

ORDINANCE NO. ORD-14-12 REVISED

First Reading: June 16, 2014  
 Public Hearing: July 21, 2014

Approved: January 5, 2015  
 Published: January 12, 2015  
 Effective: January 22, 2015

DOWNTOWN CHARACTER OVERLAY ZONING DISTRICTS  
 BUILDING MASSING STANDARDS  
 (CHAPTER 55 ZONING)

AN ORDINANCE TO AMEND SECTION 5:10.20.A OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR

The City of Ann Arbor ordains:

Section 1. That Section 5:10.20.A of Chapter 55 of Title V of the Code of the City of Ann Arbor is amended as follows:

Table 5:10.20A – Downtown Character Overlay Zoning Districts Building Massing Standards (Additional Regulations for the D1 and D2 Districts)							
Overlay Zoning District	Streetwall Height		Offset at Top of Streetwall	Max. Building Height		Massing Articulation	Side and Rear Setback
	Max. Height	Min. Height		Required Average	D1 District		
South University	3 stories	2 stories	5 feet	150 feet	60 feet	45 feet	<p>Minimum Distance from <del>Lot Line Abutting R-Zoning District</del></p> <p>For D1, a minimum 30 foot setback <u>from a lot line abutting any R zoning district</u>. For D2, a minimum 40 foot setback. This setback shall be measured from the rear and side exterior walls of the building to any R zoning district boundary on the same block as the building.</p>

[Ordinance No. ORD-14-12 Cont.](#)

State Street	3 stories	2 stories	5 feet	180 feet	Not applicable	None	Not applicable.
Liberty/ Division	3 stories	2 stories	5 feet	180 feet	60 feet	40 feet (in D2 only)	5 foot setback <b>from a side and or rear lot line abutting any R zoning district</b>
East Huron 1	3 stories	2 stories	None	150 feet	Not applicable	None	Rear or side exterior wall of the tower shall be located no further than 150 feet from the East Huron property line. Rear or side exterior wall of the base and the tower shall be located no closer than 30 feet to a lot line abutting a residential zoning district. In no case shall the required setback reduce the width or depth of a lot suitable for building to less than 25 feet.
East Huron 2	4 stories	2 stories	5 feet	180 feet	Not applicable	None	Not applicable
Midtown	4 stories	2 stories	5 feet	180 feet	Not applicable	None	Not applicable
Main Street	4 stories	2 stories	5 feet	180 feet	<b>Not applicable</b> <b>60 feet, except 120 feet in any area extending 150 feet from the East William Street property line</b>	None	<b>Not applicable</b> <b>For D1, none.</b> <b>For D2, a minimum 30 foot setback shall be measured from the exterior walls of the building to any R zoning district boundary on the same block as the building.</b>

Kerrytown	3 stories	2 stories	5 feet	Not applicable	60 feet	40 feet	10 foot setback from a side lot line abutting any R zoning district 20 foot setback from a rear lot line abutting any R zoning district
First Street	3 stories	2 stories	5 feet	Not applicable	60 feet	66 feet	15 foot setback from a side lot line abutting any R zoning district 20 foot setback from a rear lot line abutting any R zoning district 10 foot offset from a side lot line abutting any R zoning district

Section 2. That this ordinance shall take effect and be in force on the tenth day following legal publication.

**CERTIFICATION**

I hereby certify that the foregoing ordinance was adopted by the Council of the City of Ann Arbor, Michigan, at its regular session of, January 5, 2015.

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Jacqueline Beaudry, City Clerk

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Christopher Taylor, Mayor

I hereby certify that the foregoing ordinance received legal publication in the Washtenaw Legal News on January 12, 2015.

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Jacqueline Beaudry, City Clerk