



UNIFIED DEVELOPMENT CODE

Amendments to Repeal Sections of Chapter 47 and
the Entirety of Chapters 55, 56, 57, 59, 60, 61, 62,
63, and 104, and Adopt a New Chapter 55



Repealing:

- Sections 4:16 through 4:20 and Section 4:30 of Chapter 47 (Streets)
- Chapter 55 (Zoning)
- Chapter 56 (Prohibited Land Uses)
- Chapter 57 (Subdivision and Land Use Control), and Land Development Regulations and Attachments A, B, C, and D.
- Chapter 59 (Off-Street Parking)
- Chapter 60 (Wetlands Preservation)
- Chapter 61 (Signs and Outdoor Advertising)
- Chapter 62 (Landscaping and Screening)
- Chapter 63 (Soil Erosion and Sedimentation Control)
- Section 104 (Fences)

Adopting:

- Chapter 55 (Unified Development Code)

Content Comparison

Current Ordinance

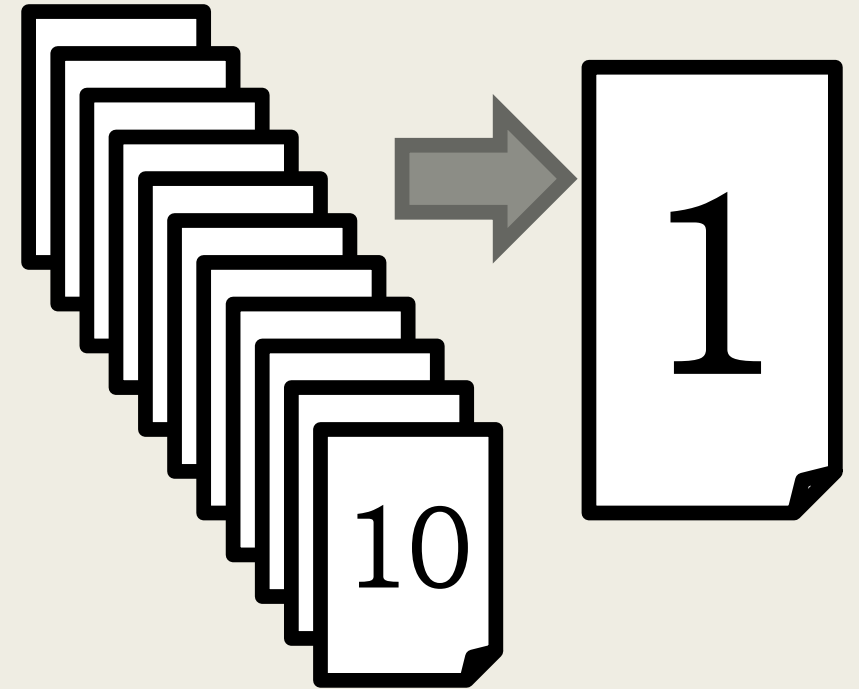
- Sections 4:16 through 4:20 and Section 4:30 of Chapter 47 (Streets)
- Chapter 55 (Zoning)
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- Chapter 59 (Off-Street Parking)
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- Chapter 61 (Signs and Outdoor Advertising)
- Chapter 62 (Landscaping and Screening)
- Chapter 63 (Soil Erosion and Sedimentation Control)
- Section 104 (Fences)

UDC

- Article I: General Provisions
- Article II: Zoning Districts
- Article III: Use Regulations
- Article IV: Development Standards
- Article V: Administrative Bodies and Procedures
- Article VI: Nonconformance
- Article VII: Enforcement, Violations and Penalties
- Article VIII: Definitions

New features:

- Single Chapter Format
- Use Table
- Comprehensive Index
- Navigation Bar
- Clear Section and Subsection Titles
- Terms Capitalized
- Graphics



Article III: Use Regulations

What can I do with my property?

Article III – Use Regulations
5.15 Permitted Use Table | 5.15.4 Prohibited Uses

TABLE 5-15: PERMITTED USE TABLE

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

NOTE: ALL PROPERTIES IN OVERLAY DISTRICTS ARE SUBJECT TO THE ADDITIONAL USE REGULATIONS IN SEC. 5-13
NOTE: ALL PROPERTIES ARE SUBJECT TO THE ADDITIONAL STANDARDS INDICATED FOR THAT USE IN THE RIGHT COLUMN
NOTE: SPECIFIC USES IN THE C1A/R, RE, AND ORL DISTRICTS ARE SUBJECT TO ADDITIONAL STANDARDS FOUND IN SECTIONS 5.11-6, 5.12-4, AND 5.12-5 RESPECTIVELY

| USE CATEGORY AND TYPE | RESIDENTIAL | | | | | | | | | | | | | MIXED USE | | | | | | | NON-RESIDENTIAL 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 ⁵⁸ | D1 | D2 | C2B ⁵⁹ | C3 | | R5 | P | PL | RE ⁶⁰ | ORL ⁶¹ | M1 | M1A | M2 | | | | | | | | | |
| Health Care | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Hospital | | | | | | | | | | E | E | E | E | E | | | | | | | | | | | | | | | | | | | | | | | | 5.16.2.E | | | | |
| Nursing Care Facility ⁵⁸ | | | | | | | | | | P | P | P | P | P | | P | P | P | P | P | P | P | P | P | P | | | | | | | | | P | P | P | 5.16.2.G | | | | | |
| COMMERCIAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 5.16.3 | | | | |
| Lodging | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bed and Breakfast | | | | | | | | | | | | | | | | | | | | | | | | | P | P | P | P | P | | | | | | | | | | | | | |
| Hotel ⁵⁹ | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | P | P | P | | | | | | | | | | | | 5.16.3.F | | | | | |
| Recreation, Entertainment, and Arts | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Adult Entertainment Business | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | P | P | 5.16.3.A | | | |
| Artist Studio | | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | P | | | | | | | | | | | | | P | P | P | 5.16.3.B | | |
| General Entertainment ⁶⁰ | | | | | | | | | | | | | | | | | | P | P | P | P | P | E | P | P | | | | | | | | | | | | | 5.16.3.D | | | | |
| Indoor Recreation ⁶⁰ | | | | | | | | | | | | | | | | E | P | P | P | P | P | P | P | P | | | | | | | | | | | | | P | E | E | E | E | 5.16.3.F |
| Outdoor Recreation ⁶⁰ | P | E | E | E | E | E | E | E | E | E | E | E | E | E | | | | | | | | | | P | P | | | | | | | | | | | | | | | 5.16.3.I | | |

⁵⁸ This use merges "Convalescent/Nursing Home/Homes for the Elderly", "Convalescent/Nursing Homes", and "Public Service Institutions."

⁵⁹ Merged with "Hotels/Motels."

⁶⁰ Includes a broad spectrum of generally non-sporting entertainment uses, such as theatres, music, dancing, arcades, pinball parlor, etc.

⁶¹ This is a new use that merges a broad spectrum of indoor uses, including "Court Game Facilities, Indoor."

⁶² Merges a broad spectrum of outdoor uses, such as "Golf Course," "Swimming Club, Private," and "Park/Athletic Field." Language in current code for C2a and C3 Districts is "Outdoor recreation, such as: miniature golf, golf driving ranges, commercial swimming pools, outdoor theaters and canoe liveries."

⁶³ Language in current code is "Outdoor public recreational uses, such as: playgrounds, playfields, golf courses, boating areas, fishing sites, camping sites, parkways, and parks."

- Permitted Use Table

- Permitted, Special Exception, Accessory, Prohibited

- Use Specific Standards

- Residential, Public/Institutional, Commercial, Office/Research, Industrial, Accessory Uses and Structures, Temporary

TABLE 5:17-1: SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT DIMENSIONS¹⁵¹

NOTE: The requirements in this table may be superseded by the standards in Section 5.18 .

| DISTRICT | MINIMUM LOT AREA PER DWELLING UNIT (SQ. FT.) | BUILDING SPACING | REQUIRED SETBACK (FT.) | | | | MAXIMUM HEIGHT (FT.) | MINIMUM GROSS LOT DIMENSIONS | |
|----------|--|------------------|------------------------|---------------------|----------------------------|--------------|----------------------|------------------------------|-------------|
| | | | MINIMUM FRONT | MINIMUM ON ONE SIDE | MINIMUM TOTAL OF TWO SIDES | MINIMUM REAR | | AREA (SQ. FT.) | WIDTH (FT.) |
| AG | 100,000 | | 40 [A][B] | 10% of Lot Width | 20% of Lot Width | 50 | 30 | 100,000 | 200 |
| R1A | 20,000 | [C] | 40 [A] | 7 | 18 | 50 | 30 | 20,000 | 90 |
| R1B | 10,000 | [C] | 30 [A] | 5 | 14 | 40 | 30 | 10,000 | 70 |
| R1C | 7,200 | [C] | 25 [A] | 5 | 10 | 30 | 30 | 7,200 | 60 |
| R1D | 5,000 | [C] | 25 [A] | 3 | 6 | 20 | 30 | 5,000 | 40 |
| R1E | 4,000 | [C] | 15 [A] | 3 | 6 | 20 | 30 | 4,000 | 34 |

NOTES:
 [A] Also see additional regulations in Section 5.18.5 (Averaging an Established Front Building Line).
 [B] For roadside stands only the minimum is 30 ft.
 [C] Where more than 1 residential Structure is to be constructed on a Lot in the R1 districts, or where dwellings are served by a private street under the provisions of Section 5.21 . the following placement regulations shall also be applied: (a) The minimum spacing between Buildings shall be twice the minimum required side setback dimension of the zoning district in which the Lots is located; (b) A minimum rear setback of 30 feet must be provided between the rear of a residential Structure and the adjacent (nearest) Lot Line; (c) A minimum front setback of ten feet must be provided between all Structures and the private street pavement.

Article IV: Development Standards

What does it need to look like?

- Area, Height and Placement Regulations
- Special Dimensional and Site Layout Standards
- Parking Standards
- Landscaping, Screening and Buffering
- Streets and Access
- Storm Water Management and Soil Erosion
- Natural Features
- Signs
- Outdoor Lighting
- Fences

5.20.3 Vehicular Use Area Landscaping and Screening

Vehicular Use Areas shall have the following landscaping and screening:

A. Right-of-Way Screening²⁰⁶

Vehicular Use Areas that are visible from a Public Right-of-Way shall include the following between the Vehicular Use Area and the Right-of-Way. This section applies to public alleys only when the public alley separates a residential use or zone from a Vehicular Use Area.

1. Minimum Width

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

2. Plantings

One deciduous shade or evergreen tree must be installed in the landscape buffer area for every 30 feet or fraction thereof of Public Right-of-Way Street Frontage of the Vehicular Use Area. Arrangement of trees in clusters or groupings is encouraged, but trees shall not be spaced more than 50 feet apart on center.

3. Continuous Screening

A hedge, dense shrub planting, landform berm, wall or combination of those

Article V: Administrative Bodies and Procedures

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TABLE 5:27-1: PROCEDURES SUMMARY TABLE

| Legend R ■ Recommendation D ■ Decision A ■ Appeal M ■ Mailed Notice S ■ Sign Notice N - No Y - Yes | Section | Public Notice Required ? | Citizen Participation | | Review, Decision, and Appeal Authority | | | | | |
|---|---------|--------------------------|------------------------|-------------------|--|-------------------------|---------------------|--------------|--------|--|
| | | | Notification Required? | Meeting Required? | Planning & Development Services | Zoning Board of Appeals | Planning Commission | City Council | Courts | |
| Type of Application | | | | | | | | | | |
| Zoning Permit | 5.29.1 | N | N | N | D | A | | | | |
| Sign Permit | 5.29.2 | N | N | N | D | A | | | | |
| Grading Permit | 5.29.3 | N | N | N | D | A | | | | |
| Wetlands Use Permit | 5.29.4 | N | N | N | R[1] | | R | D | A | |
| Special Exception | 5.29.5 | Y | Y | N | R | | D | | A | |
| Site Plan for Administrative Approval | 5.29.6 | Y | Y | Y/N | D | A | | | | |
| Site Plans for Planning Commission approval | 5.29.6 | Y | Y | Y/N | R | | D | | A | |
| Site Plans for City Council approval | 5.29.6 | Y | Y | Y/N | R | | R | D | A | |
| Area Plans | 5.29.7 | Y | Y | N | R | | R | D | A | |
| Subdivision | 5.29.8 | Y | Y | Y/N | R | | R | D | A | |

⁴⁹⁹ This introductory language and table are new, and illustrate current roles and responsibilities with respect to the Code sections included in this UDC.

How can I do it?

- Administrative Bodies and Officers
- General Procedures
 - *Application Filing Requirements, Public Notice, Public Hearings, Citizen Participation Requirements, Design Review, Development Agreements, Certificates of Occupancy*
- Specific Procedures
 - *Zoning Permit, Sign Permit, Grading Permit, Wetland Use Permit, Special Exception Use, Site Plans, Area Plans, Subdivision, Rezoning, PUD, Appeals, Variance*
- Amendments and Modifications
 - *Planned Project, Landscape, Development Approvals, PUD Zoning, Chapter Text*

Front Lot Line

The Lot Line separating a Lot from a street.

Rear Lot Line

The Lot Line opposite and most distant from the Front Lot Line; or in the case of irregularly-shaped Lots, a line ten feet in length entirely within the Lot, parallel to and at a maximum distance from the Front Lot Line.

Side Lot Line,

Any Lot Line other than a Front or Rear Lot Line.

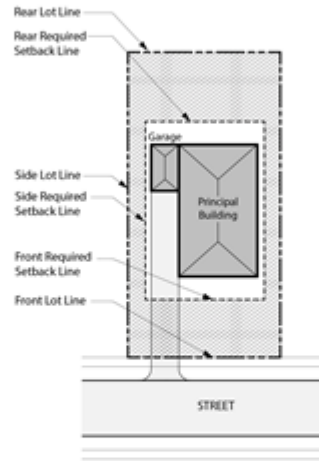


Figure 3. Mid-block lot and setback lines

Lot of Record

A Lot for which the deed, prior to January 1, 1963, is on record with the Washtenaw County Register of Deeds and that exists as described in those records.

Lot Width

The length of a straight line drawn between the points where the Required Front Setback Line cuts the Side Lot Lines.

Article VIII: Definitions

- Generalized Terms
- Specific Terms
 - *Each Use Defined*
 - *Graphics Added*

¹⁵⁹ Materials reorganized for clarity with column titles. Minimum side setback columns (each side and both sides combined) were consolidated.

¹³ This is a new section to clarify legal requirements and current practice.

¹⁷⁶ From current Secs. 5:64 and 5:65.

Footnotes

- General Explanations
- Substantive Changes
- Origin References

Highlighted Changes:

- Format
- Definition for Every Permitted Use
- New and Clarified Definitions
 - *Building Height*
 - *Finished Grade*
 - *Floor*
 - *Floor Area*
 - *Floor Area Ratio*
- Renamed Terms

Highlighted Changes:

- Street Openings and Design Criteria
- Natural Features Codified
- Nonconformities Separated, Clarified
- Site Plan Submittal Requirements
- Enforcement Procedures

Engagement Completed

- 3 Public Meetings
- 12 Ordinance Revisions Committee Meetings
- 4 Planning Commission Working Sessions
- 3 Public Hearings
- 12 Office Hour Sessions

Engagement Opportunities

- More Coming
 - *Council First Reading*
 - *Office Hour Sessions (4/18, 4/20, 4/25)*
 - *Phone and Email Support*
 - *Appointments by Request*
 - *Council Public Hearing*

To Learn More:

- Website:

a2gov.org/UDC

a2gov.org/ZORO

- Email:

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