

ORDINANCE NO. ORD-23-37

First Reading: December 18, 2023  
Public Hearing: January 22, 2024

Approved:  
Published:  
Effective:

UNIFIED DEVELOPMENT CODE  
(BANQUET HALL, PERSONAL SERVICES, VETERINARY USES)

AN ORDINANCE TO AMEND SECTIONS 5.15, 5.16 AND 5.37 OF CHAPTER 55  
(UNIFIED DEVELOPMENT CODE) OF TITLE V OF THE CODE OF THE CITY OF ANN  
ARBOR – Banquet Hall, Personal Services, and Veterinary Uses

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 Table**

See Table Bottom Notes for Important Information

Key: P = permitted; E = special exception; blank cell or district name strikeout = prohibited

Use Category and Type	RESIDENTIAL						MIXED USE									NONRESIDENTIAL, SPECIAL PURPOSE					Use Specific Standards				
	AG	R1A – E	R2A	R2B	R3	R4A – E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	P	PL		RE	ORL	M1, M1A	M2
<b>RESIDENTIAL</b>																									5.16
<b>Household Living</b>																									
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					5.16.1.B
Dwelling, Multi-Family						P		P	P	P	P	P	P	P	P	P	P			P	E				5.16.1.A & D
Dwelling, Single-Family	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P			P					5.16.1.A & C
Dwelling, Townhouse						P		P	P	P	P	P	P	P	P	P	P			P					5.16.1.A
Dwelling, Two-Family				P	P	P		P	P	P	P	P	P	P	P	P	P			P					5.16.1.A
House Trailer/Mobile Home Park							P																		5.16.1.A
<b>Group Living</b>																									
Emergency Shelter						P (R4A)		P	P	P	P	P	P	P	P	P	P								
Fraternities, Sororities, and Student Cooperative Housing				E		E		<del>P</del> E	P	P	P	P	P	P	P	P	P								5.16.1.A & E
Group Housing				E		P (R4A =E)		P	P	P	P	P	P	P	P	P	P								5.16.1.A & F
Guest House						P		P	P	P	P	P	P	P	P	P	P								5.16.1.A & G





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	AG	R1A – E	R2A	R2B	R3	R4A – E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	P		PL	RE	ORL	M1, M1A	M2
Indoor Recreation								<del>P</del>	P	P	P	P	P	P	P	P				P		E	E	E	5.16.3.F
Outdoor Recreation	P	E	E	E	E	E									P	P				P		E	P	E	5.16.3.K
<b>Sales</b>																									
Automobiles, Motorcycles, Recreational Vehicles, Equipment (Sales and Rental)													E	E	P	P							P		
<del>Designated Marijuana Consumption Facility</del>										<del>E</del>	<del>E</del>	<del>E</del>	<del>E</del>	<del>E</del>	<del>E</del>	<del>E</del>									<del>5.16.3.G</del>
Fueling Station													E	E	E	P								P	5.15.3.E
Outdoor Sales, Permanent									P	P	P	P	P	P	P	P									5.16.3.L
Medical Marijuana Provisioning Center, Marijuana Retailer									E	E	E	E	E	E	E	E							E	E	5.16.3.G
Mobile Food Vending Service								P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	5.16.3.I
<del>Restaurant, Bar, Food Service</del>									<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>									<del>5.16.3.P</del>
Retail Sales, General Merchandise									P	P	P	P	P	P	P	P									
Wholesale, Resale, Building Material and Supplies															P	P							P	P	
<b>Services and Repair</b>																									
Automobile, Truck, Construction Equipment Repair													E	E	P	P							P	P	5.16.3.C
Contractors, General Construction, and Residential Building														P	P	P							P	P	

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Use Category and Type	RESIDENTIAL						MIXED USE								NONRESIDENTIAL, SPECIAL PURPOSE					Use Specific Standards					
	AG	R1A – E	R2A	R2B	R3	R4A – E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	P		PL	RE	ORL	M1, M1A	M2
Laundry, Cleaning, and Garment Services									P	P	P	P	P	P	P	P						P	P		
Parking Lot/Structure													E	E					P	P					5.16.3.M
Personal Services								P	P	P	P	P	P	P	P	P									<del>5.16.3.N</del>
Vehicle Wash												E	E	E	P										
<del>Veterinary, Kennel, and</del> Animal Boarding								E	E	E	E	E	P	P	P	P							P	P	5.16.3.P
<b>OFFICE AND RESEARCH</b>																									
<b>Office</b>																									
Bank, Credit Union, Financial Services								P	P	P	P	P	P	P	P	P							P		
Office, General								P	P	P	P	P	P	P	P	P				P	P		P		5.16.4.C
Office, Medical/Dental								P	P	P	P	P	P	P	P	P							P		5.16.4.C
<del>Office, Veterinary</del>								<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>									
Nonprofit Corporations		E	E	E	E	E		P	P	P	P	P	P	P	P	P				P	P		P		5.16.4.B
<b>Research and Development</b>																									
Laboratory																	P			P	P		P	P	5.16.4.A
Medical Laboratory													P	P	P	P				P	P		P	P	
Marijuana Safety Compliance Facility																				P	P		P		5.16.3.G
Research, Development																P				P	P		P	P	
<b>TRANSPORTATION</b>																									
Marijuana Secure Transporter															P	P								P	5.16.3.G



**Table 5.15-1: Primary Use Table**

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Key: P = permitted; E = special exception; blank cell or district name strikeout = prohibited

Use Category and Type	RESIDENTIAL						MIXED USE							NONRESIDENTIAL, SPECIAL PURPOSE					Use Specific Standards						
	AG	R1A - E	R2A	R2B	R3	R4A - 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
<b>Utilities and Communications</b>																									
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	5.16.5.D
<b>Warehousing and Storage</b>																									
Medium Term Car																			E						5.16.E.J
Short Term Car Storage																			P						5.16.3.O
Outdoor Storage																									
Warehousing and Indoor Storage																P							P	P	

**Table Bottom Notes:**

See Section 5.15 for full 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 5.16.3.P.



Section 2. That Table 5.15-2 of Section 5.15.2 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended as follows:



**Table 5.15-2: Accessory Use Table**

See Table Bottom Notes for Important Information  
 Key: A = Permitted; blank cell, strikeout = prohibited

Use Category and Type	RESIDENTIAL						MIXED USE									NONRESIDENTIAL, SPECIAL PURPOSE						Use Specific Standards				
	AG	R1A – E	R2A	R2B	R3	R4A – E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	P	PL	RE		ORL	M1, M1A	M2	
Parking Attendant Building																			A							
Parking Structure																	A									5.16.3.L
Restaurant, Bar, Food Service								A										A								5.16.6.L
Retail Sales, General Merchandise																						A	A	A		5.16.6.M
Roadside Stand	A																									
Short-Term Rental – Principal Residence Homestay	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A										
Short-Term Rental – Principal Residence Whole House	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A										
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	5.16.6.N
Solar Energy System, Personal-Scale		A	A	A	A	A																				5.16.6.O
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	5.16.6.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 5.16.3.P.

Section 3. That Section 5.16.3.M of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be deleted and the section renumbered accordingly as follows:

**M. ~~Personal Services~~**

**1. ~~C1A, C1A/R, C1B Districts~~**

~~Special Exception Use approval pursuant to Section 5.29.5 shall be required when adjacent to any Residential District.~~

**2. ~~O District~~**

~~Beauty Salons are the only permitted Personal Services in this zoning district. Incidental Sales of products used in the salon shall occupy no more than 25% of the total Floor Area.~~

Section 4. That Section 5.37.2 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended as follows with definitions inserted in alphabetical order:

**Banquet Hall**

A building or portion of a building made available for a temporary assembly or gathering of people such as a conference or meeting, party, wedding, reception, fundraiser, display, or other similar occasion which may or may not have food and beverage service.

**Kennels and Animal Boarding**

An establishment where pets are temporarily fed, housed, groomed, exercised, and generally cared for by non-owners, for commercial purposes.

**Veterinary Office**

An establishment where pets are admitted for examination, consultation, diagnosis, treatment, and necessary boarding during the treatment period by a veterinarian.

~~Veterinary, Kennels and Animal Boarding~~

~~A facility for the diagnosis, treatment, or hospitalization of animals, and including the incidental boarding or breeding of animals or any facility, public or private, where domesticated animals are temporarily boarded, groomed, and sold for compensation. This use also includes public facilities for the temporary impoundment of animals, and facilities for the temporary boarding of animals during the day or overnight.~~

Section 5. This ordinance shall take effect and be in force on and after ten days from legal publication.