

UNIFIED DEVELOPMENT CODE  
(NEW ZONING DISTRICT T1 TRANSIT SUPPORT)

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 T1 Transit Support**

This district is intended to allow and require mixed uses in sufficient density to support existing and future transit systems, which will also create opportunities for affordable housing, expand housing choices for all residents, provide more sustainable forms of development, and reduce 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.

**Section 2. That Section 5.15, Table 5:15-1 and 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 5:15-1: PERMITTED PRIMARY 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 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	T1	R5	P	PL	RE	ORL	M1	M1A	M2	5.16	
<b>PRIMARY USES</b>																																			
<b>RESIDENTIAL</b>																																			<b>Error! Reference source not found.</b>
<b>Household Living</b>																																			
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			P					<a href="#">5.15.3.Q</a>	
Dwelling, Assisted Living											P	P	P	P		P	P	P	P	P	P	P	P	P	P			P						<b>Error! Reference source not found.;</b> <a href="#">5.16.3.Q</a>	
Dwelling, Multi-Family											P	P	P	P		P	P	P	P	P	P	P	P	P	P			P	E					<b>Error! Reference source not found.;</b> <b>Error! Reference source not found.;</b> <a href="#">5.16.3.Q</a>	



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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	T1	R5	P	PL	RE	ORL	M1	M1A	M2	5.16	
Fraternities, Sororities, and Student Cooperative Housing							E		E	E	E	E	E		E	P	P	P	P	P	P	P	P	P	P										Error! Reference source not found.; Error! Reference source not found.; <a href="#">5.16.3.Q</a>
Group Housing							E		E	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P										Error! Reference source not found.; Error! Reference source not found.; <a href="#">5.16.3.Q</a>
Guest House									P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P										Error! Reference source not found.; Error! Reference source not found.; <a href="#">5.16.3.Q</a>
<b>PUBLIC/ INSTITUTIONAL</b>																																			<b>ERROR! REFERENCE SOURCE NOT FOUND.</b>



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	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	T1	R5	P	PL	RE	ORL	M1	M1A	M2	5.16		
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										Error! Reference source not found.; <a href="#">5.16.3.Q</a>	
<b>Educational</b>																																				
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	P	Error! Reference source not found.; <a href="#">5.16.3.Q</a>
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	P	P	<a href="#">5.16.3.Q</a>	
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	P										<a href="#">5.16.3.Q</a>
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	P	P	<a href="#">5.16.3.Q</a>	
School, Trade/Industrial																	P	P	P	P	P	P	P	P	P			P		P	P	P	P	<a href="#">5.16.3.Q</a>		
<b>Health Care</b>																																				
Hospital																E	E	E	E	E								P				E	E		Error! Reference source not found.	
Nursing Care Facility																P	P	P	P	P	P	P	P	P	P	P	P					P	P	P	Error! Reference source not found.; <a href="#">5.16.3.Q</a>	

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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	T1	R5	P	PL	RE	ORL	M1	M1A	M2	5.16		
<b>COMMERCIAL</b>																																			<b>Error! Reference source not found.</b>	
<b>Lodging</b>																																				
Bed and Breakfast																					P	P	P	P	P	P									<a href="#">5.16.3.Q</a>	
Hotel																P	P	P	P	P	P	P	P	P	P	P									<a href="#">5.16.3.Q</a>	
<b>Recreation, Entertainment, and Arts</b>																																				
Adult Entertainment Business																																	P		P	<b>Error! Reference source not found.</b>
Artist Studio																P	P	P	P	P	P	P	P	P	P	P						P	P	P	<b>Error! Reference source not found.; <a href="#">5.16.3.Q</a></b>	
General Entertainment																	P	P	P	P	P	E	P	P	P										<b>Error! Reference source not found.; <a href="#">5.16.3.Q</a></b>	
Indoor Recreation																E	P	P	P	P	P	P	P	P	P			P		E	E	E	E	<b>Error! Reference source not found.; <a href="#">5.16.3.Q</a></b>		

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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	T1	R5	P	PL	RE	ORL	M1	M1A	M2	5.16
Outdoor Recreation	P	E	E	E	E	E	E	E	E	E	E	E	E	E									P	P				P		E				Error! Reference source not found.
<b>Sales</b>																																		
Automobiles, Motorcycles, Recreational Vehicles, Equipment (Sales and Rental)																					E	E	P	P							P	P		
Fueling Station																					E	E	E	P									P	Error! Reference source not found.
Outdoor Sales, Permanent																	P	P	P	P	P	P	P	P	<u>P</u>									Error! Reference source not found.; <a href="#">5.16.3.Q</a>
Medical Marijuana Provisioning Center																	E	E	E	E	E	E	E	E	<u>E</u>						E	E	E	Error! Reference source not found.; <a href="#">5.16.3.Q</a>
Mobile Food Vending Service																P	P	P	P	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P	P	Error! Reference source not found.; <a href="#">5.16.3.Q</a>



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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	T1	R5	P	PL	RE	ORL	M1	M1A	M2	5.16	
Restaurant, Bar, Food Service																P	P	P	P	P	P	P	P	P	P										Error! Reference source not found.; <a href="#">5.16.3.Q</a>
Retail Sales, General Merchandise																P	P	P	P	P	P	P	P	P	P										<a href="#">5.16.3.Q</a>
Wholesale, Resale, Building Material and Supplies																							P	P						P	P	P			
<b>Services and Repair</b>																																			
Automobile, Truck, Construction Equipment Repair																					E	E	P	P							P	P	P		Error! Reference source not found.
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	P		<a href="#">5.16.3.Q</a>
Parking Lot or Structure																					E	E					P	P							Error! Reference source not found.
Personal Services																P	P	P	P	P	P	P	P	P	P										Error! Reference source not found.; <a href="#">5.16.3.Q</a>
Vehicle Wash																					E	E	E	P											

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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	T1	R5	P	PL	RE	ORL	M1	M1A	M2	5.16				
Veterinary, Kennel, and Animal Boarding															E	E	E	E	E	P	P	P	P	P											P	P	P	Error! Reference source not found.;

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	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	T1	R5	P	PL	RE	ORL	M1	M1A	M2	5.16		
<b>OFFICE AND RESEARCH</b>																																			<b>Error! Reference source not found.</b>	
<b>Office-Type</b>																																				
Bank, Credit Union, Financial Services																P	P	P	P	P	P	P	P	P	P	P						P	P		<a href="#">5.16.3.Q</a>	
Office, General																P	P	P	P	P	P	P	P	P	P				P	P	P	P		<b>Error! Reference source not found.;</b> <a href="#">5.16.3.Q</a>		
Medical/Dental																P	P	P	P	P	P	P	P	P	P						P	P		<b>Error! Reference source not found.;</b> <a href="#">5.16.3.Q</a>		
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		<b>Error! Reference source not found.;</b> <a href="#">5.16.3.Q</a>		
<b>Research and Development</b>																																				
Laboratory																																				<b>Error! Reference source not found.;</b> <a href="#">5.16.3.Q</a>
Medical Laboratory																					P	P	P	P	P				P	P	P	P	P		<a href="#">5.16.3.Q</a>	

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	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	T1	R5	P	PL	RE	ORL	M1	M1A	M2	5.16			
Medical Marijuana Safety Compliance Facility																																				Error! Reference source not found.	
Research/Development																									P												5.16.3.Q
<b>TRANSPORTATION</b>																																					
Medical Marijuana Secure Transporter																																				Error! Reference source not found.	
Railroad and Public Transportation Rights-of-Way																						P	P	P	P												
Transit Center, Station, or Depot																						P	P	P	P	P										5.16.3.Q	
Transportation Facilities																																					
<b>INDUSTRIAL</b>																																					Error! Reference source not found.
<b>Agricultural</b>																																					
Agriculture/Greenhouse	P																																				
Barns	P																																				
Borrow Pits	E																																				

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	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	T1	R5	P	PL	RE	ORL	M1	M1A	M2	5.16				
Medical Marijuana Grower																	P	P	P	P					P											Error! Reference source not found.		
<b>Manufacturing, Processing, Assembly, and Fabrication</b>																																						
Asphalt, Concrete Mixing Plant, Sand and Gravel Pit																																				E		
Coal and Coke Dealer																																				P		
Food and Beverages																																	P	P	P			
Heavy Manufacturing																																			P		Error! Reference source not found.	
Laundry and Dry Cleaning Plant																																	P	P	P			
Light Manufacturing																																	P	P	P		Error! Reference source not found.	
Medical Marijuana Processor																																	E	E	P	P		Error! Reference source not found.

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	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	T1	R5	P	PL	RE	ORL	M1	M1A	M2	5.16		
Marijuana-Infused Product Processor																							E	E											Error! Reference source not found.	
Oil and Gas Wells																																				Error! Reference source not found.
Pilot Manufacturing																													P	P	P	P	P			
Scrap and Waste Material																																			E	
Slaughterhouse																																			E	
<b>Utilities and Communications</b>																																				
Broadcasting Facility																					P	P	P	P	<u>P</u>							P	P	P	<u>5.16.3.Q</u>	
Data Processing and Computer Centers																P	P	P	P	P	P	P	P	<u>P</u>				P	P	P	P	P	P	<u>5.16.3.Q</u>		
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	<u>P</u>	E		P	P	P	P	P	P	Error! Reference source not found.; <u>5.16.3.Q</u>		

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<b>Warehousing and Storage</b>																																				
Medium Term Car Storage																											E									Error! Reference source not found.
Short Term Car Storage																											P									Error! Reference source not found.
Outdoor Storage																																P	P	P		
Warehousing and Indoor Storage																							P	P							P	P	P			

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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	T1	R5	P	PL	RE	ORL	M1	M1A	M2	5.16	
<b>ACCESSORY USES</b>																																			<b>Error! Reference source not found.</b>
All Accessory Buildings																																			<b>Error! Reference source not found.;</b>
Bed and Breakfast, Accessory		A	A	A	A	A	A	A	A	A	A	A	A	A																					<b>Error! Reference source not found.</b>
Community Recreation									A	A	A	A	A																						<b>Error! Reference source not found.;</b>
Dish Antenna		A	A	A	A	A	A	A	A	A	A	A	A	A																					<b>Error! Reference source not found.;</b> <b>Error! Reference source not found.;</b> <b>Error! Reference source not found.</b>



**TABLE 5:15-2: PERMITTED ACCESSORY USE TABLE**

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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	T1	R5	P	PL	RE	ORL	M1	M1A	M2	5.16		
Drive-Through Facility																E																			Error! Reference source not found.; Error! Reference source not found.; Error! Reference source not found.	
Dwelling Unit, Accessory		A	A	A	A	A																													Error! Reference source not found.; Error! Reference source not found.	
Dwelling Unit, Manager's																																	A	A	A	Error! Reference source not found.; Error! Reference source not found.

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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	T1	R5	P	PL	RE	ORL	M1	M1A	M2	5.16	
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										Error! Reference source not found.; Error! Reference source not found.; <a href="#">5.16.3.Q</a>
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	A										Error! Reference source not found.; Error! Reference source not found.; <a href="#">5.16.3.Q</a>
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										Error! Reference source not found.; Error! Reference source not found.; <a href="#">5.16.3.Q</a>

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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	T1	R5	P	PL	RE	ORL	M1	M1A	M2	5.16	
Incidental Services															A											A									Error! Reference source not found.; Error! Reference source not found.
Management/Maintenance Office and Storage								A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			A	A	A					Error! Reference source not found.; <a href="#">5.16.3.Q</a> ;
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										Error! Reference source not found.; Error! Reference source not found.; <a href="#">5.16.3.Q</a>
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										Error! Reference source not found.; Error! Reference source not found.; <a href="#">5.16.3.Q</a>

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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	T1	R5	P	PL	RE	ORL	M1	M1A	M2	5.16	
Office, Administrative/Executive																											A				A	A	A	Error! Reference source not found.;	
Outdoor Display and Vending Machines																A	A	A	A	A	A	A	A	A	A									Error! Reference source not found.;	
Outdoor Sales, Temporary																A	A	A	A	A	A	A	A	A	A									Error! Reference source not found.;	
Parking Attendant Building																											A								Error! Reference source not found.;

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USE CATEGORY AND TYPE	RESIDENTIAL														MIXED USE							NONRESIDENTIAL AND SPECIAL PURPOSE						USE-SPECIFIC STANDARDS							
	AG	RIA	RIB	RIC	R1D	R1E	R2A	R2B	R3	R4A	R4B	R4C	R4D	R4E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	T1	R5	P	PL	RE	ORL	M1	M1A	M2	5.16	
Restaurant, Bar, Food Service																										A									Error! Reference source not found.; Error! Reference source not found.
Retail Sales, General Merchandise																															A	A	A	A	Error! Reference source not found.; Error! Reference source not found.
Roadside Stand	A																																	Error! Reference source not found.	
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	Error! Reference source not found. Error! Reference source not found.; <a href="#">5.16.3.Q</a>	

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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	T1	R5	P	PL	RE	ORL	M1	M1A	M2	5.16
Solar Energy System, Personal-Scale		A	A	A	A	A	A	A	A	A																								Error! Reference source not found. Error! Reference source not found.
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	Error! Reference source not found.; Error! Reference source not found.; <a href="#">5.16.3.Q</a>

**Section 3. 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. Mixed Use Development**

- 1. Mixed Use Requirement.**
  - a. A minimum of half, and no more than 66%, of the floor area of the total development must be used for household living.
  - b. Dwelling units may be located in the same building as nonresidential uses or may be located in a separate building as long as the development has a unified character, compatible and mutually supportive and complimentary design.
- 2. Building Design.**
  - a. The floor area of the second floor must be at least 75% of the floor area of the first floor.
  - b. The first floor must have a minimum of 15 feet in height.
  - c. Building(s) must span at least 80% of the lot width, excluding the width necessary for required buffers and driveways. If more than one driveway is proposed, only the width of the narrowest driveway may be excluded.
- 3. Transparency.**
  - a. A minimum of 60% of the first floor street-facing façade between two and nine feet in height must be comprised of clear windows and doors that allow views of interior space or product display areas.
  - b. The bottom of any window or product display area used to satisfy the transparency percentage required above must not be more than 3 feet above the adjacent sidewalk.
- 4. Doors and Entrances.**
  - a. Buildings must have a functional entrance door facing a street. Entrances at building corners may be used to satisfy this requirement.
  - b. A building entrance may include doors to individual offices or businesses, lobby entrances, entrances to pedestrian-oriented plazas, or courtyard entrances to a cluster of mixed-uses.
- 5. Site Design.**
  - a. The development shall be arranged to accommodate all modes of transportation including pedestrian, bicycles, personal vehicles, ride sharing, and public transit.
  - b. Amenities must be provided to facilitate access to and use of non-motorized transportation modes. Examples of amenities that facilitate access and use include wide sidewalks and paths with decorative paving, benches and seating walls, shelters, pedestrian-scale lighting, and separation from motorized transportation. Other amenities of this nature may be appropriate depending on the size and location of the site and best practices must be used when proposing and approving the applicable amenities for a development.
  - c. The convenience and safety of pedestrian and non-motorized transportation modes to access building entrances and site amenities must be prioritized over motorized transportation modes.
  - d. Adequate and convenient space shall be provided for ride sharing services and any other form of shared transportation.
  - e. Motorized transportation and spaces for vehicle parking must yield to all other forms of transportation. The number of driveways, width of drives and aisles, and

number of parking spaces must be reduced to satisfy the site design features and priorities specified above.

**6. Off-Street Parking.**

- a. Dwelling Units – For vehicle parking, a minimum of none and a maximum of 0.5 spaces per dwelling unit may be provided. For bicycle parking, as required by Section 5.19.2.
- b. Nonresidential Floor Area – For vehicle parking, a minimum of none and a maximum as provided by Section 5.19.2. For bicycle parking, as required by Section 5.19.2.

**Section 4. 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
<b>O</b>	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.
<b>C1</b>	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.
<b>C1B</b>	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.
<b>C1A</b>	None	Max: 200%	None	None	Min: Equal to minimum of abutting R district		None	None	None
<b>C1A/R</b>	None	Max: 300%	None	None	Min: Equal to minimum of abutting R district		None	None	None
<b>C2B</b>	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.
<b>C3</b>	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.
<b>D1</b>	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
<b>D2</b>	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
<b>T1</b>	<u>See Section 5.16.3.Q</u>	<u>None</u>	<u>Open Space</u> <u>Min: 25%</u>	<u>Max: 10 ft.</u>	<u>Min: 30 ft. [C] for Buildings within 300 ft. of R district, otherwise 0 ft.</u>		<u>Min: 24 ft. and 2 stories</u> <u>Max: 80 ft. for Buildings within 300 ft. of R district, otherwise none.</u>	<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 5. 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, **T** 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.

- B.** The conflicting land use buffer shall consist of the following:

**1. Width**

A landscaped buffer strip must be at least 15 feet wide. If there is an existing Building or Vehicular Use Area located within the required 15 foot landscape buffer strip, the landscape buffer strip may have an average of 15 feet in width over the entire length of the required buffer area, with no specific location along the buffer strip being less than 8 feet in width.

**2. Plantings**

One tree for each 15 feet or fraction thereof of abutting land. At least 50% of the trees within the conflicting land use buffer shall be evergreen. Arrangement of trees in clusters or groupings is encouraged, but in all cases shall be between 15 feet and 30 feet apart on center. Plantings should be placed to screen the views between Buildings that existed at the time of site plan approval, (especially windows and patio views) on the adjacent property.

**3. Continuous Screening**

A hedge, landform berm, wall, Fence or combination of those features forming a continuous screen at least four feet high. For parcels principally used or zoned for residential purposes the requirement for a hedge, landform berm, wall or Fence is only required to screen Vehicular Use Areas and refuse/recycling containers that are adjacent to the conflicting land use buffer.

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