ORDINANCE NO. ORD-19-28

First Reading:	August 6, 2019	Approved:	September 3, 2019
Public Hearing:	September 3, 2019	Published:	September 12, 2019
		Effective:	September 22, 2019

UNIFIED DEVELOPMENT CODE
(DIMENSIONAL STANDARDS TABLE)

AN ORDINANCE TO AMEND SECTION 5.17.4 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 5.17.4 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor is amended as follows:

5.17.4   Mixed Use Zoning Districts

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

	MAXIMUM FAR (% OF LOT AREA)		MAXIMUM FLOOR AREA PER NON RESIDENTIAL USE (SQ. FT.)	REQUIRED SETBACK (FT.)				MINIMUM / MAXIMUM HEIGHT		MINIMUM GROSS LOT DIMENSIONS	
DISTRICT	**NORMAL**	**WITH PREMIUMS (SEE SEC. ERROR! REFERENCE SOURCE NOT FOUND.)**		**MINIMUM FRONT**	**MAXIMUM FRONT**	**MINIMUM SIDE**	**MINIMUM REAR**	**(FT.) MIN**	**STORIES MAX**	**AREA (SQ. FT.)**	**WIDTH (FEET)**
O	75	N/A	None	15	40 [A]	[B] [C]		[D]None	[D]	6,000	50
C1	100	N/A	8,000 [E]	10	25 [A]	[B] [C]		35None	35 ft./ 3 stories	2,000	20
C1B	150	N/A	None	10	25 [A]	[B] [C]		None 50	50 ft./ 4 stories	3,000	20
C1A	200	400	None	None	None	[F]		None	None	None	None
C1A/R	300	600	None	10	None	[F]		None	None	None	None
C2B	200	N/A	None	10	25 [A]	[B] [C]		55 None	55 ft./ 4 stories	4,000	40
C3	200	N/A	None	10	[B][C][G] 25 [A]	[B] [C]	20 [B][C]	None 55	55 ft./ 4 stories	6,000	60
D1	400	700; 900 with affordable housing premimums	None	See Table 5:17-7		See Table 5:17-6		24 ft and 2 stories (H)/	Table 5:17-6	None	None
D2 (I)	200	400	None	See Table 5:17-7		See Table 5:17-6		24 ft and 2 stories (H)/	Table 5:17-6	None	None

NOTES:

[A] Applies only to new detached Buildings constructed or for which a site plan was approved after January 16, 2011, otherwise none. For Lots with more than one Front Lot Line, Required Setbacks shall only apply to one Front Lot Line.

[B] 30 ft. where abutting residentially zoned land, otherwise none.

[C] Plus one foot of additional setback for each foot of Building Height above 30 feet when abutting residentially zoned land.

[D] No minimum. No maximum except in any area on a parcel extending 300 feet from an abutting residentially zoned land, the maximum height limits shall be 55 feet and 4 stories.

[E] Maximum Floor Area for each nonresidential use in a Principal or Accessory Building.

[F] Equal to the minimum side and mimimumminimum rear setback for the abutting district when abutting a residential district.

[G] 30 ft where abutting residentially zoned land.

[H] The minimum height is 24 ft. and 2 stories. This Minimum height requirement shall apply only to new principal use buildings constructed after December 26, 2009; otherwise none. The Floor Area of the required second Story must be a minimum of 75 %of the Floor Area of the first Story.

TABLE 5:17-4: MIXED USE ZONING DISTRICT DIMENSIONS										
NOTE: The requirements in this table may be superseded by the standards in Section 5.18.										
DISTRICT	MAXIMUM FAR (% OF LOT AREA)		MAXIMUM FLOOR AREA PER NON RESIDENTIAL USE (SQ. FT.)	REQUIRED SETBACK (FT.)				MINIMUM / MAXIMUM HEIGHT		MINIMUM GROSS LOT DIMENSIONS	
	NORMAL	WITH PREMIUMS (SEE SEC. ERROR! REFERENCE SOURCE NOT FOUND.)		MINIMUM FRONT	MAXIMUM FRONT	MINIMUM SIDE	MINIMUM REAR	(FT.) MIN	STORIES MAX	AREA (SQ. FT.)	WIDTH (FEET)
[I] All Development in the D2 district shall provide a minimum of 10% of the Lot Area as Open Space, and no Development shall have Building Coverage greater than 80% of the Lot Area.										

Section 2.   That cross-references be reestablished or renumbered consistent with this ordinance and other contemporaneous ordinances amending these sections.

Section 3.   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 September 3, 2019.

_____
       (Date)

_____
Jacqueline Beaudry, Ann Arbor City Clerk

_____
Christopher Taylor, Mayor

I hereby certify that the foregoing ordinance received legal publication in the Washtenaw Legal News on September 12, 2019.

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Jacqueline Beaudry, Ann Arbor City Clerk