

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		
						Maximum Building Module Length (Horizontal Dimension)	<del>Minimum Distance from Lot Line Abutting R Zoning District</del>
South University	3 stories	2 stories	5 feet	150 feet	60 feet	45 feet	For D1, a minimum 30 foot setback. 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.
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 <del>from a side and</del> or rear <u>lot line abutting any R zoning district</u>

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	<del>Not applicable</del> <u>100 feet</u>	None	<del>Not applicable</del> <u>From any lot line within 25 feet of any R zoning district, each story above the fourth story shall have a side and/or rear setback at least equal to the height of that story, applied from the edge of the story below.</u>
Kerrytown	3 stories	2 stories	5 feet	Not applicable	60 feet	40 feet	10 foot setback <u>from a side lot line abutting any R zoning district</u>  20 foot setback <u>from a rear lot line abutting any R zoning district</u>
First Street	3 stories	2 stories	5 feet	Not applicable	60 feet	66 feet	15 foot setback <u>from a side lot line abutting any R zoning district</u>  20 foot setback <u>from a rear lot line abutting any R zoning district</u>  10 foot offset <u>from a side lot line abutting any R zoning district</u>

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