UNIFIED DEVELOPMENT CODE (M1 PERMITTED USES and R2A DIMENSIONAL STANDARDS)

AN ORDINANCE TO AMEND TABLES 5.15-1 AND 5.17-2 OF CHAPTER 55 (UNIFIED DEVELOPMENT CODE) OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR

The City of Ann Arbor ordains:

<u>Section 1.</u> That Table 5.15-1 in Section 5.15.1 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor is amended as follows:

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USE CATEGORY AND TYPE	AG	R1A, B, C, D, E	R2A	R_2B	\mathbb{R}_3	R4A, B, C, D, E	R6	0	C1	C1A	C1B	C1A/R	$\mathbf{D1}$	D_2	C2B	C3	TC1	$\mathbf{R5}$	Ь	PL	RE	ORL	M1, M1A	M2	USE-SPECIFIC STANDARDS
RESIDENTIAL																									5.16
Household Living																									
Adult Foster Care		Р	Р	Р	Р	Р		Р	Р	Р	Р	Р		Р	Р	Р	Р			Р					
Dwelling, Assisted Living						Р		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р			Р					5.16.1B
Dwelling, Multi-Family						Р		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р			Р	E				5.16.1A; 5.16.1C
Dwelling, Single-Family	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	Р	Р	Р				Р					5.16.1A; 5.16.1B.2
Dwelling, Townhouse					Р	Р		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р			Р					5.16.1A
Dwelling, Two-Family			Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	Р	Р	Р				Р					5.16.1A
House Trailer/Mobile Home Park							Р																		5.16.1A
Group Living																									
Emergency Shelter						P (exclud. R4A)		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р								
Fraternities, Sororities, and Student Cooperative Housing				Е		E		Е	Р	Р	Р	Р	Р	Р	Р	Р	Р								5.16.1A; 5.16.1D
Group Housing				E		E (R4A only), P (all others)		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р								5.16.1A; 5.16.1E
Guest House						Р		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р								5.16.1A; 5.16.1F

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USE CATEGORY AND TYPE	AG	R1A, B, C, D, E	R2A	R2B	R3	R4A, B, C, D, E	R6	0	C1	C1A	C1B	C1A/R	D1	D_2	C2B	C3	TC1	$\mathbf{R}_{\mathcal{S}}$	Ь	PL	RE	ORL	M1, M1A	M2	USE-SPECIFIC STANDARDS
PUBLIC/INSTITUTIONAL																									
Community and Cultural																					ĺ				
Cemetery	Р																								
Club Headquarters, Community Center				Е		Е		Е	Р	Р	Р	Р	Р	Р	Р	Р	Р								5.16.2C
Conference Center													Е									Е			
Correctional Facility																				Р					
Museum, Art Gallery													Р	Р	Р	Р	Р			Р					
Funeral Services								Р	Р	Р	Р	Р	Р	Р	Р	Р	Р						Р	Р	
Government Offices and Courts								Р	Р	Р	Р	Р	Р	Р	Р	Р	Р			Р			Р		
Library		Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р			Р			Р		
Park, Recreation and Open Space																				Р					5.16.2G
Religious Assembly	Р	E	E	E	E	Е		E	Р	Р	Р	Р	Р	Р	Р	Р	Р						$\frac{P \text{ (exclud.}}{M1A)}$		
Day Care																									
Adult Day Care Center		Е	Е	Е	Р	Р		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р					Е	Р	Р	5.16.2A
Child Care Center		Е	E	Е	Р	Р		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р					Е	Р	Р	5.16.2B
Educational																									
Institutions of Higher Learning, Private		Е	Е	Е	Е	Е		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р						Р	Р	5.16.2E
Institutions of Higher Learning, Public	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
School, Private		Е	Е	Е	Е	Е		Е	Р	Р		Р	Р	Р	Р	Р	Р								
School, Public	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
School, Trade/Industrial									Р	Р	Р	Р	Р	Р	Р	Р	Р			Р		Р	Р	Р	
Health Care																									
Hospital						Е		Е	Е	Е	Е	Е					Р			Р			Е		5.16.2D

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USE CATEGORY AND TYPE	AG	R1A, B, C, D, E	A2A	R2B	R3	R4A, B, C, D, E	R6	0	C1	C1A	C1B	C1A/R	D1	D_2	C2B	C3	TC1	R5	Ρ	Τd	RE	ORL	M1, M1A	M2	USE-SPECIFIC STANDARDS
Nursing Care Facility						Р		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р					Р	Р	5.16.2F
Lodging																									
Bed and Breakfast													Р	Р	Р	Р	Р	Р							
Hotel								Р	Р	Р	Р	Р		Р	Р	Р	Р	Р							
Short-Term Rental – Non-Principal Residence								Р	Р	Р	Р	Р	Р	Р	Р	Р									
Recreation, Entertainment, and Arts																									
Adult Entertainment Business																							P (exclud. M1A)	Р	5.16.3A
Artist Studio								Р	Р	Р	Р	Р	Р	Р	Р	Р	Р						Р	Р	5.16.3B
General Entertainment									Р	Р	Р	Р	Р	Е	Р	Р	Р								5.16.3D
Indoor Recreation								E	Р	Р	Р	Р	Р	Р	Р	Р	Р			Р		Е	E	Е	5.16.3F
Outdoor Recreation	Р	Е	Е	Е	E	Е									Р	Р				Р		Е			5.16.3K
Sales																									
Automobiles, Motorcycles, Recreational Vehicles, Equipment (Sales and Rental)													Е	E	Р	Р							Р		
Designated Marijuana Consumption Facility										Е	Е	Е	Е	Е	Е	Е	Е								5.16.3G
Fueling Station													Е	Е	Е	Р								Р	5.16.3E
Outdoor Sales, Permanent									Р	Р	Р	Р	Р	Р	Р	Р	Р								5.16.3L
Medical Marijuana Provisioning Center, Marijuana Retailer									E	E	Е	E	E	E	E	Е	E						E	E	5.16.3G
Mobile Food Vending Service								Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	5.16.3I
Restaurant, Bar, Food Service									Р	Р	Р	Р	Р	Р	Р	Р	Р								5.16.3P
Retail Sales, General Merchandise		Ì			l				Р	Р	Р	Р	Р	Р	Р	Р	Р				Ì	l			

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USE CATEGORY AND TYPE	AG	R1A, B, C, D, E	A2A	82B	R3	R4A, B, C, D, E	R6	0	C1	C1A	C1B	C1A/R	ΙΠ	D_2	C2B	C3	TC1	$ m R_5$	Ь	Τd	RE	ORL	M1, M1A	M2	USE-SPECIFIC STANDARDS
Wholesale, Resale, Building Material and Supplies															Р	Р							Р	Р	
Services and Repair	-																								
Automobile, Truck, Construction Equipment Repair													Е	Е	Р	Р							Р	Р	5.16.3C
Contractors, General Construction, and Residential Building														Р	Р	Р							Р	Р	
Laundry, Cleaning, and Garment Services									Р	Р	Р	Р	Р	Р	Р	Р	Р						Р	Р	
Parking Lot/Structure													Е	Е					Р	Р					5.16.3M
Personal Services								Р	Р	Р	Р	Р	Р	Р	Р	Р	Р								5.16.3N
Vehicle Wash													Е	Е	Е	Р									
Veterinary, Kennel, Animal Boarding								Е	Е	Е	Е	Е	Р	Р	Р	Р	Р						Р	Р	5.16.3P
OFFICE AND RESEARCH																									
Office																									
Bank, Credit Union, Financial Services								Р	Р	Р	Р	Р	Р	Р	Р	Р	Р						Р		
Office, General								Р	Р	Р	Р	Р	Р	Р	Р	Р	Р				Р	Р	Р		5.16.4C
Office, Medical/Dental								Р	Р	Р	Р	Р	Р	Р	Р	Р	Р						Р		5.16.4C
Nonprofit Corporations		Е	Е	Е	E	E		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р				Р	Р	Р		5.16.4B
Research and Development																									
Laboratory																	Р				Р	Р	Р	Р	5.16.4A
Medical Laboratory													Р	Р	Р	Р	Р				Р	Р	Р	Р	
Marijuana Safety Compliance Facility																					Р	Р	Р		5.16.3G
Research, Development																	Р				Р	Р	Р	Р	
TRANSPORTATION																									

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USE CATEGORY AND TYPE	\mathbf{AG}	R1A, B, C, D, E	R2A	R2B	R3	R4A, B, C, D, E	R6	0	C1	C1A	C1B	R1A/R	D1	D_2	C2B	C3	TC1	$\mathbb{R}_{\mathcal{S}}$	Ь	Τd	RE	ORL	M1, M1A	M2	USE-SPECIFIC STANDARDS
Marijuana Secure Transporter															Р	Р							Р		5.16.3G
Railroad and Public Transportation Rights-of- Way													Р	Р	Р	Р				Р			Р	Р	
Transit Center, Station, or Depot													Р	Р	Р	Р	Р			Р			Р	Р	
Transportation Facilities																				Р					
Industrial																									5.16.5
Agricultural																									
Agriculture/ Greenhouse	Р																								
Barns	Р																								
Borrow Pits	Е																								
Marijuana Microbusiness																Е					Е	Е	E	Е	5.16.3G
Marijuana Grower																					Е	Е	Р	Р	5.16.3G
Manufacturing, Processing, Assembly, and Fabrication																									
Asphalt, Concrete Mixing Plant, Sand and Gravel Pit																								E	
Coal and Coke Dealer																								Р	
Food and Beverages																							Р	Р	
Heavy Manufacturing																								Р	5.16.5A
Laundry and Dry Cleaning Plant																							Р	Р	
Light Manufacturing																						Р	Р		5.16.5B
Marijuana Processor																					Е	Е	Р	Р	5.16.3G
Marijuana-Infused Product Processor															Е	Е									5.16.3G
Oil and Gas Wells							1								1										5.16.5C

						E 5.15																			
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USE CATEGORY AND TYPE	AG	R1A, B, C, D, E	R2A	R_{2B}	R3	R4A, B, C, D, E	R6	0	C1	C1A	C1B	C1A/R	D_1	D2	C2B	C3	TC1	R5	Р	PL	RE	ORL	M1, M1A	M2	USE-SPECIFIC Standards
Pilot Manufacturing																					Р	Р	Р	Р	
Scrap and Waste Material																								Е	
Slaughterhouse																								Е	
Utilities and Communications																									
Broadcasting Facility													Р	Р	Р	Р	Р						Р	Р	
Data Processing and Computer Centers								Р	Р	Р	Р	Р	Р	Р	Р	Р	Р				Р	Р	Р	Р	
Electric, Gas, and Sanitary Services																							Р	Р	
Power and Fuel Rights-of-Way																								Р	
Wireless Communication Facilities	Р							Р	Р			Е	Е	Е	Р	Р		Е		Р	Р	Р	Р	Р	5.16.5D
Warehousing and Storage																									
Medium Term Car																			Е						5.16.3J
Short Term Car Storage																			Р						5.16.3O
Outdoor Storage																									
Warehousing and Indoor Storage																Р							Р	Р	

All properties are subject to the additional standards indicated for that use in the right column (Use-Specific Standards).

All properties in overlay districts are subject to the additional use regulations in Section 5.13 Specific uses in the C1A/R, RE, and ORL districts are subject to the additional standards found in Sections .5.12.5 .B , .5.13.4 .B and 5.13.5.B respectively.

All uses in the TC1 district are subject to the additional standards found in Section 5.16.3P.

<u>Section 2.</u> That Table 5.17-2 in Section 5.17.3 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor is amended as follows:

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	Minimum Lot Area			REQUIRED S	етваск (гт.)			MINIMU	
DISTRICT	PER DWELLIN G UNIT (SQ. FT.)	Building Spacing	MINIMUM FRONT	MAXIMUM FRONT	Minimum Side	MINIMUM REAR	Maximum height (ft.)	AREA (SQ. FT.)	width (ft.)
R2A	4 ,250 <u>2,500</u>	[В]	25 or [A]	None	5	30-<u>20</u>	30	8,500 <u>5,000</u>	<u>60 40</u>
R2B	4,250 or [C]	[В]	25 [A] [B] [D]	None	8	30	30	8,500	60

NOTES:

[A] Also see additional regulations in Section 5.18.5 (Averaging an Established Front Building Line).

[B] Where more than one residential Structure is to be constructed on a Lot in the R2 districts, or where dwellings are served by a private street under the provisions of Section 5.21, the following placement regulations shall also be applied: (a) The minimum spacing between Buildings shall be twice the minimum required side setback dimension of the zoning district in which the Lots is located; (b) A minimum rear setback of 30 feet must be provided between the rear of a residential Structure and the adjacent (nearest) Lot Line; (c) A minimum front setback of ten feet must be provided between all Structures and the private street pavement.

[C] Except for Fraternity Houses, Sorority Houses, Student Cooperative Housing, and Group Housings, for which minimum net Lot Area shall be 350 sq. ft. per occupant.

[D] Or the Established Front Building Line existing on the date this ordinance is adopted, whichever is larger.

<u>Section 3.</u> This ordinance shall take effect and be in force on and after ten days from legal publication.