

UNIFIED DEVELOPMENT CODE
(Bicycle and Vehicle Parking)

AN ORDINANCE TO AMEND SECTIONS 5.19.2, 5.19.3, 5.19.5, and 5.19.7 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 5.19.2 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended as follows:

5.19.2 Required Parking

A. General

1. ~~Each land use listed in Table 5.19-1 shall provide an amount of~~ Provided off-street parking ~~compliant~~ shall comply with the standards and requirements of this section; unless ~~the requirements are~~ modified by another provision of this ~~section or~~ chapter; in which case the modifications shall apply.
2. No *lot* zoned other than “P” shall have parking as its *principal use*, excepting *lots* containing approved *parking lots* or *parking structures* in the D1 or D2 districts.

~~B. Calculating Required Parking~~

- ~~3.~~ 3. The *floor area* ~~above grade within a principal building, accessory building or accessory structure~~ used for parking shall not be included in any required parking calculation ~~require parking.~~
- ~~4.~~ 4. The *floor area* used for vehicle ~~or parking spaces~~ below grade or the floor area used for bicycle parking spaces below the second story shall not be included in floor area ratio calculations.
- ~~5.~~ 5. Bicycle parking spaces outside of a building shall be considered and included in open space calculations. ~~any required parking calculation.~~

~~4.6.~~ Any fraction of a *parking space* shall be considered a full space.

~~5.7.~~ A higher class of *parking space* may be used to provide bicycle or *electric vehicle* parking facilities when more than one class is required by this section.

C.B. Vehicle Parking Requirements

~~Parking requirements~~ The minimum vehicle parking required for permitted any land use is none. When vehicle parking is provided, the maximum number of spaces that can be provided and the EV facilities that must be included are provided in Table 5.19-1 and Table 5.19-3.

| TABLE 5.19-1: REQUIRED PARKING | | | | | | | |
|--|--|--------------------------------|----------------------|-----|---------------------------|---------------------|------|
| USE (See Sec. 5.19.3 for Uses in D1, D2, TC1 Districts) | MAXIMUM VEHICLE PARKING SPACES (NONE IF BLANK) | MINIMUM BICYCLE PARKING SPACES | | | MINIMUM EV PARKING SPACES | | |
| | | SPACES | CLASS | | | CLASS | |
| | | | A | B | C | EV-C | EV-I |
| RESIDENTIAL USES (Number of Spaces/Dwelling Unit, unless otherwise noted) | | | % OF SPACES PROVIDED | | | | |
| HOUSEHOLD LIVING | | | | | | | |
| Adult Foster Care | | None | None | | | None | |
| Dwelling, Assisted Living | | 1/5 units | 50% | | 50% | 10% | 10% |
| Dwelling, Multi-Family (5 units or more) | | 1/5 units | 50% | | 50% | 90% | 10% |
| Dwelling, Single-Family, Two-Family, Multi-Family (3 or 4 units) | | None | None | | | See Section 5.19.8A | |
| Dwelling, Townhouse | | 1/5 units | 50% | | 50% | 100% | |
| GROUP LIVING | | | | | | | |
| Emergency Shelter | | None | | | | 90% | 5% |
| Fraternities, sororities, student cooperatives | | 1/2 beds | 50% | 50% | | 90% | 10% |
| Group Housing, Guest House | | 1/5 beds | 50% | 50% | | 90% | 10% |
| PUBLIC/INSTITUTIONAL USES | | | % OF SPACES PROVIDED | | | | |
| COMMUNITY AND CULTURAL | | | | | | | |
| Club Headquarters or Community Center | | 1/1,000 sq. ft. | | | 100 % | 25% | 10% |
| Conference Center | | 1/1,000 sq. ft. | | | 100 % | 10% | 10% |
| Designated Marijuana Consumption Facility | 1/100 sq. ft. | 1/500 sq. ft. | | 50% | 50% | | |

TABLE 5.19-1: REQUIRED PARKING

| USE (See Sec. 5.19.3 for Uses in D1, D2, TC1 Districts) | MAXIMUM VEHICLE PARKING SPACES (NONE IF BLANK) | MINIMUM BICYCLE PARKING SPACES | | | | MINIMUM EV PARKING SPACES | |
|--|---|---|-----------------------------|----------|----------|------------------------------|------|
| | | SPACES | CLASS | | | CLASS | |
| | | | A | B | C | EV-C | EV-I |
| <i>Museum, Art Gallery</i> | 1/265 sq. ft. | 1/3,000 sq. ft. | | 50% | 50% | 30% | 5% |
| <i>Funeral Services</i> | | None | | | | None | |
| <i>Library</i> | 1/265 sq. ft. | 1/3,000 sq. ft. | | 50% | 50% | 30% | 5% |
| <i>Parks, Recreation, and Open Space</i> | None | None | | | | 30% | 5% |
| <i>Religious Assembly</i> | | 1/50 seats or 1/100 ft. of pew | | | 100 % | 30% | 5% |
| DAY CARE | | | | | | | |
| <i>Adult Day Care Center, Child Care Center</i> | | 1/10 caregivers | | 100 % | | 25% | 10% |
| EDUCATIONAL | | | | | | | |
| <i>Institution of Higher Learning, Private</i> | | 5/classroom | | | 100 % | 40% | 10% |
| <i>School, Private</i> | | 5/classroom | | | 100 % | 40% | 10% |
| <i>School, Trade/Industrial</i> | | 5/classroom | | | 100 % | 40% | 10% |
| HEALTH CARE | | | | | | | |
| <i>Hospital, Nursing Care Facility</i> | | 1/60 beds | | 100 % | | 40% | 10% |
| COMMERCIAL USES | | | % OF SPACES PROVIDED | | | | |
| LODGING | | | | | | | |
| <i>Bed and Breakfast</i> | | 1/4 rooms | | 100 % | | 75% | 25% |
| <i>Hotel</i> | | 1/30 rooms | 100 % | | | 75% | 25% |
| RECREATION, ENTERTAINMENT, AND ARTS | | | | | | | |
| <i>Adult Entertainment Business</i> | 1/265 sq. ft. | 1/3,000 sq. ft. | | 50% | 50% | 25% | 10% |
| <i>Artist Studio</i> | | 1/6,000 sq. ft. | | 100 % | | 25% | 10% |
| <i>General Entertainment</i> | 1/265 sq. ft. | 1/3,000 sq. ft. | | 50% | 50% | 25% | 10% |
| <i>Indoor Recreation (Athletics, Rinks)</i> | | 1/1,000 sq. ft. | | 100 % | | 25% | 10% |

TABLE 5.19-1: REQUIRED PARKING

| USE (See Sec. 5.19.3 for Uses in D1, D2, TC1 Districts) | MAXIMUM VEHICLE PARKING SPACES (NONE IF BLANK) | MINIMUM BICYCLE PARKING SPACES | | | | MINIMUM EV PARKING SPACES | |
|---|---|---|-------|-------|-------|------------------------------|------|
| | | SPACES | CLASS | | | CLASS | |
| | | | A | B | C | EV-C | EV-I |
| <i>Indoor Recreation (Bowling Alley)</i> | | 1/5 alleys | | | 100 % | 25% | 10% |
| <i>Indoor Recreation (Court Games)</i> | | 1/2,000 sq. ft. | | 100 % | | 25% | 10% |
| <i>Outdoor Recreation (Pools)</i> | | 1/1,000 sq. ft. | | | 100 % | 25% | 10% |
| <i>Outdoor Recreation (Stadiums)</i> | | 1 space per 100 seats or 200 ft. of bench | | | 100 % | None | |
| <i>Outdoor Recreation (Amphitheaters)</i> | | 1/150 seats | | | 100 % | None | |
| SALES | | | | | | | |
| <i>Automobile, Motorcycle, Recreational Vehicle, Equipment Sales and Rental</i> | | 1/3,000 sq. ft. | | 50% | 50% | 30% | 5% |
| <i>Fueling Station</i> | | 1 space | | | 100 % | 30% | 5% |
| <i>Outdoor Sales, Permanent</i> | 1/265 sq. ft. | 1/3,000 sq. ft. | | 50% | 50% | 30% | 5% |
| <i>Medical Marijuana Provisioning Center, Marijuana Retailer</i> | 1/265 sq. ft. | 1/3,000 sq. ft. | | 50% | 50% | 30% | 5% |
| <i>Restaurant, Bar, Food Service</i> | | 1/750 sq. ft. | | 50% | 50% | 30% | 5% |
| <i>Retail Sales, General Merchandise, Shopping Centers</i> | Up to 600,000 sq. ft.: 1/250 sq. ft. | 1/3,000 sq. ft. | | 50% | 50% | 15% | 5% |
| | More than 600,000 sq. ft.: 1/235 sq. ft. | 1/3,000 sq. ft. | | 50% | 50% | 15% | 5% |
| <i>Wholesale, Resale, Building Material and Supplies</i> | | 1/6,000 sq. ft. | | | 100 % | 10% | 5% |
| SERVICE AND REPAIR | | | | | | | |
| <i>Automobile, Truck, Construction Equipment Repair</i> | | 1 space | | | 100 % | 15% | 5% |
| <i>Contractors, General Construction, and Residential Building</i> | | 1/3,000 sq. ft. | 30% | | 70% | 10% | 10% |
| <i>Laundry, Cleaning, and Garment Services</i> | 1/265 sq. ft. | 1/3,000 sq. ft. | | 50% | 50% | 15% | 5% |
| <i>Parking Lot</i> | | 1/10 parking stalls | 30% | | 70% | 10% | 10% |

TABLE 5.19-1: REQUIRED PARKING

| USE (See Sec. 5.19.3 for Uses in D1, D2, TC1 Districts) | MAXIMUM VEHICLE PARKING SPACES (NONE IF BLANK) | MINIMUM BICYCLE PARKING SPACES | | | | MINIMUM EV PARKING SPACES | |
|--|--|--------------------------------|----------------------|------------------|------------------|---------------------------|----------------|
| | | SPACES | CLASS | | | CLASS | |
| | | | A | B | C | EV-C | EV-I |
| <i>Parking Structure</i> | | 1/10 parking stalls | 30% | | 70% | 10% | 10% |
| <i>Personal Services</i> | | 1/750 sq. ft. | 100 % | | | 30% | 5% |
| <i>Vehicle Wash, Automatic</i> | | 1 space | 100 % | | | 15% | 10% |
| <i>Vehicle Wash, Self-serve</i> | | 1 space | 100 % | | | None | |
| <i>Veterinary, Kennels and Animal Boarding</i> | 1 / 250 sq. ft. | 1 / 3,000 sq. ft. | 30% | | 70% | 10% | 10% |
| OFFICE AND RESEARCH | | | % OF SPACES PROVIDED | | | | |
| OFFICE | | | | | | | |
| <i>Bank, Credit Union, Financial Services</i> | 1/180 sq. ft. | 1 / 2,000 sq. ft. | | | 100 % | 15% | 5% |
| <i>General</i> | 1/250 sq. ft. | 1/3,000 sq. ft. | 30% | | 70% | 10% | 10% |
| <i>Medical or Dental</i> | 1/180 sq. ft. | 1/1,500 sq. ft. | 30% | | 70% | 25% | 10% |
| <i>Nonprofit Corporations</i> | 1/250 sq. ft. | 1/3,000 sq. ft. | 30% | | 70% | 25% | 10% |
| RESEARCH AND DEVELOPMENT | | | | | | | |
| <i>Laboratories, Research, Development</i> | | 1/6,000 sq. ft. | | 100 % | | 10% | 10% |
| TRANSPORTATION | | | % OF SPACES PROVIDED | | | | |
| TRANSPORTATION | | | | | | | |
| <i>Transit Center, Station, or Depot</i> | | 1/3,000 sq. ft. | 30% | | 70% | 90% | 10% |
| <i>Transportation Facilities</i> | | None | | | | None | |
| INDUSTRIAL | | | % OF SPACES PROVIDED | | | | |
| AGRICULTURAL | | | | | | | |
| <i>Agriculture (Greenhouse, Barn, Borrow Pit)</i> | | None | | | | None | |
| <i>Marijuana Microbusiness</i> | Offices 1/250 sq. ft. Cultivation 1/2,000 sq. ft. | 1/3,000 sq. ft. | 30% | | 70% | | |

TABLE 5.19-1: REQUIRED PARKING

| USE (See Sec. 5.19.3 for Uses in D1, D2, TC1 Districts) | MAXIMUM VEHICLE PARKING SPACES (NONE IF BLANK) | MINIMUM BICYCLE PARKING SPACES | | | | MINIMUM EV PARKING SPACES | |
|--|---|-----------------------------------|-----------------------------|-------|-------|------------------------------|------|
| | | SPACES | CLASS | | | CLASS | |
| | | | A | B | C | EV-C | EV-I |
| <i>Marijuana Grower</i> | Offices 1/250 sq. ft. Cultivation 1/2,000 sq. ft. | 1/3,000 sq. ft. | | 100 % | | 10% | 10% |
| MANUFACTURING, PROCESSING, ASSEMBLY, AND FABRICATION | | | | | | | |
| <i>Asphalt and Concrete Mixing Plant, Sand and Gravel Pit, Coal/Coke Dealer, Oil/Gas Well</i> | | 1/25,000 sq. ft. | | 100 % | | 10% | 10% |
| <i>Heavy Manufacturing, Laundry/Dry Cleaning Plant, Scrap/Waste Material, Slaughterhouse</i> | | 1/25,000 sq. ft. | | 100 % | | 10% | 10% |
| <i>Light Manufacturing, Pilot Manufacturing</i> | | 1/25,000 sq. ft. | | 100 % | | 10% | 10% |
| UTILITIES AND COMMUNICATIONS | | | | | | | |
| <i>Broadcasting Facility, Data Processing and Computer Centers</i> | | 1/3,000 sq. ft. | 30% | | 70% | 10% | 10% |
| <i>Electric, Gas, and Sanitary Services, Power and Fuel Rights-of-Way, Wireless Communication Facilities</i> | | None | | | | None | |
| WAREHOUSING AND STORAGE | | | | | | | |
| <i>Outdoor Storage</i> | | None | | | | None | |
| <i>Warehousing and Indoor Storage</i> | | 1/30,000 sq. ft. | | 100 % | | | 10% |
| ACCESSORY USES | | | % OF SPACES PROVIDED | | | | |
| <i>Bed and Breakfast, Accessory</i> | | 1 space | | 100 % | | | |
| <i>Community Recreation</i> | | 1/1,000 sq. ft. | | | 100 % | 10% | 10% |
| <i>Dwelling Unit, Accessory</i> | | None | | | | 100% | |
| <i>Dwelling Unit, Manager's</i> | | None | | | | 100% | |
| <i>Family Day Care Home</i> | | None | | | | 100% | |
| <i>Group Day Care Home</i> | | None | | | | 100% | |
| <i>Home Occupation</i> | | None | | | | None | |
| <i>Management/Maintenance Office and Storage</i> | 1/250 sq. ft. | 1/3,000 sq. ft. | 30% | | 70% | 25% | 10% |
| <i>Restaurant, Bar, Food Service</i> | | 1/750 sq. ft. | | 50% | 50% | 25% | 10% |

TABLE 5.19-1: REQUIRED PARKING

| USE (See Sec. 5.19.3 for Uses in D1, D2, TC1 Districts) | MAXIMUM VEHICLE PARKING SPACES (NONE IF BLANK) | MINIMUM BICYCLE PARKING SPACES | | | | MINIMUM EV PARKING SPACES | |
|--|---|-----------------------------------|-------|-----|-----|------------------------------|------|
| | | SPACES | CLASS | | | CLASS | |
| | | | A | B | C | EV-C | EV-I |
| Retail Sales, General Merchandise | 1/265 sq. ft. | 1/9,000 sq. ft. | | 50% | 50% | 10% | 10% |
| Roadside Stand | | None | | | | None | |
| TEMPORARY USES | | | | | | | |
| Christmas Tree Sales | None | None | | | | None | |
| Outdoor Sales, Temporary by Others | By Special Exception | | | | | | |
| Special Event Sales | By resolution of City Council | | | | | | |

TABLE 5.19-1: REQUIRED VEHICLE PARKING

| LAND USES (SEE SECTION 5.19.3 FOR LAND USES IN D1, D2, AND TC1 DISTRICTS) | MAXIMUM NUMBER OF SPACES | MINIMUM EV FACILITIES | |
|--|--------------------------------|-----------------------|------|
| | | EV-C | EV-I |
| RESIDENTIAL USES | | | |
| Household living (1 to 4 units) | None | See Section 5.19.8.A | |
| Household living (5 or more units) and group living | None | 90% | 10% |
| Dwelling, Assisted Living | None | None | None |
| Emergency Shelter | None | None | None |
| PUBLIC/INSTITUTIONAL USES | | | |
| All community and cultural, day care, educational, and health care uses | None | 40% | 10% |
| COMMERCIAL USES | | | |
| Hotel, Bed and Breakfast | None | 75% | 25% |
| Recreation, Entertainment, and Arts – all | 1/265 sq. ft. | 25% | 10% |
| Retail – Sales, General Merchandise, Shopping Centers | 1/250 sq. ft. | 30% | 5% |
| All other commercial uses | None | 30% | 5% |
| OFFICE AND RESEARCH | | | |
| Laboratories, Research, Development | None | 30% | 10% |
| All other office and research uses | 1/250 sq. ft. | 30% | 10% |
| TRANSPORTATION USES | | | |
| All transportation uses | None | 90% | 10% |
| INDUSTRIAL USES | | | |
| All industrial uses | None | 40% | 10% |

| TABLE 5.19-1: REQUIRED VEHICLE PARKING | | | |
|--|---|------------------------------|-------------|
| <u>LAND USES</u> <u>(SEE SECTION 5.19.3 FOR LAND</u> <u>USES IN D1, D2, AND TC1</u> <u>DISTRICTS)</u> | <u>MAXIMUM</u> <u>NUMBER OF</u> <u>SPACES</u> | <u>MINIMUM EV FACILITIES</u> | |
| | | <u>EV-C</u> | <u>EV-I</u> |
| <u>ACCESSORY USES</u> | | | |
| <u>All accessory uses</u> | <u>Follow primary use requirements.</u> | | |
| <u>TEMPORARY USES</u> | | | |
| <u>All temporary uses</u> | <u>None</u> | | |

C. Bicycle Parking Requirements

The minimum required bicycle parking for all land uses is provided in Table 5.19-2 and Table 5.19-4.

| TABLE 5.19-2: REQUIRED BICYCLE PARKING | | | |
|--|--|-------------------------|-------------------------|
| LAND USES (SEE SEC. 5.19.3 FOR LAND USES IN D1, D2, TC1 DISTRICTS) | MINIMUM REQUIRED PARKING SPACES [1] | | |
| | CLASS A | CLASS B | CLASS C |
| RESIDENTIAL USES | | | |
| Residential (1 to 4 units) | | | |
| Residential (5 or more units) | 1 per 2 units | | 1 per 10 units |
| Group Living | 1 per 2 beds | | 1 per 10 beds |
| PUBLIC/INSTITUTIONAL | | | |
| All public and institutional uses | | 1 per 2,500 sf | 1 per 2,500 sf |
| COMMERCIAL | | | |
| All commercial uses | | 1 per 5,000 sf | 1 per 3,000 sf (3 min) |
| OFFICE AND RESEARCH | | | |
| All office and research uses | | 1 per 2,500 sf | 1 per 15,000 sf (3 min) |
| TRANSPORTATION | | | |
| All transportation uses | | 1 per 2,500 sf | 1 per 3,000 sf (3 min) |
| INDUSTRIAL | | | |
| All industrial uses | | 1 per 40,000 sf (2 min) | 1 per 12,000 sf (2 min) |
| ACCESSORY USES | | | |
| All accessory uses | None | | |
| TEMPORARY USES | | | |
| All temporary uses | None unless by special exception or resolution of City Council | | |
| [1] When more than 50 Class A bicycle parking spaces are required, 1 out of every 50 spaces must meet the barrier-free dimensions in Table 5.19-5. When more than 25 Class B or C bicycle parking spaces are required, 1 out of every 25 spaces must meet the barrier-free dimensions in Table 5.19-5. | | | |

Section 2. That Section 5.19.3 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended as follows:

5.19.3 Special Parking Districts

Lots located in the D1, D2, or TC1 zoning districts are considered a special parking district and are subject to the standards provided in Table 5.19-~~23~~ and Table 5.19-4.

| TABLE 5.19-2: SPECIAL PARKING DISTRICT REQUIREMENTS | | | | | | | |
|---|---|--------------------------------|----------------------|-----|------|------------------------------|------|
| ZONING DISTRICT | MAXIMUM VEHICLE PARKING SPACES (NONE IF BLANK) | MINIMUM BICYCLE PARKING SPACES | | | | MINIMUM EV PARKING SPACES | |
| | | SPACES | CLASS | | | FACILITY STANDARDS | |
| | | | A | B | C | EV-C | EV-I |
| NUMBER OF SPACES/SQUARE FOOT | | | % OF SPACES PROVIDED | | | | |
| D1, D2—Residential | | 1/2,500 sq. ft. | 100% | | | 90% | 10% |
| D1, D2— Nonresidential | | 1/10,000 sq. ft. | | | 100% | 90% | 10% |
| TC1 | 1/333 sq. ft. | 1/5,000 sq. ft. | 50% | 25% | 25% | 90% | 10% |

| TABLE 5.19-3: SPECIAL PARKING DISTRICTS VEHICLE PARKING REQUIREMENTS | | | |
|--|---------------------------------------|---------------------------|------|
| LAND USE / ZONING DISTRICT | MAXIMUM PARKING (NONE IF BLANK) | MINIMUM EV PARKING SPACES | |
| | | EV-C | EV-I |
| Residential (D1, D2) | | 90% | 10% |
| Residential (TC1) | 1 per 333 sf. | 90% | 10% |
| Non-Residential (D1, D2) | | 90% | 10% |
| Non-Residential (TC1) | 1 per 333 sf. | 90% | 10% |

Table 5.19-4: Special Parking Districts Bicycle Parking Requirements

| <u>LAND USE / ZONING DISTRICT</u> | <u>REQUIRED PARKING [1]</u> | | |
|---|------------------------------------|------------------------|-----------------------|
| | <u>CLASS A</u> | <u>CLASS B</u> | <u>CLASS C</u> |
| <u>Residential (D1, D2)</u> | <u>1 per 5 units</u> | | <u>1 per 25 units</u> |
| <u>Residential (TC1)</u> | <u>1 per 2 units</u> | | <u>1 per 15 units</u> |
| <u>Non-Residential (D1, D2)</u> | | | <u>1 per 10,000</u> |
| <u>Non-Residential (TC1)</u> | | <u>1 per 10,000 sf</u> | <u>1 per 5,000 sf</u> |
| <u>[1] When more than 50 Class A bicycle parking spaces are required, 1 out of every 50 spaces must meet the barrier-free dimensions in Table 5.19-5. When more than 25 Class B or C bicycle parking spaces are required, 1 out of every 25 spaces must meet the barrier-free dimensions in Table 5.19-5.</u> | | | |

Section 3. That Section 5.19.5 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended as follows:

5.19.5 Use of Parking Facilities

A. General

- Parking spaces* shall not be obstructed by storing objects, *structures*, or vehicles that are inoperable, unregistered, or for sale.
- Bicycle parking spaces* ~~required by this section~~ shall be accessible ~~to a public Street~~ by an ADA compliant sidewalk, driveway, or Alley ~~other paved surface to a public Street, private Street, or Alley.~~
- Vehicle *parking spaces* shall be accessible by a *driveway* connected to a public Street, private ~~street~~ Street or Alley.
- Nothing in this section shall preclude a reasonable charge for the use of any *parking space*.

B. All Vehicles

- Vehicles must be parked in a *driveway*, in a *structure*, or within an approved *parking space* or *parking lot*.
- Vehicle Exception: This subsection shall not be applicable on those days when University of Michigan football games or scrimmages are played in Michigan Stadium, or on the day(s) and place(s) designated as a special event by resolution of City Council.

C. Commercial Vehicles, Oversized Vehicles, Trailers, Boats, Campers, and Similar

1. Residential Zoning Districts

- Commercial vehicles, oversized vehicles, trailers, boats, campers, and similar vehicles, subject to paragraph c below, must be stored in a *parking structure*, on a *driveway*, or in a location other than the *front yard*.

- b. No more than two commercially-licensed vehicles shall be kept in the open on the vehicle owner's private property or within 500 feet of the property on a public Street.
- c. No vehicle over 22 feet long or a commercial vehicle licensed for an empty weight of more than 10,000 pounds shall be parked anywhere on a *lot*.

2. Nonresidential Zoning Districts

Commercial vehicles, oversized vehicles, trailers, boats, campers and similar vehicles must be stored in a *building* or approved *outdoor storage*.

Section 4. That Section 5.19.7 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended as follows:

5.19.7 Design of Bicycle Parking Facilities

A. General

- ~~1. Bicycle parking spaces shall conform to the dimensional standards in Table 5.19-5. Alternatives may be allowed by the Planning Manager for designs that use available space more efficiently and store the equivalent number and bicycles and accessories in a smaller area.~~

TABLE 5.19-5: BICYCLE PARKING DIMENSIONAL STANDARDS

| CLASS | MINIMUM WIDTH | MINIMUM LENGTH | MINIMUM VERTICAL CLEARANCE | MINIMUM ACCESS AISLE |
|-------|---------------|----------------|----------------------------|----------------------|
| A | 2 ft. | 6 ft. | N/A | 9 ft. |
| B | 2 ft. | 6 ft. | 7 ft. | 9 ft. |
| C | 2 ft. | 6 ft. | N/A | 9 ft. |

- ~~6.1. All bicycle parking spaces must be easily accessible, well lit, and constructed with durable, and securely anchored to pavement, floors, or walls.~~
1. ~~Bicycle parking spaces outside of a building shall be considered and included in open space calculations. Bicycle parking spaces on the first floor inside of a building shall not be included in floor area ratio calculations. materials that support an upright bicycle with both wheels touching the ground.~~
2. Buildings or structures ~~used~~specifically for bicycle parking spaces shall comply with ~~all regulations for accessory buildings per~~ Section 5.16.6A 6.A Accessory Buildings.
- ~~2. Asphalt, concrete, porous pavement, pavers, or brick shall connect Where bicycle parking spaces to a Sidewalk or driveway.~~

B. Placement

3. Bicycle parking spaces outside of a building shall be in close proximity to the main building entrances and in a location that isare not immediately visible and easily accessible from the public Street, private Street, or Alley, permanent wayfinding signage should be provided.
- 3.4. Use of bicycle parking spaces shall not impede pedestrian circulation.
- 4.5. Bicycle parking spaces inside of a building or structure that also has vehicle parking facilities shall have a physical barrier to separate the parking facilities. If bicycles share routes with vehicles to reach the bicycle parking facilities, a designated bicycle lane must be striped.

B. Dimensional and Design Requirements

1. Bicycle Parking Space Dimensions

Bicycle parking spaces shall conform to the dimensional standards in Table 5.19-7.

| TABLE 5.19-7: BICYCLE PARKING DIMENSIONAL STANDARDS | | | | |
|---|---------------|----------------|----------------------|----------------------------|
| CLASS | MINIMUM WIDTH | MINIMUM LENGTH | MINIMUM AISLE ACCESS | MINIMUM OVERHEAD CLEARANCE |
| A | 2 ft. | 6 ft. | 3 ft. | 7 ft. |
| B | 2 ft. | 6 ft. | 3 ft. | 7 ft. |
| C | 2 ft. | 6 ft. | 3 ft. | 7 ft. |
| A/B/C Barrier-Free Space | 2 ft. | 10 ft. | 3 ft. | 7 ft. |

2. Design Requirements

- a. Racks must be centered within the bicycle parking space.
- b. Racks must accommodate standard locks to secure a bicycle frame and at least one wheel to the rack.
- c. Class B facilities shall be covered by a building overhang or free-standing roof structure over the entire bicycle parking space specified in Table 5.19-7. Structural elements of the building or roof structure must not impede the use of a bicycle parking space.
- d. Wave racks, school yard racks, and wheelwell racks are prohibited and will not count towards bicycle parking requirements. See Figure 19-1.

Figure 19-1. Prohibited Bicycle Parking Racks (source: 2024 AASHTO Guide for the Development of Bicycle Facilities)



3. Placement of Bicycle Parking Spaces

- a. Class A bicycle parking spaces inside of a principal building ~~or structure~~ shall be located ~~near a main entrance~~, on the Street level, or ~~on~~ a level accessible by an elevator large enough to accommodate the bicycle and shall have at least one route from a building entrance to the bicycle parking space at least 5 feet wide with no more than two doorways, free of stairs or steep ramps. All doorways must be self-opening.
- b. Bicycle parking spaces outside of a principal building shall be within 50 feet of the main building entrance in a location that is visible and easily accessible from the public Street, private Street or Alley. For sites with more than one building, bicycle parking spaces must be reasonably and proportionally distributed as required at each building.
- c. Required Class A spaces shall not be provided within a dwelling unit.
- d. When required, barrier-free spaces should be located near the front of a room for Class A or at the end of a row for Class B and C to allow users to easily maneuver and lock their bicycles.

C. Class Standards

1. Class A (~~Enclosed Bicycle~~Long-Term Storage)

Class A spaces shall store both a bicycle and the necessary bicycle accessories for longer periods, well protected from weather and theft. Class A is typically intended for ~~use-occupants~~bicycle-owners to store this form of nonmotorized transportation at their residence. Examples of Class A spaces are ~~individual enclosed~~accessory buildings and structures such as garages, storage lockers; ~~enclosed bicycle parking or~~ sheds, ~~a room or dedicated areas and rooms~~ within a principal building ~~that contains individual storage lockers or individual hoop spaces with additional storage area, or private garages.~~.

2. Class B (Covered Bicycle Racks)

Class B spaces shall ~~store~~park a bicycle for intermediate periods with some ~~protection~~protections from weather and allowing both the wheels and frame of a bicycle to be securely locked. Class B is typically intended for ~~use by~~employeesbicycle-owners to park this form of nonmotorized transportation at their place of employment. Examples of Class B spaces are hoops or racks covered by canopies or overhangs.

3. Class C (Fixed Bicycle Racks)

Class C spaces shall ~~store~~park a bicycle for shorter periods, ~~allowing both the wheels and frame of a bicycle to be securely locked.~~ secure from theft. Class C is typically intended for ~~use by~~bicycle-owners to park this form of nonmotorized transportation as customers and visitors of a residence, business, or office.

D. Alternatives

1. The approving body may allow alternative designs for up to 40% of the required Class A bicycle parking facilities that use available space more efficiently and store the equivalent number of bicycles and accessories in a smaller area provided that the alternative design support each bicycle with at least two points of contact, and if stacked or tiered racks are used, a mechanically-assisted lifting mechanisms allows access to upper racks.
2. The approving body may allow bicycle parking spaces outside of a principal building to be located up to 150 feet from main building entrances when existing buildings or site conditions prevent the spaces from being within 50 feet as required in paragraph 5.19.7.B.3.b when it determines the extended placement meets the intent of this section.

Section 5. This ordinance shall take effect on the tenth day after the date of publication.