ORDINANCE NO. ORD-21-19

First Reading: June 7, 2021 Approved: July 6, 2021 Public Hearing: July 6, 2021 Published: July 15, 2021

Effective: July 25, 2021

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 primarily 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, and the Transportation Plan and the Nonmotorized Comprehensive 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 may replace the O, RE, ORL, C2B, C3, P, R5 and M1 districts. It should only replace other zoning designations in unique and rare instances where another zoning district is entirely surrounded by the specifically mentioned districts.

2.	This district should be located proximate to a transit corridor, meaning a street with existing fixed transit service. All areas of parcels zoned TC1 should be no more than ½ mile from a transit stop.

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:

										Т	'AB	LE	5.1	5-1: _	ΡI	RIM	IAR	ΥU	JSE	T A	ABL	E												
P= PERMITTED	E	$= S_1$	PECI	AL I	Exci	EPTI	ION					I	BLAN	ук С	ELL	= P	ROH	ІВІТ	ED															
NOTE: ALL PROPERTIES NOTE: ALL PROPERTIE NOTE: SPECIFIC USES IN	S IN	OVE	RLA	Y DI	STR	ICTS	S ARI	E SUI	BJEC	тт	о тн	Œ AI	DDIT	TION	AL U	JSE I	REGU	ULA'	TION	IS IN	SEC	. 5.	3			NS 5	.12.	5B, .	5.13	8.4B	, 5.1	3.5]	3 re	SPECTIVELY
USE CATEGORY AND						F	RESI	DEN	JTIA	ΛL									М	IXE	DU	SE]	Non Si		SIDI IAL)	USE-SPECIFIC STANDARDS
Түре	AG	R1A	R1B	R1C	R1D	R1E	$R_{2}A$	R_2B	R3	R4A	R4B	R4C	R4D	R4E	R6	0	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	Ь	ΡL	RE	ORL	M_1	M1A	M_2	5.16
PRIMARY USES																																		
RESIDENTIAL																																		5.16.1
Household Living																																		
Adult Foster Care		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	Р	Р	Р	P			Р						
Dwelling, Assisted Living										Р	Р	Р	Р	Р		Р	P	Р	Р	Р	Р	P	Р	Р	Р			P						5.16.1B
Dwelling, Multi-Family										Р	P	Р	P	Р		Р	P	Р	P	Р	Р	P	Р	Р	Р			P	Е					5.16.1A; 5.16.1C
Dwelling, Single-Family	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		Р	P	Р	Р	Р	Р	Р	Р	Р				Р						5.16.1A; 5.16.1B.2
Dwelling, Townhouse									Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	P	P	P	P	P			P						5.16.1A
Dwelling, Two-Family							Р	Р	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	P	Р	Р	Р				P						5.16.1A
House Trailer/Mobile Home Park															Р																			5.16.1A

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

USE CATEGORY AND						F	RESII	DEN	ITIA	L									М	IXE	DU	SE							SIDI)	USE-SPECIFIC STANDARDS
Түре	AG	R1A	R1B	R1C	R1D	R1E	$R_{2}A$	R_2B	R3	R4A	R4B	R4C	R4D	R4E	R6	0	C1	C1A	C1B	C1A/R	D1	D_2	C2B	C3	TC_1	R5	Ь	PL	RE	ORL	M_1	M1A	M_2	5.16
Group Living																																		
Emergency Shelter											Р	Р	Р	P		Р	Р	Р	Р	Р	P	P	P	P	P									
Fraternities, Sororities, and Student Cooperative Housing								E		Е	Е	Е	Е	Е		Е	Р	Р	Р	Р	P	Р	Р	P	P									5.16.1A; 5.16.1D
Group Housing								E		Е	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	P	Р	Р	P									5.16.1A; 5.16.1E
Guest House										Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р									5.16.1A; 5.16.1F
PUBLIC/ INSTITUTIONAL																																		5.16.2
Community and Cultural																																		
Cemetery	Р																																	
Club Headquarters or Community Center								Е		Е	Е	Е	Е	Е		Е	Р	Р	Р	Р	Р	Р	Р	Р	Р									5.16.2C
Conference Center																					Е									Е				
Correctional Facility																												P						
Museum, Art Gallery																					P	P	P	P	P			P						

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USE CATEGORY AND						R	RESI	DEN	ITIA	L									Μ	IXE	D U	SE								ENT Pui)	USE-SPECIFIC STANDARDS
Түре	AG	R1A	R1B	R1C	R1D	RIE	R_2A	R_2B	R3	R4A	R4B	R4C	R4D	R4E	R6	0	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	Ь	PL	RE	ORL	M_1	M1A	M_2	5.16
Funeral Services																Р	Р	P	Р	Р	Р	P	Р	Р	Р						P	Р	Р	
Government Offices and Courts																Р	Р	Р	Р	Р	Р	Р	Р	Р	Р			P			Р	Р		
Library		Р	P	P	Р	Р	P	Р	Р	P	Р	Р	Р	Р		Р	Р	P	Р	P	Р	Р	P	Р	Р			Р			Р	P		
Park, Recreation and Open Space																												P						5.16.2G
Religious Assembly	Р	Е	Е	Е	Е	Е	Е	Е	Е	Е	Е	Е	Е	Е		Е	P	P	Р	P	Р	P	P	Р	P									
Day Care																																		
Adult Day Care Center		Е	Е	Е	Е	Е	Е	Е	Р	P	P	Р	Р	Р		Р	P	P	Р	P	Р	Р	P	P	Р					Е	Р	P	P	5.16.2A
Child Care Center		Е	Е	Е	Е	Е	Е	Е	Р	P	P	P	P	Р		Р	P	P	P	P	P	P	P	P	Р					Е	P	P	P	5.16.2B
Educational																																		
Institutions of Higher Learning, Private		Е	Е	Е	Е	Е	Е	Е	Е	Е	Е	Е	Е	Е		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р						Р	Р	Р	5.16.2E
Institutions of Higher Learning, Public	Р	Р	Р	Р	Р	P	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	P	P	Р	Р	Р	Р	Р	Р	Р	Р	P	P	Р	Р	Р	Р	
School, Private		Е	Е	Е	Е	Е	Е	Е	Е	Е	Е	Е	Е	Е		Е	P	P	Р	P	Р	Р	P	Р	Р									
School, Public	Р	P	Р	P	P	Е	P	P	Р	Р	P	P	P	Р	P	Р	P	P	P	Р	P	P	Р	P	Р	Р	P	Р	Р	P	P	Р	Р	
School, Trade/Industrial																	P	P	P	P	P	P	P	P	P			P		P	Р	P	P	
Health Care																																		

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USE CATEGORY AND						F	RESI	DEN	JTI <i>A</i>	ΛL									M	IXE	DU	SE]	Non Si			ent Pui)	USE-SPECIFIC STANDARDS
Түре	AG	R1A	R1B	R1C	R1D	R1E	R2A	R_2B	R3	R4A	R4B	R4C	R4D	R4E	R6	0	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	P	ЪΓ	RE	ORL	M1	M1A	M_2	5.16
Hospital										Е	Е	Е	Е	Е		Е	Е	Е	Е	Е					Р			P			Е	Е		5.16.2D
Nursing Care Facility										P	P	P	P	Р		Р	Р	Р	Р	Р	P	P	Р	P	Р	Р					P	Р	P	5.16.2F
COMMERCIAL																																		5.16.3
Lodging																																		
Bed and Breakfast																					P	P	Р	P	Р	P								
Hotel																Р	P	P	P	Р	P	P	Р	P	P	P								
Recreation, Entertainment, and Arts																																		
Adult Entertainment Business																															Р		Р	5.16.3A
Artist Studio																Р	P	P	P	Р	P	P	Р	P	P						P	P	P	5.16.3B
General Entertainment																	Р	Р	P	Р	Р	Е	Р	P	Р									5.16.3D
Indoor Recreation																Е	P	P	P	P	P	P	P	P	P			P		Е	Е	E	Е	5.16.3F
Outdoor Recreation	Р	Е	Е	Е	Е	Е	Е	E	Е	Е	Е	Е	Е	Е									P	P				P		Е				5.16.3K

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USE CATEGORY AND						F	RESI	DEN	ITIA	ΛL									М	IXE	DU	SE						NRE PEC)	USE-SPECIFIC STANDARDS
Түре	AG	R1A	R1B	R1C	R1D	R1E	R2A	R2B	R3	R4A	R4B	R4C	R4D	R4E	R6	0	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	Ь	PL	RE	ORL	M_1	M1A	M_2	5.16
Sales																																		
Automobiles, Motorcycles, Recreational Vehicles, Equipment (Sales and Rental)																					Е	Е	Р	Р							Р	Р		
Designated Marijuana Consumption Facility																		Е	Е	Е	Е	Е	Е	Е	Е									5.16.3G
Fueling Station																					Е	Е	Е	Р									Р	5.16.3E
Outdoor Sales, Permanent																	Р	Р	Р	Р	Р	Р	Р	Р	Р									5.16.3L
Medical Marijuana Provisioning Center, Marijuana Retailer																	Е	Е	Е	Е	Е	Е	Е	E	Е						Е	Е	Е	5.16.3G
Mobile Food Vending Service																Р	Р	Р	P	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	P	Р	Р	Р	5.16.3I
Restaurant, Bar, Food Service																	P	Р	P	Р	P	Р	Р	Р	Р									5.16.3P
Retail Sales, General Merchandise																	Р	Р	P	Р	Р	Р	Р	Р	Р									

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USE CATEGORY AND						F	RESI	DEN	JTIA	ΛL									Μ	IXE	DU	SE]	Non Si		SIDE IAL)	USE-SPECIFIC STANDARDS
Түре	AG	R1A	R1B	R1C	R1D	R1E	R2A	R_2B	R3	R4A	R4B	R4C	R4D	R4E	R6	0	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	Ь	bΓ	RE	ORL	M_1	M1A	M_2	5.16
Wholesale, Resale, Building Material and Supplies																							Р	Р							Р	Р	Р	
Services and Repair																																		
Automobile, Truck, Construction Equipment Repair																					Е	Е	P	Р							Р	Р	Р	5.16.3C
Contractors, General Construction, and Residential Building																						Р	Р	Р							Р	Р	Р	
Laundry, Cleaning, and Garment Services																	Р	P	P	Р	Р	Р	Р	Р	Р						Р	Р	Р	
Parking Lot or Structure																					Е	Е					P	P						5.16.3L
Personal Services																Р	P	Р	Р	Р	Р	Р	P	P	Р									5.16.3N
Vehicle Wash																					Е	Е	E	Р										
Veterinary, Kennel, and Animal Boarding																Е	Е	Е	Е	Е	Р	Р	Р	P	Р						Р	P	Р	5.16.3P
OFFICE AND RESEARCH																																		5.16.4

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USE CATEGORY AND						F	RESI	DEN	TIA	L									M	IXE	DU	SE]	Non Si			ENT Pui)	USE-SPECIFIC STANDARDS
Түре	AG	R1A	R1B	R1C	R1D	R1E	R2A	R_2B	R3	R4A	R4B	R4C	R4D	R4E	R6	0	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	Ь	PL	RE	ORL	M_1	M1A	M_2	5.16
Office-Type																																		
Bank, Credit Union, Financial Services																Р	Р	Р	Р	Р	Р	Р	Р	Р	Р						Р	P		
Office, General																Р	P	Р	Р	Р	Р	P	P	P	Р				Р	Р	Р	Р		5.16.4C
Medical/Dental																P	P	Р	Р	P	P	P	P	P	Р						P	Р		5.16.4C
Nonprofit Corporations		Е	Е	Е	Е	Е	Е	E	Е	Е	Е	Е	Е	Е		Р	P	Р	Р	P	P	P	P	P	Р				P	P	P	Р		5.16.4B
Research and Development																																		
Laboratory																									Р				Р	Р	Р	Р	Р	5.16.4A
Medical Laboratory																					P	P	P	P	Р				P	P	P	P	P	
Marijuana Safety Compliance Facility																													Р	Р	Р	P		5.16.3G
Research/Development																									Р				P	P	P	Р	P	
TRANSPORTATION																																		
Marijuana Secure Transporter																							P	Р							Р	P		5.16.3G
Railroad and Public Transportation Rights- of-Way																					Р	Р	Р	Р				Р			Р	Р	Р	

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NOTE: Specific uses in the C1A/R, RE, and ORL districts are subject to additional standards found in Sections 5.12.5B, 5.13.4B, 5.13.5B respectively

USE CATEGORY AND								DEN													DU						Non	IRE		ENT	IAL	ANI		USE-SPECIFIC STANDARDS
Түре	AG	R1A	R1B	R1C	R1D	R1E	R2A	R2B	R3	R4A	R4B	R4C	R4D	R4E	R6	0	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	Р	bΓ	RE	ORL	M1	M1A	M2	5.16
Transit Center, Station, or Depot																					Р	Р	Р	P	Р			Р			Р	Р	Р	
Transportation Facilities																												Р						
INDUSTRIAL																																		5.16.5
Agricultural																																		
Agriculture/Greenhouse	Р																																	
Barns	Р																																	
Borrow Pits	Е																																	
Marijuana Microbusiness																								Е					E	Е	E	E	Е	5.16.3G
Marijuana Grower																													E	Е	P	P	P	5.16.3G
Manufacturing, Processing, Assembly, and Fabrication																																		
Asphalt, Concrete Mixing Plant, Sand and Gravel Pit																																	Е	
Coal and Coke Dealer																																	Р	
Food and Beverages																															P	P	P	

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USE CATEGORY AND						R	RESI	DEN	JTIA	ΛL									Μ	IXE	D U	SE]				ENT Pui)	USE-SPECIFIC STANDARDS
Түре	AG	R1A	R1B	R1C	R1D	RIE	R2A	R_2B	R3	R4A	R4B	R4C	R4D	R4E	R6	0	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	Ь	PL	RE	ORL	M_1	M1A	M_2	5.16
Heavy Manufacturing																																	Р	5.16.5A
Laundry and Dry Cleaning Plant																															P	Р	P	
Light Manufacturing																														Р	Р	P		5.16.5B
Marijuana Processor																													Е	Е	Р	P	Р	5.16.3G
Marijuana-Infused Product Processor																							E	E										5.16.3G
Oil and Gas Wells																																		5.16.5C
Pilot Manufacturing																													P	Р	Р	P	Р	
Scrap and Waste Material																																	Е	
Slaughterhouse																																	Е	
Utilities and Communications																																		
Broadcasting Facility																					P	Р	P	P	Р						P	P	P	
Data Processing and Computer Centers																Р	Р	Р	Р	Р	Р	Р	Р	P	Р				Р	P	Р	Р	Р	
Electric, Gas, and Sanitary Services																															Р	Р	Р	

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USE CATEGORY AND						R	RESII	DEN	ITIA	L									M	IXE	DU	SE]	Non Si		SIDE)	USE-SPECIFIC STANDARDS
Түре	AG	R1A	R1B	R1C	R1D	R1E	R2A	R_2B	R3	R4A	R4B	R4C	R4D	R4E	R6	0	C1	C1A	C1B	C1A/R	D1	70	C2B	C3	TC1	R5	Ь	PL	RE	ORL	M_1	M1A	7	5.16
Power and Fuel Rights- of-Way																																	Р	
Wireless Communication Facilities	Р															P	P			Е	Е	Е	P	P	Е	E		P	P	P	Р	P	P	5.16.5D
Warehousing and Storage																																		
Medium Term Car Storage																											Е							5.16.3J
Short Term Car Storage																											Р							5.16.3O
Outdoor Storage																															P	P	P	
Warehousing and Indoor Storage																							P	P							P	P	Р	

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:

E = SPECIAL EXCEPTION A= PERMITTED ACCESSORY USE BLANK CELL = PROHIBITED

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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

ι	JSE CATEGORY AND TYPE						R	RESI	DEN	VTIA	L									M	IXE:	d U	SE				ì					IAL .		D	USE- SPECIFIC STANDARDS
		AG	R1A	R1B	R1C	R1D	R1E	R2A	R2B	R3	R4A	R4B	R4C	R4D	R4E	R6	0	C1	C1A	C1B	C1A/R	D1	$\mathbf{D}\mathbf{z}$	C_2B	C3	TC1	R5	Ь	PL	RE	ORL	\mathbf{M}_1	M1A	M_2	5.16
	CCESSORY																																		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	A																				5.16.6A;
	Dish Antenna		A	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																Е					Е	Е	Е	E										5.16.6A; 5.16.6A.3; 5.16.6C

E = SPECIAL EXCEPTION

A= PERMITTED ACCESSORY USE

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USE CATEGORY AND TYPE						R	RESI	DEN	JTI.∄	ΛL									M	IXE	D U	SE				1	NON Sp		SIDE)	USE- SPECIFIC STANDARDS
7112	AG	R1A	R1B	R1C	R1D	R1E	R2A	R2B	R3	R4A	R4B	R4C	R4D	R4E	R6	0	C1	C1A	C1B	C1A/R	\mathbf{D}_1	D_2	C2B	C3	TC1	R5	Ь	PL	RE	ORL	M1	M1A	M_2	5.16
Dwelling Unit, Accessory		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/Maintenan ce 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

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

USE CATEGORY AND TYPE						R	RESI	DEN	NTIA	ΔL									M	IXE	D U	SE				1	NON Si	RES)	USE- SPECIFIC STANDARDS
1112	AG	R1A	R1B	R1C	R1D	R1E	R2A	R2B	R3	R4A	R4B	R4C	R4D	R4E	R6	0	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	Ь	PL	RE	ORL	\mathbf{M}_{1}	M1A	Mg	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; 5.16.3G
Office, Administrative/Executiv e																												A			A	A	A	5.16.6A;
Outdoor Display and Vending Machines																	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									5.16.6A; 5.16.6K
Parking Attendant Building																											A							5.16.6A;
Parking Structure																									<u>A</u>									<u>5.16.3.L</u>
Restaurant, Bar, Food Service																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

E = SPECIAL EXCEPTION A = 1

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

USE CATEGORY AND TYPE						R	ESI	DEN	TIA	L									M	IXE	D U :	SE				ì				ENT. Puf			O	USE- SPECIFIC STANDARDS
2112	AG	R1A	R1B	R1C	R1D	R1E	R2A	R2B	R3	R4A	R4B	R4C	R4D	R4E	R6	0	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	Р	PL	RE	ORL	M_1	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

USE CATEGORY AND TYPE						R	RESI	DEN	VTIA	ΛL									M	IXE	D U	SE				ľ			SIDI)	USE- SPECIFIC STANDARDS
	AG	R1A	R1B	R1C	R1D	R1E	R2A	R2B	R3	R4A	R4B	R4C	R_4D	R4E	R6	0	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	P	PL	RE	ORL	\mathbf{M}_1	M1A	M_2	5.16
TEMPORARY USES																																		5.16.7
Christmas Tree Sales	P	Р	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																	Е	Е	Е	E	Е	Е	Е	Е	Е									5.16.7B
Special Event Sales	Р	P	P	P	P	P	Р	P	Р	P	P	Р	P	P	P	P	P	P	Р	P	P	P	Р	P	Р	Р	P	Р	P	P	P	Р	P	5.16.7C
Temporary Outdoor Activity																											P/ E							5.16.7D

Section _. That Section 5.16.3.L of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended as follows:

L. Parking Lot or Structure

D1 and D2 Districts

- 1. In the D1 district, an off-street Parking Structure is not permitted at the level of the adjacent street unless separated from the street by a portion of the Building that is occupied by a permitted use or uses, with the exception of the portion of a Parking Structure that provides vehicular or pedestrian access to the street. Permitted uses shall be located within the Building and have a minimum depth of 25 feet from the exterior of the front wall. On Corner Lots, this requirement shall apply to Lot frontages on primary streets, as defined in Section 5.17.6.B. If none of the Street Frontages are a primary street, an off-street Parking Structure must be separated from at least one Street Frontage by a portion of the Building that is occupied by a permitted use, with the exception of the portion of a Parking Structure that provides access to the street.
- In the D2 district, an off-street Parking Structure shall be located a minimum of ten feet from the Front Lot Line at the level of the adjacent street and provide a landscape buffer or screening wall between the Building and the Front Lot Line.
- 2.3. In a TC district, an off-street Parking Structure in any building adjacent to the street must be separated from the street on the first floor by a permitted primary use at least 25 feet in depth from the exterior front wall, with the exception of the portion of the Parking Structure that provides vehicular or pedestrian access to the street.
- In the D1 and D2all districts, any wall of an off-street Parking Structure that abuts a residential zoning district shall not contain openings, or if it contains openings shall be separated from the Lot Line by a Building other than a Parking Structure occupied by a permitted primary use, or uses.

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.

l		Lot Width up to 250 ft.	Lot Width 250 ft. and more
Buildings	Mixed Use Building	 First story must be minimum of 15 ft. in height. Minimum 60% of the first floor facing any sidewalk between 2 and 9 ft in height must be clear windows and doors that allow views of interior space or product display areas. The bottom of any window or product display area used to satisfy the transparency standard must not be more than 3 ft above the adjacent sidewalk. Buildings at the front setback must have a functional entrance door facing the transit corridor. Entrances at corners are acceptable. 	 First story must be minimum of 15 ft. in height. Maximum 360 ft. diagonal. Minimum 60% of the first floor facing any sidewalk between 2 and 9 ft in height must be clear windows and doors that allow views of interior space or product display areas. The bottom of any window or product display area used to satisfy the transparency standard must not be more than 3 ft above the adjacent sidewalk. Buildings at the front setback must have a functional entrance door facing the transit corridor. Entrances at corners are acceptable. Buildings more than 750 feet from the transit corridor may be 1 story.
	Townhouse/ Apartment Building	 Street-facing door and stoops required for Townhouses. Apartment buildings must have a functional entrance door facing the transit corridor. Entrances at the corner of the Building are acceptable. Garage doors may not face any street. 	 Street facing door and stoop required for Townhouses. Apartment buildings must have a functional entrance door facing the transit corridor. Entrances at the corner of the Building are acceptable. Garage doors may not face any street. Maximum 360 ft. diagonal.
ding Frontage	Mixed Use Building	1. Minimum frontage equal to lot width less 30 feet or 45 feet when adjacent to residential zoning	1. Minimum 75% frontage
Building	Townhouse/ Apartment Building	1. Minimum frontage equal to lot width less 30 feet or 45 feet when adjacent to residential zoning	1. Minimum 70% frontage
Site	All Buildings	 Buildings must have a public or private sidewalk adjacent to all sides with main entrances. When the site is more than 62,500 sq ft, the site must be designed as blocks 250 feet on each side or as near as practical given the site shape, with sidewalks, plazas, or drives separating the blocks. 	 Buildings must have a public or private sidewalk adjacent to all sides with main entrances. When the site is more than 62,500 sq ft, the site must be designed as blocks 250 feet on each side or as near as practical given the site shape, with sidewalks, plazas, or drives separating the blocks.
	Mixed Use Buildings	1. The portion of the first story within 100 feet of an intersection of public rights-of-way must be occupied by nonresidential use.	The portion of the first story within 100 feet of an intersection of public rights-of-way must be occupied by nonresidential use.

		Lot Width up to 250 ft.	Lot Width 250 ft. and more
	Townhouse/ Apartment Buildings	Not permitted within 100 feet of an intersection of public rights-of-way	Not permitted within 100 feet of an intersection of public rights-of-way.
Access and Circulation	Mixed Use Buildings	1. No more than 1 curb cut for a two-way driveway or 2 curb cuts for a one-way driveway per lot.	1. No more than 2 curb cuts per Lot.
Acces	Townhouse/ Apartment Buildings	1. No more than 1 curb cut for a two-way driveway or 2 curb cuts for a one-way driveway per lot.	1. 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 reorganized and amended to read as follows:

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

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 <u>5.16 or Section</u> **5.18**.

DISTRICT	FLOOR AREA	A AND FAR	OPEN SPACE AND BUILDING COVERAGE	Sett	BACKS		Неіднт	L от D імі	ENSIONS
	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. abutting F otherwi	R district,	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. abutting F otherwi	R district,	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. who		Max 50 ft. and 4 stories	Min: 3,000 sq. ft.	Min: 20 ft.
C1A	None	Max: 200%	None	None	Min: Equal to abutting l		None	None	None
C1A/R	None	Max: 300%	None	None	Min: Equal to abutting I		None	None	None
C2B	None	Max: 200%	None	Min: 10 ft. Max: 25 ft. [A]	Min: 30 ft. abutting F otherwi	R district,	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. abutting F otherwi	R district,	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 Tabl	e 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 5.16 or Section 5.18.

DISTRICT	FLOOR AREA	A AND FAR	OPEN SPACE AND BUILDING COVERAGE	Seti	BACKS		Неіднт	LOT DIME	ENSIONS
	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 Tabl	e 5:17-6	Min: 24 ft. and 2 stories [B] Max: See Table 5:17-6	None	None
T <u>C1</u>	See Section 5.16.3.Q	<u>None</u>	<u>None</u>	Min: 0 ft. Max: 15 ft. Mixed Use [A] 20 ft. Townhouse/ Apt [A]	Min: 30 ft. who		Min: 2 stories [B] Max: 55 ft. within 80 ft., 75 ft. between 80-300 ft., 120 ft. between 300-1000 ft. 300 ft. more than 1000 ft. From R district.	<u>None</u>	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, excluding Lots in the TC1 district.
- [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, 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.

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

CERTIFICATION

I hereby certify that the foregoing ordinal Ann Arbor, Michigan, at its regular session	nce was adopted by the Council of the City of on of July 6, 2021.
(Date)	
	Jacqueline Beaudry, Ann Arbor City Clerk
Christopher Taylor, Mayor of the City of	Ann Arbor
I hereby certify that the foregoing ordinal Washtenaw Legal News on July 15, 202	g ,

Jacqueline Beaudry, Ann Arbor City Clerk