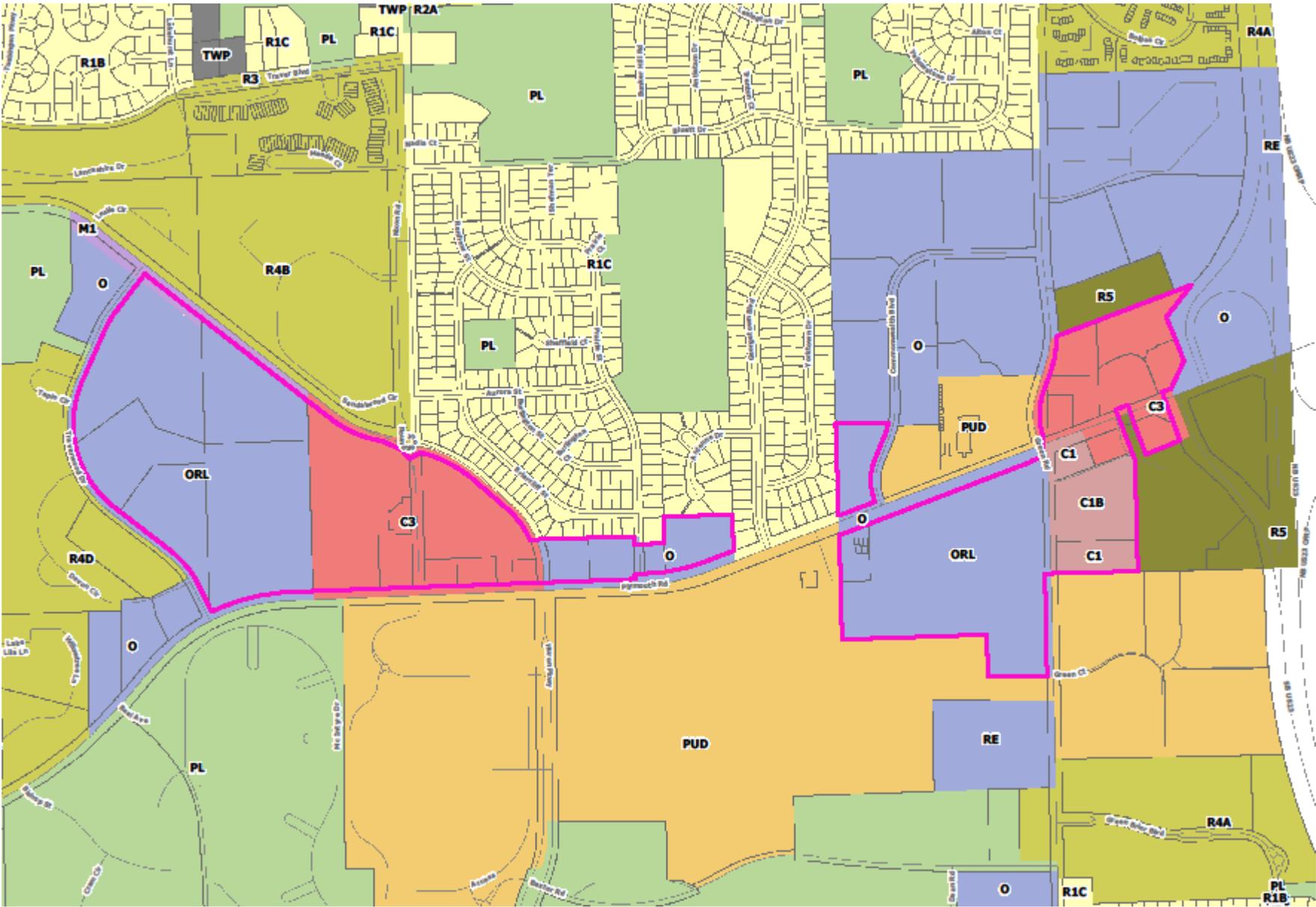
West Stadium Target Area – Current Zoning



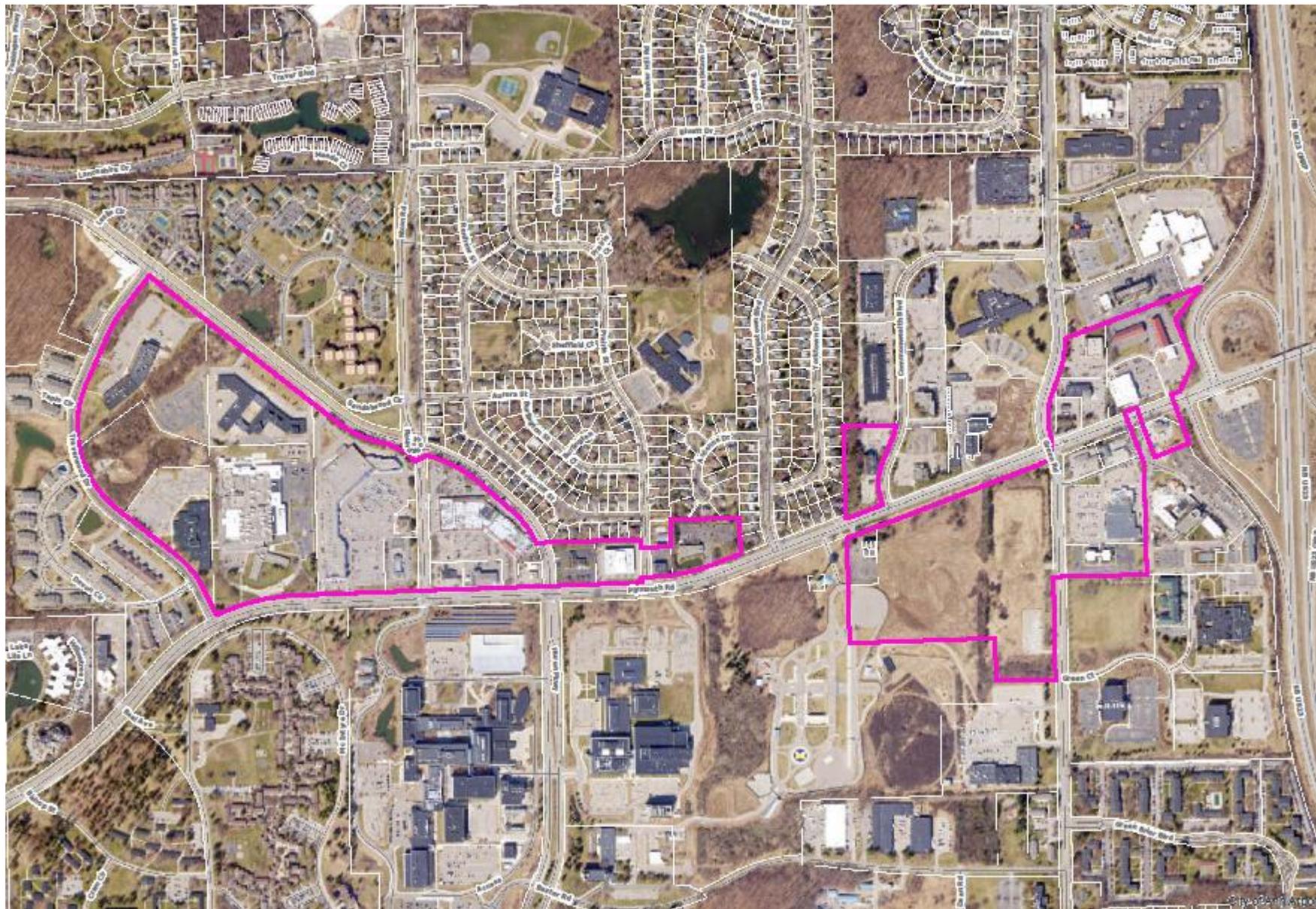
West Stadium Target Area – Aerial Photo



Plymouth Road Target Area – Current Zoning



Plymouth Road Target Area – Aerial Photo



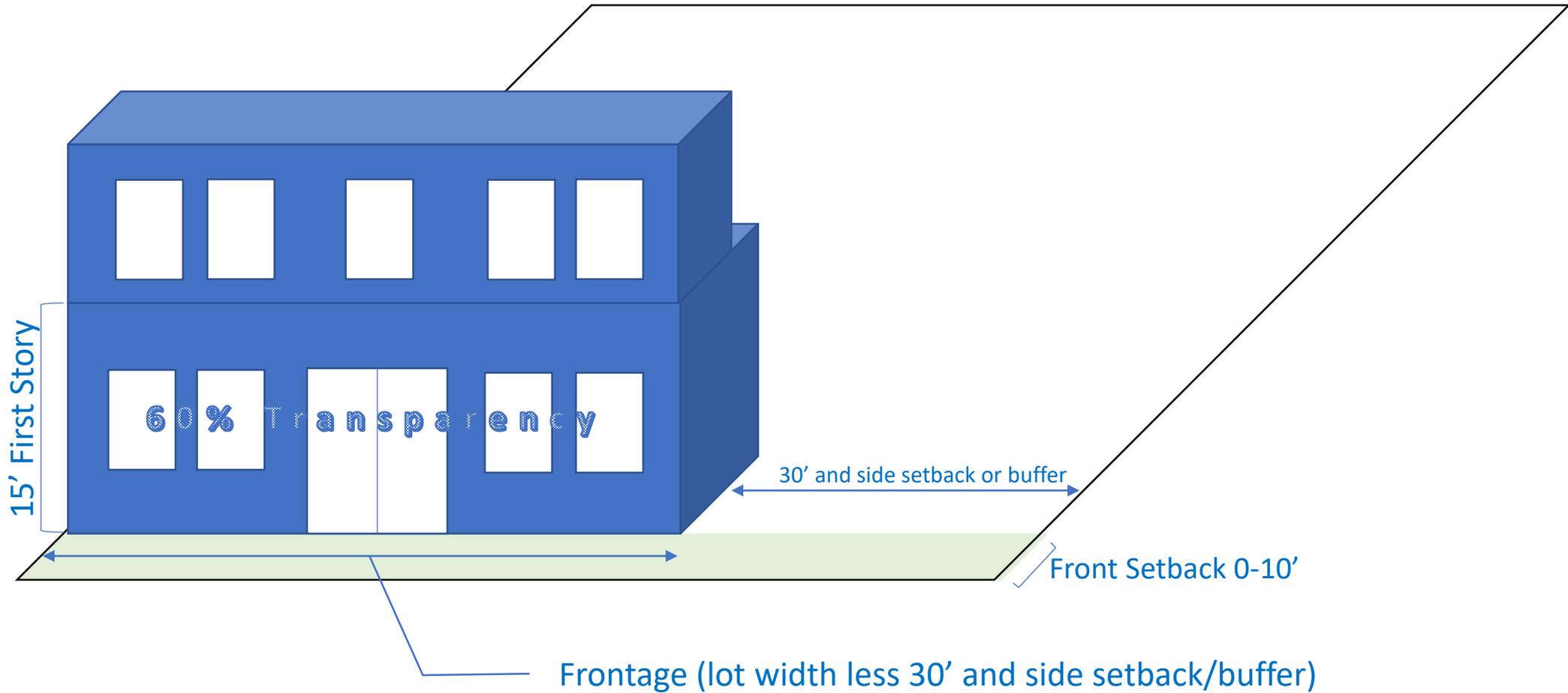
Section 5.16.3

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.

		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 5 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 5 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 50 feet and any side required setback or buffer	Minimum 75% frontage
	Townhouse/ Apartments	Minimum frontage equal to lot width less 50 feet and any side required setback or buffer	Minimum 70% frontage
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.



BUILDINGS Use Specific Standards – Lot Widths Over 250 ft.

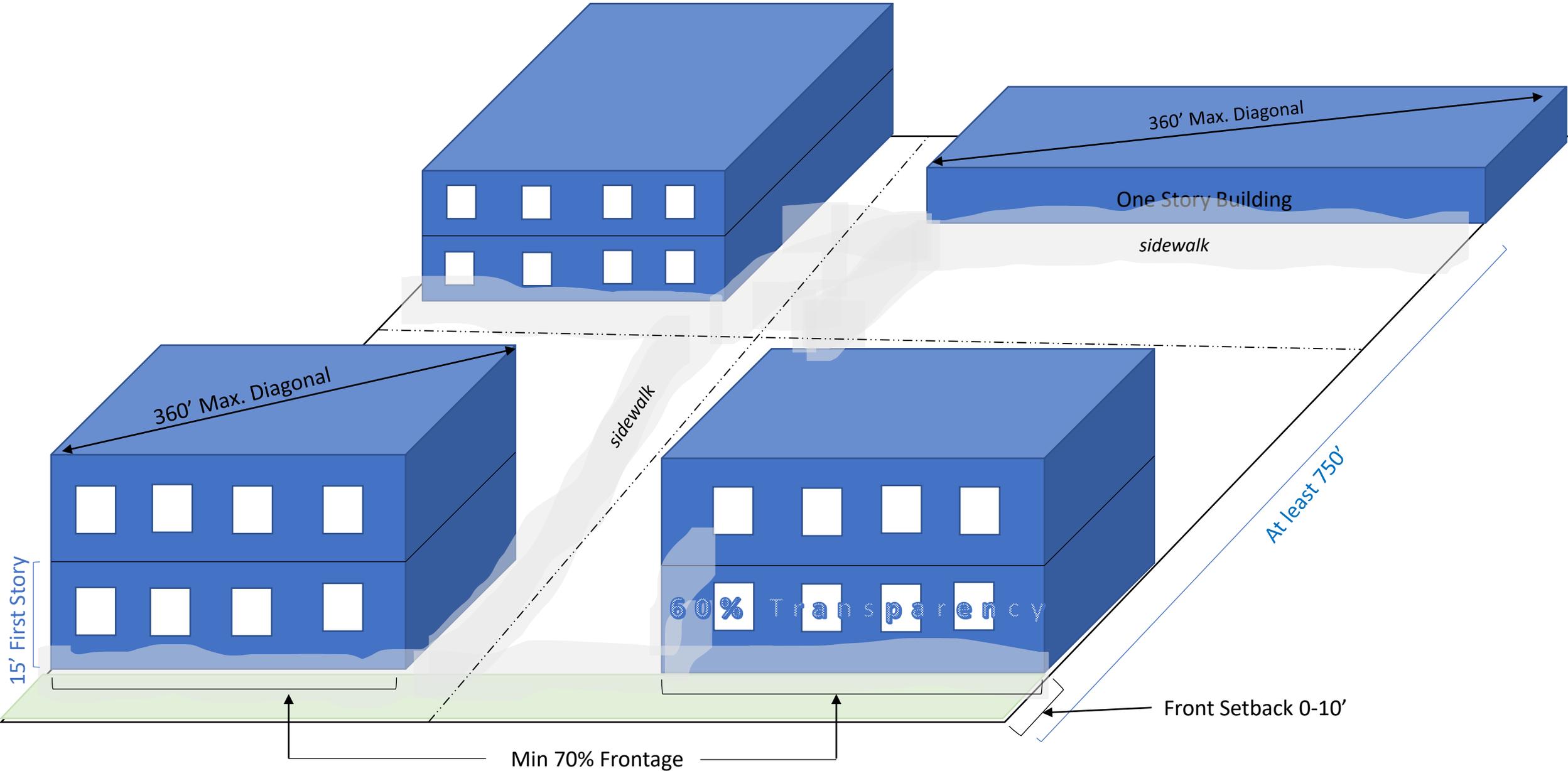


TABLE 5:17-4: MIXED USE ZONING DISTRICT DIMENSIONS

*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	None	None	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 – 55 ft. Between 80-300 ft – 75 ft More than 300 ft – 120 ft	None	None

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.

Residential District

C2B, C3, O, or TC1 District

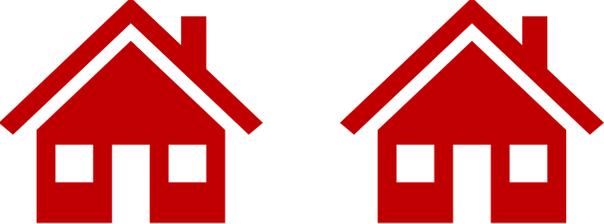
Height Limit 120': some TC1

Height Limit 75': some TC1

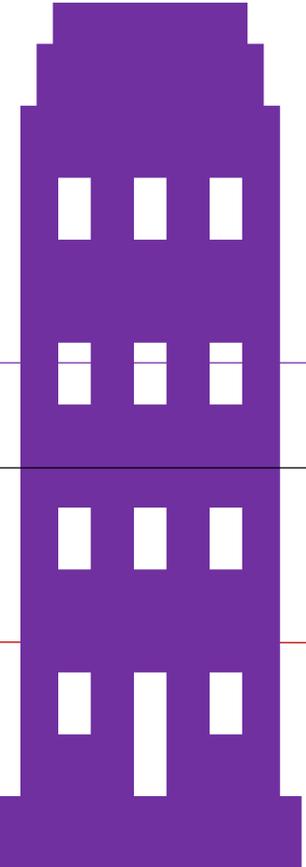
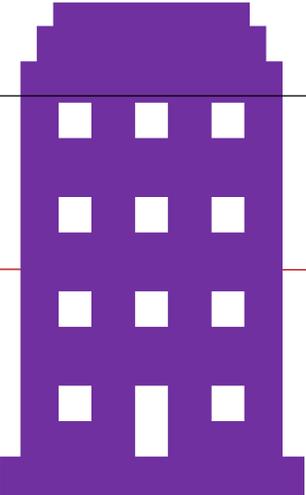
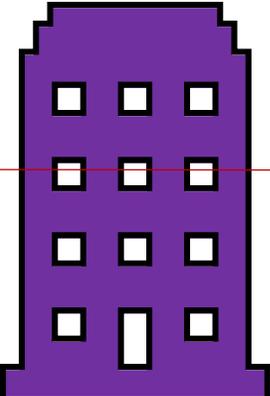
Height Limit 55': C2B, C3, and some O and TC1

Height Limit 30': R1, R2, R4C

Zoning District Boundary



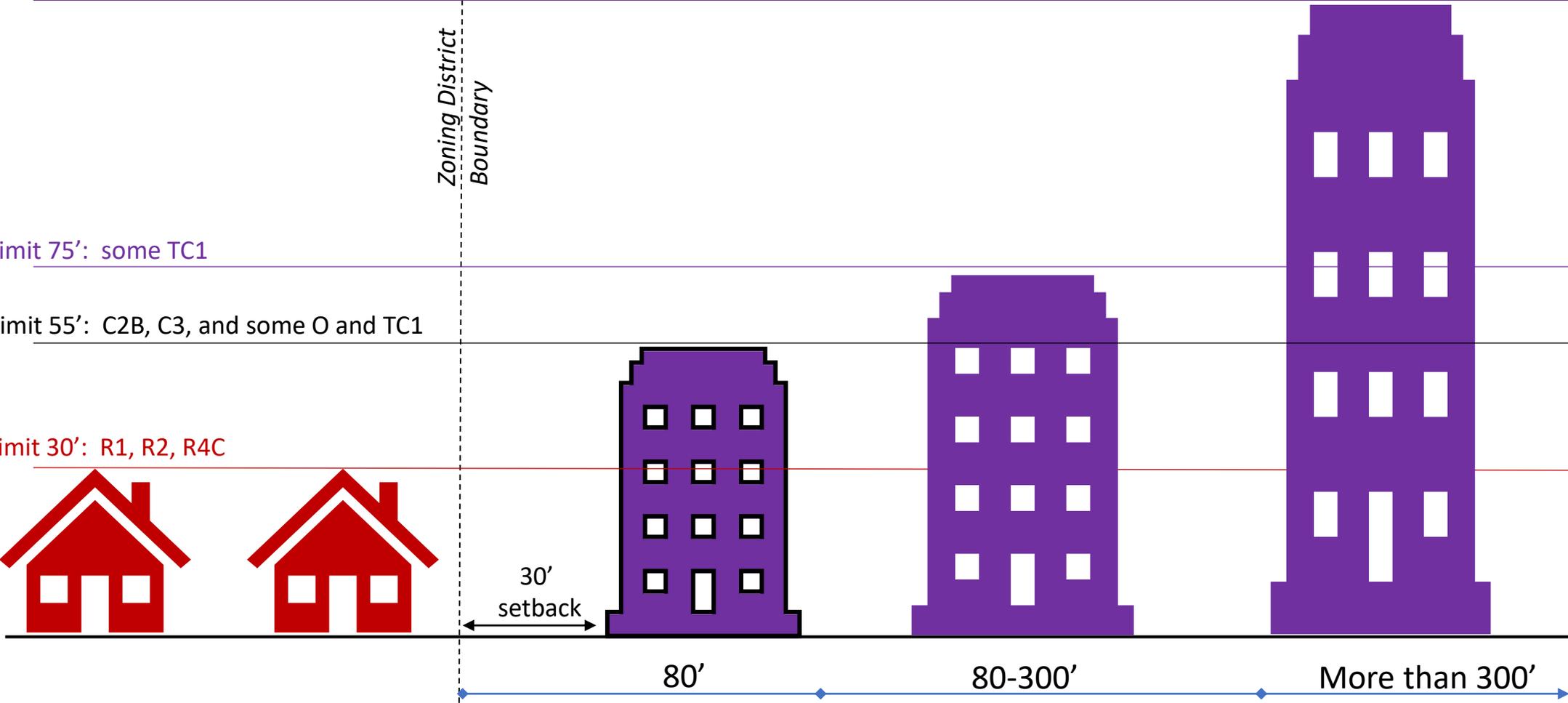
30' setback



80'

80-300'

More than 300'



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

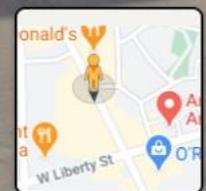
- Changes since March 23, 2021 Ordinance Revisions Committee
 - Height limit changed from 40 to 55 feet when within 80 feet of R
- Parking Structures adjacent to street
 - Consider including TC1 in Section 5.16.3.L, use specific standards for parking structures
 - A permitted use must occupy the 25' 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

2278 W Stadium Blvd
Ann Arbor, Michigan

Google

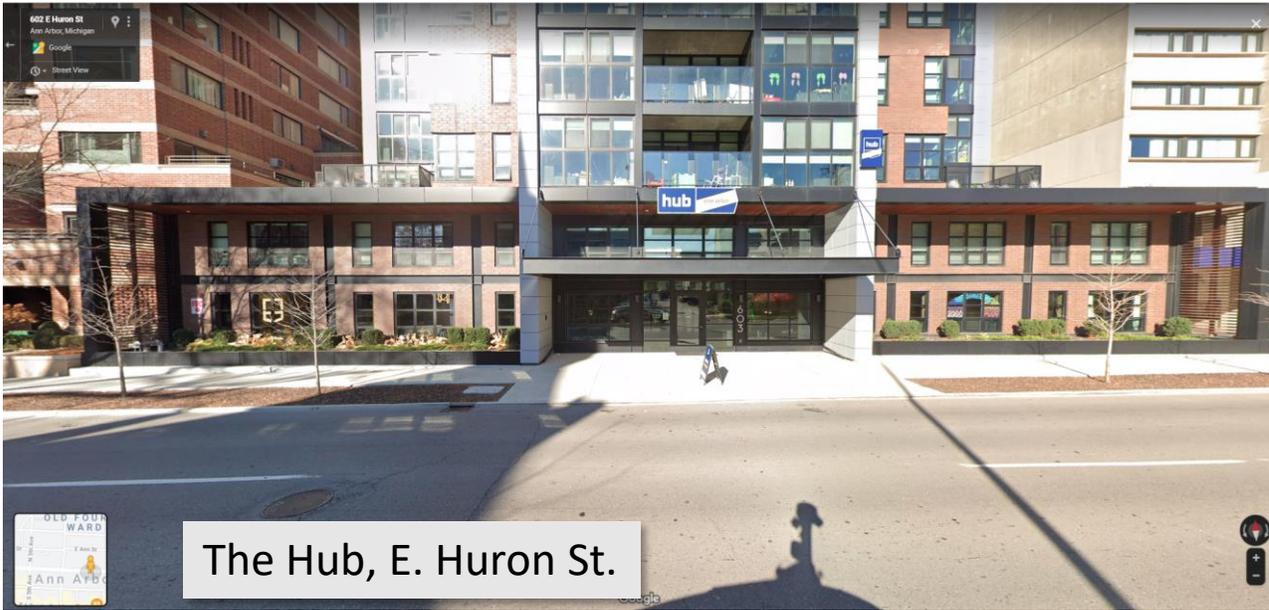
Street View



Google

Existing 75' Buildings: The Yard (left) and 618 South Main (right)





The Hub, E. Huron St.



Liberty Townhomes, Ann Arbor
Jarratt Architecture 5-20-19

Liberty Townhomes, W. Liberty (rendering)



Blue Heron, W. Liberty & S. Maple

777 Eisenhower, Fall 2020



E Eisenhower Pkwy

Ann Arbor, Michigan

Google

Street View

Google

The Yard in front
of 777 Eisenhower



