

ORDINANCE NO. ORD-22-11

First Reading: July 5, 2022
Public Hearing: August 4, 2022

Approved:
Published:
Effective:

UNIFIED DEVELOPMENT CODE
(M1 PERMITTED USES and R2A DIMENSIONAL STANDARDS)

AN ORDINANCE TO AMEND TABLES 5.15-1 AND 5.17-2 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 Table 5.15-1 in Section 5.15.1 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor is amended as follows:

TABLE 5.15-1: PRIMARY USE TABLE

SEE TABLE BOTTOM NOTES FOR IMPORTANT NOTES.

USE CATEGORY AND TYPE	RESIDENTIAL						MIXED USE								NONRESIDENTIAL AND SPECIAL PURPOSE						USE-SPECIFIC STANDARDS				
	AG	R1A, B, C, D, E	R2A	R2B	R3	R4A, B, C, D, E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	P	PL		RE	ORL	M1, M1A	M2
RESIDENTIAL																									5.16
Household Living																									
Adult Foster Care		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					5.16.1B
Dwelling, Multi-Family						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					5.16.1A; 5.16.1B.2
Dwelling, Townhouse					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					5.16.1A
House Trailer/Mobile Home Park							P																		5.16.1A
Group Living																									
Emergency Shelter						P (exclud. R4A)		P	P	P	P	P	P	P	P	P	P								
Fraternities, Sororities, and Student Cooperative Housing				E		E		E	P	P	P	P	P	P	P	P									5.16.1A; 5.16.1D
Group Housing				E		E (R4A only), P (all others)		P	P	P	P	P	P	P	P	P									5.16.1A; 5.16.1E
Guest House						P		P	P	P	P	P	P	P	P	P									5.16.1A; 5.16.1F

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	AG	R1A, B, C, D, E	R2A	R2B	R3	R4A, B, C, D, E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	P	PL	RE		ORL	M1, M1A	M2
PUBLIC/INSTITUTIONAL																									
Community and Cultural																									
Cemetery	P																								
Club Headquarters, Community Center				E		E		E	P	P	P	P	P	P	P	P	P								5.16.2C
Conference Center													E									E			
Correctional Facility																				P					
Museum, Art Gallery													P	P	P	P	P			P					
Funeral Services								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		
Library		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	P	P	P	P	P	P	P	P	P						P (exclud. M1A)		
Day Care																									
Adult Day Care Center			E	E	E	P	P	P	P	P	P	P	P	P	P	P	P					E	P	P	5.16.2A
Child Care Center			E	E	E	P	P	P	P	P	P	P	P	P	P	P	P					E	P	P	5.16.2B
Educational																									
Institutions of Higher Learning, Private			E	E	E	E	E	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	
School, Private			E	E	E	E	E	E	P	P	P	P	P	P	P	P	P								
School, 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	
School, Trade/Industrial									P	P	P	P	P	P	P	P	P			P		P	P	P	
Health Care																									
Hospital						E		E	E	E	E	E					P			P			E		5.16.2D

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	AG	R1A, B, C, D, E	R2A	R2B	R3	R4A, B, C, D, E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	P		PL	RE	ORL	M1, M1A	M2
Pilot Manufacturing																					P	P	P	P	
Scrap and Waste Material																									E
Slaughterhouse																									E
Utilities and Communications																									
Broadcasting Facility													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	
Electric, Gas, and Sanitary Services																							P	P	
Power and Fuel Rights-of-Way																									P
Wireless Communication Facilities	P							P	P			E	E	E	P	P		E		P	P	P	P	P	5.16.5D
Warehousing and Storage																									
Medium Term Car																			E						5.16.3J
Short Term Car Storage																			P						5.16.3O
Outdoor Storage																									
Warehousing and Indoor Storage																P							P	P	

Table Bottom Notes:

See Section 5.15 for table key.

All properties are subject to the additional standards indicated for that use in the right column (Use-Specific Standards).

All properties in overlay districts are subject to the additional use regulations in Section 5.13

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

All uses in the TC1 district are subject to the additional standards found in Section 5.16.3P.

Section 2. That Table 5.17-2 in Section 5.17.3 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor is amended as follows:

TABLE 5.17-2 TWO-FAMILY RESIDENTIAL ZONING DISTRICT DIMENSIONS									
NOTE: THE REQUIREMENTS IN THIS TABLE MAY BE SUPERSEDED BY THE STANDARDS IN SECTION ERROR! REFERENCE SOURCE NOT FOUND..									
DISTRICT	MINIMUM LOT AREA PER DWELLING UNIT (SQ. FT.)	BUILDING SPACING	REQUIRED SETBACK (FT.)				MAXIMUM HEIGHT (FT.)	MINIMUM LOT DIMENSIONS	
			MINIMUM FRONT	MAXIMUM FRONT	MINIMUM SIDE	MINIMUM REAR		AREA (SQ. FT.)	WIDTH (FT.)
R2A	4,250 <u>2,500</u>	[B]	25 or [A]	None	5	0-20	30	8,500 <u>5,000</u>	60 <u>40</u>
R2B	4,250 or [C]	[B]	25 [A] [B] [D]	None	8	30	30	8,500	60

NOTES:

[A] Also see additional regulations in Section 5.18.5 (Averaging an Established Front Building Line).

[B] Where more than one residential Structure is to be constructed on a Lot in the R2 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.

[C] Except for Fraternity Houses, Sorority Houses, Student Cooperative Housing, and Group Housings, for which minimum net Lot Area shall be 350 sq. ft. per occupant.

[D] Or the Established Front Building Line existing on the date this ordinance is adopted, whichever is larger.

Section 3. This ordinance shall take effect and be in force on and after ten days from legal publication.