

ORDINANCE NO. ORD-21-19

First Reading: June 7, 2021
Public Hearing: July 6, 2021

Approved: July 6, 2021
Published: July 15, 2021
Effective: July 25, 2021

UNIFIED DEVELOPMENT CODE
(NEW ZONING DISTRICT TC1 TRANSIT CORRIDOR)

AN ORDINANCE TO AMEND SECTIONS 5.12, 5.15, 5.16, 5.17, AND 5.20 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 Section 5.12 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended to add the following section:

5.12.9 TC1 Transit Corridor

A. General Intent Statement

This district is intended along existing transit corridors with regular fixed service provided by the Ann Arbor Area Transportation Authority primarily on established commercial and office sites, often with deep front setbacks, vast surface parking lots and lower floor area ratios than the previous zoning designation allowed. This district has been created to facilitate, encourage, and support redevelopment and infill development to realize mixed use developments and achieve mixed use corridors that support and sustain transit service as well as encourage affordable housing, enable more housing choices, more sustainable forms of development, with reduced resource and energy needs. Pedestrian-friendly designs are critically important in this district as all transit users of any mode begin and end their trips as pedestrians. Application of this district will further the goals expressed in all elements of the City's master plan, particularly the Sustainability Framework, the Land Use Element, the Climate Action Plan, and the ~~Transportation Plan and the Nonmotorized~~Comprehensive Transportation Plan.

B. Specific Purpose Statements

When approving a petition to rezone a site from its current designation to TC1, the Planning Commission and City Council should consider the following specific purpose statements:

1. This district may replace the O, RE, ORL, C2B, C3, P, R5 and M1 districts. It should only replace other zoning designations in unique and rare instances where another zoning district is entirely surrounded by the specifically mentioned districts.

2. This district should be located proximate to a transit corridor, meaning a street with existing fixed transit service. All areas of parcels zoned TC1 should be no more than $\frac{1}{2}$ mile from a transit stop.

TABLE 5.15-1: PRIMARY USE TABLE

P= PERMITTED

E = SPECIAL EXCEPTION

BLANK CELL = PROHIBITED

NOTE: ALL PROPERTIES ARE SUBJECT TO THE ADDITIONAL STANDARDS INDICATED FOR THAT USE IN THE RIGHT COLUMN

NOTE: ALL PROPERTIES IN OVERLAY DISTRICTS ARE SUBJECT TO THE ADDITIONAL USE REGULATIONS IN SEC. 5.13

NOTE: SPECIFIC USES IN THE C1A/R, RE, AND ORL DISTRICTS ARE SUBJECT TO ADDITIONAL STANDARDS FOUND IN SECTIONS 5.12.5B, 5.13.4B, 5.13.5B RESPECTIVELY

USE CATEGORY AND TYPE	RESIDENTIAL														MIXED USE							NONRESIDENTIAL 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	D1	D2	C2B	C3	TC1	R5	P	PL	RE	ORL	M1	M1A	M2	5.16		
Group Living																																				
Emergency Shelter											P	P	P	P		P	P	P	P	P	P	P	P	P	P	P										
Fraternities, Sororities, and Student Cooperative Housing							E		E	E	E	E	E		E	P	P	P	P	P	P	P	P	P	P										5.16.1A; 5.16.1D	
Group Housing							E		E	P	P	P	P		P	P	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	P	P	P	P	P	P										5.16.1A; 5.16.1F	
PUBLIC/ INSTITUTIONAL																																				5.16.2
Community and Cultural																																				
Cemetery	P																																			
Club Headquarters or Community Center							E		E	E	E	E	E		E	P	P	P	P	P	P	P	P	P	P	P										5.16.2C
Conference Center																					E															
Correctional Facility																													P							
Museum, Art Gallery																					P	P	P	P	P	P			P							

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USE CATEGORY AND TYPE	RESIDENTIAL														MIXED USE							NONRESIDENTIAL 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	D1	D2	C2B	C3	TC1	R5	P	PL	RE	ORL	M1	M1A	M2	5.16	
Hospital									E	E	E	E	E		E	E	E	E	E					P			P			E	E		5.16.2D		
Nursing Care Facility									P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P					P	P	P	5.16.2F	
COMMERCIAL																																		5.16.3	
Lodging																																			
Bed and Breakfast																					P	P	P	P	P	P	P								
Hotel															P	P	P	P	P	P	P	P	P	P	P	P	P								
Recreation, Entertainment, and Arts																																			
Adult Entertainment Business																																P		P	5.16.3A
Artist Studio															P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P	5.16.3B
General Entertainment																P	P	P	P	P	P	E	P	P	P	P								5.16.3D	
Indoor Recreation															E	P	P	P	P	P	P	P	P	P	P	P			P		E	E	E	5.16.3F	
Outdoor Recreation	P	E	E	E	E	E	E	E	E	E	E	E	E	E										P	P			P		E				5.16.3K	

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USE CATEGORY AND TYPE	RESIDENTIAL																MIXED USE							NONRESIDENTIAL 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	D1	D2	C2B	C3	TC1	R5	P	PL	RE	ORL	M1	M1A	M2	5.16	
Office-Type																																			
Bank, Credit Union, Financial Services																P	P	P	P	P	P	P	P	P	P							P	P		
Office, General																P	P	P	P	P	P	P	P	P	P				P	P	P	P		5.16.4C	
Medical/Dental																P	P	P	P	P	P	P	P	P	P						P	P		5.16.4C	
Nonprofit Corporations		E	E	E	E	E	E	E	E	E	E	E	E	E		P	P	P	P	P	P	P	P	P	P				P	P	P	P		5.16.4B	
Research and Development																																			
Laboratory																									P				P	P	P	P	P		5.16.4A
Medical Laboratory																					P	P	P	P	P				P	P	P	P	P		
Marijuana Safety Compliance Facility																													P	P	P	P			5.16.3G
Research/Development																									P				P	P	P	P	P		
TRANSPORTATION																																			
Marijuana Secure Transporter																							P	P							P	P			5.16.3G
Railroad and Public Transportation Rights-of-Way																					P	P	P	P				P			P	P	P		

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USE CATEGORY AND TYPE	RESIDENTIAL														MIXED USE							NONRESIDENTIAL 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	D1	D2	C2B	C3	TC1	R5	P	PL	RE	ORL	M1	M1A	M2		
Transit Center, Station, or Depot																					P	P	P	P	P			P			P	P	P	5.16	
Transportation Facilities																												P							
INDUSTRIAL																																			5.16.5
Agricultural																																			
Agriculture/Greenhouse	P																																		
Barns	P																																		
Borrow Pits	E																																		
Marijuana Microbusiness																								E					E	E	E	E	E		5.16.3G
Marijuana Grower																												E	E	P	P	P		5.16.3G	
Manufacturing, Processing, Assembly, and Fabrication																																			
Asphalt, Concrete Mixing Plant, Sand and Gravel Pit																																		E	
Coal and Coke Dealer																																		P	
Food and Beverages																															P	P	P		

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USE CATEGORY AND TYPE	RESIDENTIAL																MIXED USE						NONRESIDENTIAL 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	D1	D2	C2B	C3	TC1	R5	P	PL	RE	ORL	M1	M1A	M2	5.16		
Heavy Manufacturing																																		P	5.16.5A	
Laundry and Dry Cleaning Plant																																	P	P	P	
Light Manufacturing																															P	P	P	5.16.5B		
Marijuana Processor																													E	E	P	P	P	5.16.3G		
Marijuana-Infused Product Processor																							E	E										5.16.3G		
Oil and Gas Wells																																		5.16.5C		
Pilot Manufacturing																													P	P	P	P	P			
Scrap and Waste Material																																		E		
Slaughterhouse																																		E		
Utilities and Communications																																				
Broadcasting Facility																					P	P	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	P	P			
Electric, Gas, and Sanitary Services																															P	P	P			

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USE CATEGORY AND TYPE	RESIDENTIAL														MIXED USE							NONRESIDENTIAL 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	D1	D2	C2B	C3	TC1	R5	P	PL	RE	ORL	M1	M1A	M2			
Power and Fuel Rights-of-Way																																			P	
Wireless Communication Facilities	P															P	P			E	E	E	P	P	E	E		P	P	P	P	P	P		5.16.5D	
Warehousing and Storage																																				
Medium Term Car Storage																												E								5.16.3J
Short Term Car Storage																												P								5.16.3O
Outdoor Storage																																P	P	P		
Warehousing and Indoor Storage																							P	P							P	P	P			

Section 3. That Section 5.15, Table 5.15-2, of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended to read as follows:

TABLE 5.15-2: ACCESSORY USE TABLE																																		
E = SPECIAL EXCEPTION A= PERMITTED ACCESSORY USE BLANK CELL = PROHIBITED																																		
NOTE: ALL PROPERTIES ARE SUBJECT TO THE ADDITIONAL STANDARDS INDICATED FOR THAT USE IN THE RIGHT COLUMN																																		
NOTE: ALL PROPERTIES IN OVERLAY DISTRICTS ARE SUBJECT TO THE ADDITIONAL USE REGULATIONS IN SEC. 5.13																																		
NOTE: SPECIFIC USES IN THE C1A/R, RE, AND ORL DISTRICTS ARE SUBJECT TO ADDITIONAL STANDARDS FOUND IN SECTIONS SECTIONS 5.12.5B, 5.13.4B, 5.13.5B RESPECTIVELY																																		
USE CATEGORY AND TYPE	RESIDENTIAL														MIXED USE						NONRESIDENTIAL 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	D1	D2	C2B	C3	TC1	R5	P	PL	RE	ORL	M1	M1A	M2	5.16
ACCESSORY USES																																		5.16.6
All Accessory Buildings																																		5.16.6A;
Bed and Breakfast, Accessory		A	A	A	A	A	A	A	A	A	A	A	A	A																				5.16.6A
Community Recreation									A	A	A	A	A																					5.16.6A;
Dish Antenna		A	A	A	A	A	A	A	A	A	A	A	A	A																				5.16.6A; 5.16.6A.3; 5.16.6B
Drive-Through Facility															E						E	E	E	E									5.16.6A; 5.16.6A.3; 5.16.6C	

TABLE 5.15-2: ACCESSORY USE TABLE

E = SPECIAL EXCEPTION

A= PERMITTED ACCESSORY USE

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NOTE: SPECIFIC USES IN THE C1A/R, RE, AND ORL DISTRICTS ARE SUBJECT TO ADDITIONAL STANDARDS FOUND IN SECTIONS **SECTIONS 5.12.5B, 5.13.4B, 5.13.5B** RESPECTIVELY

USE CATEGORY AND TYPE	RESIDENTIAL														MIXED USE							NONRESIDENTIAL 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	D1	D2	C2B	C3	TC1	R5	P	PL	RE	ORL	M1	M1A	M2	5.16
Dwelling Unit, Accessory		A	A	A	A	A	A																											5.16.6A; 5.16.6D
Dwelling Unit, Manager's																														A	A	A		5.16.6A; 5.16.6E
Family Day Care Home	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									5.16.6A; 5.16.6F
Group Day Care Home	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A										5.16.6A; 5.16.6G
Home Occupation	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									5.16.6A; 5.16.6H
Incidental Services																A									A				A				5.16.6A; 5.16.6I	
Management/Maintenance Office and Storage									A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			A	A	A					5.16.6A
Medical Marijuana Home Occupation	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									5.16.6A; 5.16.3G

TABLE 5.15-2: ACCESSORY USE TABLE

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NOTE: SPECIFIC USES IN THE C1A/R, RE, AND ORL DISTRICTS ARE SUBJECT TO ADDITIONAL STANDARDS FOUND IN SECTIONS SECTIONS 5.12.5B, 5.13.4B, 5.13.5B RESPECTIVELY

USE CATEGORY AND TYPE	RESIDENTIAL																MIXED USE							NONRESIDENTIAL 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	D1	D2	C2B	C3	TC1	R5	P	PL	RE	ORL	M1	M1A	M2	5.16
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	A	A	A	A	5.16.6A 5.16.6N
Solar Energy System, Personal-Scale		A	A	A	A	A	A	A	A	A																								5.16.6A 5.16.6O
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	A	A	A	A	A	A	A	A	5.16.6A; 5.16.6P

Section 5.16.3.L. That Section 5.16.3.L of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended as follows:

L. Parking ~~Lot or~~ Structure

1. ~~D1 and D2 Districts~~

1. In the D1 district, an off-street Parking Structure is not permitted at the level of the adjacent street unless separated from the street by a portion of the Building that is occupied by a permitted use or uses, with the exception of the portion of a Parking Structure that provides vehicular or pedestrian access to the street. Permitted uses shall be located within the Building and have a minimum depth of 25 feet from the exterior of the front wall. On Corner Lots, this requirement shall apply to Lot frontages on primary streets, as defined in Section 5.17.6.B. If none of the Street Frontages are a primary street, an off-street Parking Structure must be separated from at least one Street Frontage by a portion of the Building that is occupied by a permitted use, with the exception of the portion of a Parking Structure that provides access to the street.

2. In the D2 district, an off-street Parking Structure shall be located a minimum of ten feet from the Front Lot Line at the level of the adjacent street and provide a landscape buffer or screening wall between the Building and the Front Lot Line.

2.3. In a TC district, an off-street Parking Structure in any building adjacent to the street must be separated from the street on the first floor by a permitted primary use at least 25 feet in depth from the exterior front wall, with the exception of the portion of the Parking Structure that provides vehicular or pedestrian access to the street.

3.4. In the ~~D1 and D2~~all districts, any wall of an off-street Parking Structure that abuts a residential zoning district shall not contain openings, or if it contains openings shall be separated from the Lot Line by a Building other than a Parking Structure occupied by a permitted primary use; or uses.

Section 5. That Section 5.16.3 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended to add the following section:

Q. Transit Corridor Development

The specific standards below are intended to ensure development in the TC1 district creates places where people can live, work, socialize, play and shop in well-designed, comfortable places that support active, sustainable, city living.

		Lot Width up to 250 ft.	Lot Width 250 ft. and more
Buildings	Mixed Use Building	<ol style="list-style-type: none"> 1. First story must be minimum of 15 ft. in height. 1. Minimum 60% of the first floor facing any sidewalk between 2 and 9 ft in height must be clear windows and doors that allow views of interior space or product display areas. The bottom of any window or product display area used to satisfy the transparency standard must not be more than 3 ft above the adjacent sidewalk. 2. Buildings at the front setback must have a functional entrance door facing the transit corridor. Entrances at corners are acceptable. 	<ol style="list-style-type: none"> 1. First story must be minimum of 15 ft. in height. 2. Maximum 360 ft. diagonal. 3. Minimum 60% of the first floor facing any sidewalk between 2 and 9 ft in height must be clear windows and doors that allow views of interior space or product display areas. The bottom of any window or product display area used to satisfy the transparency standard must not be more than 3 ft above the adjacent sidewalk. 4. Buildings at the front setback must have a functional entrance door facing the transit corridor. Entrances at corners are acceptable. 5. Buildings more than 750 feet from the transit corridor may be 1 story.
	Townhouse/ Apartment Building	<ol style="list-style-type: none"> 1. Street-facing door and stoops required for Townhouses. 2. Apartment buildings must have a functional entrance door facing the transit corridor. Entrances at the corner of the Building are acceptable. 3. Garage doors may not face any street. 	<ol style="list-style-type: none"> 1. Street facing door and stoop required for Townhouses. 2. Apartment buildings must have a functional entrance door facing the transit corridor. Entrances at the corner of the Building are acceptable. 3. Garage doors may not face any street. 4. Maximum 360 ft. diagonal.
Building Frontage	Mixed Use Building	1. Minimum frontage equal to lot width less 30 feet or 45 feet when adjacent to residential zoning	1. Minimum 75% frontage
	Townhouse/ Apartment Building	1. Minimum frontage equal to lot width less 30 feet or 45 feet when adjacent to residential zoning	1. Minimum 70% frontage
Site	All Buildings	<ol style="list-style-type: none"> 1. Buildings must have a public or private sidewalk adjacent to all sides with main entrances. 2. When the site is more than 62,500 sq ft, the site must be designed as blocks 250 feet on each side or as near as practical given the site shape, with sidewalks, plazas, or drives separating the blocks. 	<ol style="list-style-type: none"> 1. Buildings must have a public or private sidewalk adjacent to all sides with main entrances. 2. When the site is more than 62,500 sq ft, the site must be designed as blocks 250 feet on each side or as near as practical given the site shape, with sidewalks, plazas, or drives separating the blocks.
	Mixed Use Buildings	1. The portion of the first story within 100 feet of an intersection of public rights-of-way must be occupied by nonresidential use.	1. The portion of the first story within 100 feet of an intersection of public rights-of-way must be occupied by nonresidential use.

		Lot Width up to 250 ft.	Lot Width 250 ft. and more
	Townhouse/ Apartment Buildings	1. Not permitted within 100 feet of an intersection of public rights-of-way	1. Not permitted within 100 feet of an intersection of public rights-of-way.
Access and Circulation	Mixed Use Buildings	1. No more than 1 curb cut for a two-way driveway or 2 curb cuts for a one-way driveway per lot.	1. No more than 2 curb cuts per Lot.
	Townhouse/ Apartment Buildings	1. No more than 1 curb cut for a two-way driveway or 2 curb cuts for a one-way driveway per lot.	1. No more than 2 curb cuts per Lot.
Off- Street Parking	All Buildings	1. No minimum off-street vehicle parking for any land use. 2. Maximum vehicle parking standards, required bicycle spaces and EV parking spaces as provided in Table 5.19-1 shall apply.	1. No minimum off-street vehicle parking for any land use. 2. Maximum vehicle parking standards, required bicycle spaces and EV parking spaces as provided in Table 5.19-1 shall apply.
Parking Lot	All Buildings	1. Located in side or rear yard only. 2. Vehicular use area may not exceed area of building(s) footprint.	1. Located in side or rear yard only. 2. Vehicular use area may not exceed 125% of area of building(s) footprint.

Section 6. That Section 5.17.4 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be reorganized and amended to read as follows:

[Note: Orientation of table changed from portrait to landscape and most footnotes incorporated into body. Track changes only records new or changed regulations, not orientation change, formatting or moves. Orange shading for emphasis of new district row and not for publishing.]

5.17.4 Mixed Use Zoning Districts

Dimensional standards for mixed use zoning districts are provided in Table 5:17-4.

TABLE 5:17-4: MIXED USE ZONING DISTRICT DIMENSIONS

NOTE: The requirements in this table may be superseded by the standards in Section 5.16 or Section 5.18.

DISTRICT	FLOOR AREA AND FAR		OPEN SPACE AND BUILDING COVERAGE	SETBACKS			HEIGHT	LOT DIMENSIONS	
	FLOOR AREA	FAR	% LOT AREA	FRONT	SIDE	REAR	FEET AND STORIES	AREA	WIDTH
O	None	Max: 75%	None	Min: 15 ft. Max: 40 ft. [A]	Min: 30 ft. [C] when abutting R district, otherwise 0 ft.		Max 55 ft. and 4 stories when within 300 ft. of abutting R zone, otherwise none.	Min: 6,000 sq. ft.	Min: 50 ft.
C1	Max: 8,000 sq. ft. per nonresidential use	Max: 100%	None	Min: 10 ft. Max 25 ft. [A]	Min: 30 ft. [C] when abutting R district, otherwise 0 ft.		Max 35 ft. and 3 stories	Min: 2,000 sq. ft.	Min: 20 ft.
C1B	None	Max: 150%	None	Min: 10 ft. Max: 25 ft. [A]	Min: 30 ft. when abutting R district, otherwise 0 ft.		Max 50 ft. and 4 stories	Min: 3,000 sq. ft.	Min: 20 ft.
C1A	None	Max: 200%	None	None	Min: Equal to minimum of abutting R district		None	None	None
C1A/R	None	Max: 300%	None	None	Min: Equal to minimum of abutting R district		None	None	None
C2B	None	Max: 200%	None	Min: 10 ft. Max: 25 ft. [A]	Min: 30 ft. [C] when abutting R district, otherwise 0 ft.		Max: 55 ft. and 4 stories	Min: 4,000 sq. ft.	Min: 40 ft.
C3	None	Max: 200%	None	Min: 10 ft. Max: 25 ft. [A]	Min: 30 ft. [C] when abutting R district, otherwise 0 ft.		Max: 55 ft. and 4 stories	Min: 6,000 sq. ft.	Min: 60 ft.
D1	None	Max: Up to 700% with premiums (Section 5.18.6), otherwise 400%	None	See Table 5:17-7	See Table 5:17-6		Min: 24 ft. and 2 stories [B] Max: See Table 5:17-6	None	None

TABLE 5:17-4: MIXED USE ZONING DISTRICT DIMENSIONS

NOTE: The requirements in this table may be superseded by the standards in Section [5.16](#) or Section [5.18](#).

DISTRICT	FLOOR AREA AND FAR		OPEN SPACE AND BUILDING COVERAGE	SETBACKS			HEIGHT	LOT DIMENSIONS	
	FLOOR AREA	FAR	% LOT AREA	FRONT	SIDE	REAR	FEET AND STORIES	AREA	WIDTH
D2	None	Max: Up to 400% with premiums (Section 5.18.6), otherwise 200%	Open Space Min: 10% Building Coverage Max: 80%	See Table 5:17-7	See Table 5:17-6		Min: 24 ft. and 2 stories [B] Max: See Table 5:17-6	None	None
TC1	See Section 5.16.3.Q	<u>None</u>	<u>None</u>	<u>Min: 0 ft.</u> <u>Max:</u> <u>15 ft. Mixed Use [A]</u> <u>20 ft. Townhouse/ Apt [A]</u>	<u>Min: 30 ft. when abutting R district, otherwise 0 ft.</u>		<u>Min: 2 stories [B]</u> <u>Max: 55 ft. within 80 ft.,</u> <u>75 ft. between 80-300 ft.,</u> <u>120 ft. between 300-1000 ft.</u> <u>300 ft. more than 1000 ft.</u> <u>From R district.</u>	<u>None</u>	<u>None</u>

NOTES:

- [A] Maximum front setback applies to new detached Buildings; no maximum front setback for Buildings or additions to Buildings constructed before January 16, 2011. For Lots with more than one Front Lot Line, maximum Required Front Setback shall only apply to one Front Lot Line, excluding Lots in the TC1 district.
- [B] Minimum height and stories applies to new Buildings; no minimum height or story requirement for buildings constructed before December 26, 2009. The Floor Area of the required second Story must be at least 75% of the Floor Area of the first Story.
- [C] Plus one foot of additional setback for each foot of Building Height above 30 feet.

Section 7. That Section 5.20.4 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended to read as follows:

5.20.4 Conflicting Land Use Buffers

- A. Conflicting land use buffer shall be provided under the following conditions:
1. A Vehicular Use Area adjacent to a public park or land principally used or zoned for residential purposes.
 2. A refuse/recycling container adjacent to a public park or land principally used or zoned for residential purposes.
 3. The portion of a parcel zoned O, RE, ORL, C, or M abutting a public park or parcel principally used or zoned for residential purposes.
 4. The portion of a parcel zoned R3 or R4 adjacent to a parcel principally used or zoned for residential purposes.
 5. The portion of a parcel zoned TC abutting a Residential Zoning District or the PL district.

Section 8. This ordinance shall take effect and be in force on and after ten days from 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 July 6, 2021.

(Date)

Jacqueline Beaudry, Ann Arbor City Clerk

Christopher Taylor, Mayor of the City of Ann Arbor

I hereby certify that the foregoing ordinance received legal publication in the Washtenaw Legal News on July 15, 2021.

Jacqueline Beaudry, Ann Arbor City Clerk