

AN ORDINANCE TO AMEND SECTION 5:10.23 OF CHAPTER 55 (ZONING ORDINANCE) OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR

The City of Ann Arbor ordains:

Section 1. That Section 5:10.23 of Chapter 55 of Title V of the Code of the City of Ann Arbor is amended as follows:

5:10.23. - C3 fringe commercial district.

(1) *Intent.* The design and regulations of this district are set up to provide for certain types of commercial activities which have characteristics in common. In this district, the customer usually comes directly to the particular establishment by automobile, making a separate stop for each errand. Comparison shopping activity is less than in the central business district. Since there is little essential interdependence of activities, establishments can be dispersed over considerable areas with each establishment having its own automobile parking. Good automobile accessibility is essential to these districts. The uses permitted, because of their lack of intense pedestrian activity and their required contact with auto access, would be incompatible in the central business district.

(2) *Permitted principal uses.*

(a) Any principal use permitted in the C2B business service district.

(b) Fueling station

(c) Car wash

(3) *Special exception uses pursuant to section 5:104.*

(a) The temporary outdoor sales or display of goods and services, not covered by section 5:10.15(h) that cannot meet the standards of section 5:10.15(f), may be approved as a special exception use pursuant to section 5:104.

(b) A drive-thru facility that is an accessory to a permitted principal use in the C3 fringe commercial district, provided that the facility is not located between a street and the principal building, and the vehicular circulation to enter and exit the facility does not impair the general circulation on the site or the pedestrian circulation on and off the site.

(4) *Permitted accessory uses.*

(a) Those allowed in the R3 district.

Section 2. This ordinance shall take effect and be in force on and after ten days from legal publication.