

ORDINANCE NO. ORD-23-32

First Reading: November 6, 2023  
Public Hearing: December 4, 2023

Approved:  
Published:  
Effective:

UNIFIED DEVELOPMENT CODE  
(PREMIUMS, D1 and D2 FAR)

AN ORDINANCE TO AMEND SECTIONS 5.17.4 AND 5.18.6 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 5.17-4 of Section 5.17.4 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended as follows:

**TABLE 5.17-4: MIXED USE ZONING DISTRICT DIMENSIONS**

Other use and development standards also apply and may supersede or effect the requirements in this table, such as Sections **Error! Reference source not found.**Use Specific Standards, **Error! Reference source not found.**Special Dimensional and Site Layout Standards, **Error! Reference source not found.**Parking Standards and **Error! Reference source not found.**Landscaping, Screening, and Buffering.

DISTRICT	FLOOR AREA AND FAR		OPEN SPACE AND BUILDING COVERAGE	REQUIRED SETBACKS			HEIGHT	LOT DIMENSIONS	
	FLOOR AREA	FAR	% LOT AREA	FRONT	SIDE	REAR	FEET AND STORIES	AREA	WIDTH
<b>O</b>	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.
<b>C1</b>	Max: 8,000 sq. ft. per non-residential 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.
<b>C1B</b>	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.
<b>C1A</b>	None	Max: 200%	None	None	Min: Equal to minimum of abutting R district		None	None	None
<b>C1A/R</b>	None	Max: 300%	None	Min: 10 ft.	Min: Equal to minimum of abutting R district		None	None	None
<b>C2B</b>	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.
<b>C3</b>	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.
<b>D1</b>	None	Max: Up to 900% with premiums (Section 5.18.6); otherwise 400% <a href="#">None</a>	None	See Tables 5.17-6 and 5.17-7			Min: 24 ft. and 2 Stories (B)	None	None

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DISTRICT	FLOOR AREA AND FAR		OPEN SPACE AND BUILDING COVERAGE	REQUIRED 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% None	Open Space Min: 10%  Building Coverage Max: 80%	See Tables 5.17-6 and 5.17-7			Min: 24 ft. and 2 Stories (B)	None	None
TC1	See Section 5.17.7	None	None	Min: 0 ft. Max: 15 ft. Mixed Use (A), 20 ft. Townhouses/ Apartments (A)	Min: 30 ft. when abutting R district, otherwise 0 ft.		Min: 2 Stories (B) Max: 55 ft. within 80 ft., 75 ft. between 80-300 ft., 120 ft. between 300-1000 ft., 300 ft. more than 1000 ft. from R district.	None	None

**Footnotes:**

- (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 over 30 feet.

Section 2. That Section 5.18.6 (Premiums) of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be repealed in its entirety and subsequent subsections be renumbered accordingly.

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