

UNIFIED DEVELOPMENT CODE
(Design Review)

AND

CHAPTER 8
(Organization of Boards and Commissions)

AN ORDINANCE TO AMEND SECTIONS 5.17, 5.27 and 5.28 OF CHAPTER 55 (UNIFIED DEVELOPMENT CODE) OF TITLE V AND TO REPEAL SECTION 1:239 OF CHAPTER 8 (ORGANIZATION OF BOARDS AND COMMISSIONS) OF TITLE I OF THE CODE OF THE CITY OF ANN ARBOR

The City of Ann Arbor ordains:

Section 1. That Section 5.17.6.C of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended as follows:

C. Building Design Requirements on Primary and Secondary Streets

1. Materials

Buildings and additions constructed after October 25, 2017, on lots zoned D1 or D2 that have primary or secondary street frontages shall comply with the following building design requirements:

- a. The following materials are permitted on facades visible from primary or secondary streets: wood, glass, brick, cut stone, cast stone, exterior insulation finishing systems, or high quality, finished metal, such as architectural grade cast or machined steel.
- b. The following materials are prohibited on facades visible from primary and secondary streets: aluminum or vinyl siding, .
- c. Other materials may be permitted by the approving body of a site plan.

2. Design

Buildings and additions constructed after October 25, 2017, on lots zoned D1 that have primary or secondary street frontages shall comply with the following building design requirements:

- a. The height of the street-level story, from its floor to the next floor above, shall be a minimum of 15 feet.
- b. A minimum of 60% of the street-level facade shall be transparent windows or glazing. Glass shall not be mirrored, reflective or darkened and shall be considered transparent if it has a transparency higher than 80% and external reflectance of less than 15%. The transparent windows or glazing shall offer visibility into the inside of the building, meaning that the area inside the building within 4 feet from the surface of the window glass (from the bottom of the window to 8 feet above the floor) is at least 75% open to perpendicular view.
- c. The bottom of all windows on the street-level story shall not be more than 2.5 feet above the level of the Sidewalk adjacent to a primary or secondary street.

3. Exemptions

Buildings and additions in historic districts are exempt from the requirements of this section, to the extent that the Historic District Commission has granted a Certificate of Appropriateness or Notice to Proceed for the work.

Section 2. That Section 5.27.5 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended as follows:

5.27.5 Reserved

Section 3. That Section 5.28.5 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended as follows:

5.28.5 Design Review

A. Intent

The intent of this section is to foster excellence in the design of the City's built environment by reviewing certain projects in the downtown area for consistency and conformance to the Downtown Design Guidelines, as approved by City Council, by the PDSU. This section provides for the applicability, requirements, and expectations of the design review process.

B. Applicability

Projects that meet all of the following criteria shall be subject to design review as provided in this section:

1. The project is on a *lot* zoned or proposed to be zoned D1 or D2;
2. The project is located within the Downtown Development Authority boundary on a *lot* currently zoned or proposed to be zoned PUD.
3. The project is on a *lot* that is not located within a historic district; and
4. The project proposes an increase in *floor area* visible from the Street.
 - a.

C. Submittal Requirements

In addition to the required information provided in Section 5.29.8, applications for projects subject to design review as provided in this section shall require the following information:

- a. Statement identifying applicable guidelines of the Downtown Design Guidelines and how the proposed design is, or is not consistent.
- b. Floor plan(s).
- c. Elevations of each side of the building visible from the Street, including labeled proposed building materials.
- d. Three-dimensional rendering(s) that communicate the scale of the proposed development in the context of the surrounding area..

D. Review Results

1. The PDSU shall provide applicants with written comments on how the design is consistent and conforms to the Downtown Design Guidelines.
2. The PDSU shall report to City Council on the effectiveness of the design review process and make recommendations for any changes to the process or to the Downtown Design Guidelines.

Section 4. That Section 1:239 of Chapter 8 (Organization of Boards and Commissions) of Title I of the Code of the City of Ann Arbor be repealed.

Section 5. This ordinance shall take effect ten days after publication.