UNIFIED DEVELOPMENT CODE

(TC1 Transit Corridor District Uses and Specific Standards)

AN ORDINANCE TO AMEND TABLE 5.15-1 of SECTION 5.15.1 AND TABLE 5.16-2 of SECTION 5.16.3.P 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 of Section 5.15.1 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended as follows:



TABLE 5.15-1: PRIMARY USE	ГАІ	BLF	E																							
					SEI	E TABLE	Bo	гто	мN	lot	ES F	OR I	MP	ORT	AN'	ΓNO	TES.									
		R	ESID	ENT	TIAL	GROUP				N	Iixi	ED U	JSE	Gro	OUP			No	ONR				L AND SPE GROUP	CL	AL	
USE CATEGORY AND TYPE	AG	R1A, B, C, D, E	R2A	R2B	R3	R4A, B, C, D, E	R6	0	C1	C1A	C1B	C1A/R	D1	D_2	C2B	C3	TC1	R5	d	PL	RE	ORL	M1, M1A		M2	USE-SPECIFIC STANDARDS
RESIDENTIAL																										5.16
Household Living																								Ì		
Adult Foster Care		P	P	P	P	P		P	P	P	P	P			P	P	P			P						
Dwelling, Assisted Living						P		Р	P	P	Р	P	P	P	P	P	P			P						5.16.1B
Dwelling, Multi-Family						Р		Р	P	Р	Р	Р	Р	Р	Р	P	P			Р	Е					5.16.1A; 5.16.1D
Dwelling, Single-Family	Р	P	P	Р	Р	Р		Р	Р	P	Р	P	Р	Р	Р	Р				Р						5.16.1A; 5.16.1C
Dwelling, Townhouse					P	P		P	P	P	P	P	Р	P	Р	Р	Р			P						5.16.1A
Dwelling, Two-Family			P	P	P	P		Р	P	Р	P	P	P	P	P	P				P						5.16.1A
House Trailer/Mobile Home Park							Р																			5.16.1A
Group Living																										
Emergency Shelter						P (exclud. R4A)		Р	Р	Р	Р	P	Р	P	Р	Р	P									
Fraternities, Sororities, and Student Cooperative Housing				Е		Е		Е	Р	Р	Р	Р	Р	Р	Р	Р	P									5.16.1A; 5.16.1E

TABLE 5.15-1: PRIMARY USE T	'AB	LE																								
					SEI	TABLE	Bo	гто	м N	отн	ES F	OR I	MP	ORT.	ANT	ron i	ΓES.									
		RE	SIDI	ENT	IAL	GROUP				M	[IXF	ed U	SE	Gro	<u>UP</u>			No	ONR				AND SPEC	IAL	,	
USE CATEGORY AND TYPE	AG	R1A, B, C, D, E	$R_{2}A$	R_2B	R3	R4A, B, C, D, E	R6	0	$\mathbf{C}_{\mathbf{I}}$	C1A	C1B	C1A/R	IΠ	D2	C2B	C3	TC1	R5	d	Ы	RE	ORL	M1, M1A	M_2		USE-SPECIFIC STANDARDS
Group Housing				E		E (R4A only), P (all others)		P	P	Р	Р	Р	P	Р	P	P	P									5.16.1A; 5.16.1F
Guest House						Р		Р	P	P	P	P	P	P	P	P	P									5.16.1A; 5.16.1G
Public/Institutional																										
Community and Cultural																										
Cemetery	Р																									
Club Headquarters, Community Center				Е		E		E	P	P	P	P	P	P	P	P	P									5.16.2C
Conference Center													Е									Е				
Correctional Facility																				P						
Museum, Art Gallery													P		P	P	P			P						
Funeral Services								Р	P	P	P	P	P	P	P	P	P						P	P	Ĺ	
Government Offices and Courts								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	Р	Е	E	E	Е	E		Е	P	Р	P	Р	Р	Р	P	Р	Р						P (excluding M1A)			

TABLE 5.15-1: PRIMARY USE T	`AE	BLF																								
					SEE	TABLE	Bo	гто	м N	Тоті	ES F	OR I	IMP	ORT	'AN'	г ио	TES.									
		Rı	ESID	ENT	TIAL	GROUP				M	IIXE	ED U	JSE	Gro	OUP			No	ONR				L AND SPEC	CIAL	L	
USE CATEGORY AND TYPE	AG	R1A, B, C, D, E	R2A	R2B	R3	R4A, B, C, D, E	R6	0	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	Ь	PL	RE	ORL	M1, M1A	Mg	21/12	USE-SPECIFIC STANDARDS
Day Care																									ı	
Adult Day Care Center		Е	Е	Е	Р	P		P	Р	P	Р	P	P	P	Р	Р	Р					Е	Р	Р	>	5.16.2A
Child Care Center		Е	Е	Е	Р	P		P	Р	P	Р	P	P	P	Р	P	P					Е	P	P	>	5.16.2B
Educational																									ı	
Institutions of Higher Learning, Private		Е	Е	Е	Е	E		P	P	P	Р	P	P	P	P	P	P						P	P	>	5.16.2E
Institutions of Higher Learning, Public	Р	P	P	P	Р	Р	P	Р	P	P	Р	P	P	P	P	P	P	Р	Р	Р	Р	P	Р	Р	>	
School, Private		Е	Е	Е	Е	E		Е	Р	Р	P	P	P	P	Р	P	P								ı	
School, Public	Р	P	P	Р	Р	P	Р	P	Р	P	P	P	P	P	Р	P	P	P	Р	P	Р	P	P	P	>	
School, Trade/Industrial									P	P	Р	P	P	P	Р	Р	P			Р		P	Р	Р	>	
Health Care																										
Hospital						E		Е	Е	Е	Ε	Е					Р			Р			E		T	5.16.2D
Nursing Care Facility						P		P	Р	P	Р	Р	P	P	Р	P	P	Р					Р	P)	5.16.2F
Lodging																									Ī	
Bed and Breakfast													Р	P	Р	Р	Р	Р							I	
Hotel								Р	Р	Р	Р	P	P	P	Р	Р	P	Р							I	
Short-Term Rental – Non-Principal Residence								Р	Р	Р	Р	Р	Р	P	Р	P										

TABLE 5.15-1: PRIMARY USE T	CAB	LE																							
					SEI	E TABLE	Bo	гто	мΝ	оті	ES F	OR I	(MP	ORT	ANT	NO'	TES.								
		RE	ESID	ENT	IAL	GROUP				M	IIXE	ED U	JSE	Gro	<u>OUP</u>			No	ONR				L AND SPECI <u>Group</u>	AL	
USE CATEGORY AND TYPE	AG	R1A, B, C, D, E	R2A	R2B	R3	R4A, B, C, D, E	R6	0	C1	C1A	C1B	C1A/R	D1	\mathbf{D}_{2}	C2B	C3	TC1	R5	Ь	PL	RE	ORL	M1, M1A	M2	USE-SPECIFIC STANDARDS
Recreation, Entertainment, and Arts																									
Adult Entertainment Business	Γ																						P (excluding M1A)	Р	5.16.3A
Artist Studio								Р	P	P	P	P	P	P	Р	P	P						P	P	5.16.3B
General Entertainment									Р	P	P	P	Р	Е	P	Р	P								5.16.3D
Indoor Recreation								Е	P	P	P	P	P	P	P	P	Р			Р		Е	E	Е	5.16.3F
Outdoor Recreation	Р	Е	Е	Е	Е	Е									P	P				P		Е			5.16.3K
Sales																									
Automobiles, Motorcycles, Recreational Vehicles, Equipment (Sales and Rental)													Е	Е	Р	Р	<u>P</u>						Р		<u>5.16.3.P</u>
Designated Marijuana Consumption Facility										Е	Е	Е	Е	Е	Е	Е	Е								5.16.3G
Fueling Station													Е	Е	Е	P								P	5.16.3E
Outdoor Sales, Permanent									P	P	Р	P	P	P	P	P	P								5.16.3L
Medical Marijuana Provisioning Center, Marijuana Retailer									Е	Е	Е	Е	Е	Е	Е	Е	Е						E	Е	5.16.3G
Mobile Food Vending Service						,		Р	Р	P	P	P	Р	P	P	Р	P	Р	Р	Р	Р	Р	Р	P	5.16.3I
Restaurant, Bar, Food Service									Р	Р	Р	Р	Р	Р	Р	P	P								5.16.3P
Retail Sales, General Merchandise									Р	P	P	P	P	P	P	P	P								

					SEE	TABLE	Bo	ГТО	м N	OTE	ES F	OR II	MPC	ORT	ANT	ON	ΓES.								
		RE	SID	ENT	IAL	GROUP				M	IXE	DU	SE C	<u>Gro</u>	<u>UP</u>			No	ONR				AND SPEC	CIAL	
USE CATEGORY AND TYPE	AG	R1A, B, C, D, E	R2A	R_2B	R3	R4A, B, C, D, E	R6	0	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	P	PL	RE	ORL	M1, M1A	M2	USE-SPECIFIC STANDARDS
Wholesale, Resale, Building Material and Supplies															P	Р							Р	Р	
ervices and Repair																									
Automobile, Truck, Construction Equipment Repair													E	Е	P	P	<u>P</u>						Р	P	5.16.3C <u>5.16.3.P</u>
Contractors, General Construction, and Residential Building														Р	P	P							Р	P	
Laundry, Cleaning, and Garment Services									P	P	P	P	P	P	P	P	Р						P	Р	
Parking Lot/Structure	4												E	Е					P	P					5.16.3M
Personal Services								P	Р	P	P	P	P	P	P	P	P								5.16.3N
Vehicle Wash													E	E	Е	P									
Veterinary, Kennel, Animal Boarding								Е	Е	Е	E	E	P	P	P	P	Р						P	Р	5.16.3P
OFFICE AND RESEARCH																									
Office																									
Bank, Credit Union, Financial Services								Р	Р	Р	Р	P	Р	Р	Р	Р	Р						P		
Office, General								P	P	P	P	P	P	P	P	P	Р				P	P	P		5.16.4C
Office, Medical/Dental								P	P	P	P	P	P	P	P	P	Р						P		5.16.4C
Nonprofit Corporations		E	Е	Е	Е	Е		P	P	P	P	P	P	P	P	Р	P				P	P	Р		5.16.4B

TABLE 5.15-1: PRIMARY USE T	ΓАВ	LE																							
					SEE	TABLE	Bo	гто	м N	ЮТ	ES F	OR I	IMP(ORT	'AN'	г по	TES.								
		RE	SIDI	ENT	IAL	GROUP				N	1 IXI	ED U	JSE .	Gro	<u>)UP</u>			No	ONR				AND SPEC	CIAL	
Use Category and Type	AG	R1A, B, C, D, E	R2A	R2B	R3	R4A, B, C, D, E	R6	0	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	Ь	PL	RE	ORL	M1, M1A	M2	USE-SPECIFIC STANDARDS
Medical Laboratory													P	P	P	P	P				Р	P	Р	P	
Marijuana Safety Compliance Facility																					Р	P	P		5.16.3G
Research, Development																	P				Р	P	P	P	
TRANSPORTATION																									
Marijuana Secure Transporter															P	P							P		5.16.3G
Railroad and Public Transportation Rights-of-Way													Р	P	P	P				Р			Р	Р	
Transit Center, Station, or Depot													P	P	P	P	P			Р			P	P	
Transportation Facilities																				Р					
Industrial																									5.16.5
Agricultural																									
Agriculture/ Greenhouse	P																								
Barns	P																								
Borrow Pits	Е)																	
Marijuana Microbusiness																Е					Е	Е	E	Е	5.16.3G
Marijuana Grower																					Е	Е	P	P	5.16.3G
Manufacturing, Processing, Assembly, and Fabrication																									
Asphalt, Concrete Mixing Plant, Sand and Gravel Pit																								Е	

TABLE 5.15-1: PRIMARY USE																									
					SEE	TABLE	Вот	гто	м N	ОТЕ	ES F	OR I	MPO	ORT.	ANT	NO'	TES.								
		RE	ESID	ENT	IAL	GROUP				M	lixe	D U	SE	Gro	<u>UP</u>			No	ONR				AND SPEC	IAL	
USE CATEGORY AND TYPE	AG	R1A, B, C, D, E	R2A	R2B	R3	R4A, B, C, D, E	R6	0	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	Р	PL	RE	ORL	M1, M1A	M2	USE-SPECIFIC STANDARDS
Coal and Coke Dealer	Т																							P	
Food and Beverages																							P	P	
Heavy Manufacturing																								P	5.16.5A
Laundry and Dry Cleaning Plant																							P	P	
Light Manufacturing																						P	P		5.16.5B
Marijuana Processor																					Е	Е	P	P	5.16.3G
Marijuana-Infused Product Processor															Е	Е									5.16.3G
Oil and Gas Wells																									5.16.5C
Pilot Manufacturing																					P	P	P	P	
Scrap and Waste Material																								Е	
Slaughterhouse																								Е	
Utilities and Communications																									
Broadcasting Facility													Р	Р	Р	P	Р						P	P	
Data Processing and Computer Centers								P	P	P	P	P	P	P	P	P	Р				P	P	P	P	
Electric, Gas, and Sanitary Services																							P	P	
Power and Fuel Rights-of-Way																								P	
Wireless Communication Facilities	P							P	P			Е	Е	Е	Р	P		Е		P	P	P	P	P	5.16.5D
Warehousing and Storage																									
Medium Term Car																			Е						5.16.3J

TABLE 5.15-1: PRIMARY USE TABLE

SEE TABLE BOTTOM NOTES FOR IMPORTANT NOTES.

		RE	ESID	ENT	IAL	GROUP				M	IXE	D Us	e <u>G</u>	FRO	<u>UP</u>			No					AND SPEC	CIAL	
USE CATEGORY AND TYPE	\mathbf{AG}	R1A, B, C, D, E	R2A	R2B	R3	R4A, B, C, D, E	R6	0	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	P	PL	RE	ORL	M1, M1A	M2	USE-SPECIFIC STANDARDS
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 5.16-2 of Section 5.16.3.P of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be deleted and replaced as follows:

TA	BLE 5.16-2: TRANSIT CORRIDOR DEVELOPMENT USE SPECIFIC STANDARDS
	Sites
1.	 Curb Cut Limits: Lots 250 feet in Width: No more than one curb cut for a two-way driveway or two curb cuts for a pair of one-way driveways. Lots 250 feet or more in Width: No more than two curb cuts.
2.	Parking Lot Placement: No placement exception provided in Section 5.19.6.B may be applied.
3.	Parking Lot Design: In addition to the maximum parking standards provided in Section 5.19.3, the portion of the site devoted to Vehicular Use Area may not exceed: • Lots 250 feet in Width: 100% the total Building footprint area. • Lots 250 feet or more in Width: 125% of the total Building footprint area. If this limitation on Vehicular Use Area cannot accommodate the maximum number of permitted spaces, the remaining amount must be provided in a Parking Structure or within a Building.
4.	Development Arrangement: When the site is more than 62,500 sq. ft., the site must be designed as two or more blocks, with sidewalks, plazas, drives, private streets or proposed public rights-of-way separating the blocks.
	ALL BUILDINGS
5.	Building Frontage: The minimum building frontage shall be 70% of the Lot Width provided this allows 30 feet between the Building and Side Lot Line normally or 45 feet between the Building and Side Lot Line when adjacent to residential zoning. If the site is divided into smaller blocks as required above, the minimum building frontage shall apply to each block.
6.	Building Dimensions: The Building width parallel to the street may not exceed 250 feet. The Building maximum diagonal dimension may not exceed 360 feet.
7.	Building Entrances: Buildings at the Front Required Setback must have a functional entrance door facing the street. Entrances at corners are acceptable.
8.	Building Access: Buildings must have a sidewalk adjacent to all sides with main entrances.
9.	One Story Building Exception: Buildings more than 750 feet from a public street may be 1 story.
	ADDITIONAL REQUIREMENTS FOR SPECIFIC BUILDING TYPES
10.	Townhouses and apartment buildings:
11.	 Buildings that are not townhouses or apartment buildings: Buildings that are not townhouses or apartment buildings must meet the design requirements provided in Section 5.17.6.C.2. Residential uses are not permitted on the first floor within 100 feet of a signalized intersection.

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