## ORDINANCE NO. ORD-22-11

First Reading: July 5, 2022 Public Hearing: August 4, 2022 First Reading: July 5, 2022 Approved: Published:

Effective:

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:

Section 1. 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:

#### TABLE 5.15-1: PRIMARY USE TABLE SEE TABLE BOTTOM NOTES FOR IMPORTANT NOTES. NONRESIDENTIAL AND SPECIAL RESIDENTIAL MIXED USE **PURPOSE** R1A, B, C, D, E R4A, B, C, D, E USE-SPECIFIC M1, M1A USE CATEGORY AND TYPE C1A/R D1 D2 C2B C3 R2A R2B R3 **STANDARDS** R6 0 C1 C1A C1B PL RE ORL $TC_1$ R5Ь RESIDENTIAL 5.16 Household Living P P P P P P P P P P Ρ Adult Foster Care Ρ P P P Р Р Р Р Р Р Dwelling, Assisted Living Ρ 5.16.1B 5.16.1A; P P Р Р Р Р Р Р Р Dwelling, Multi-Family P P Ε 5.16.1C 5.16.1A; Р P P P P P Р Р Р Р Р P P Р Dwelling, Single-Family Ρ 5.16.1B.2 Dwelling, Townhouse Ρ Р Р P P P Р P P PP Р 5.16.1A Dwelling, Two-Family P P P Р PP Р Ρ Ρ 5.16.1A House Trailer/Mobile Home Park Ρ 5.16.1A Group Living **Emergency Shelter** P P P P Р Р Р Р Ρ Ρ (exclud. R4A) Fraternities, Sororities, 5.16.1A; Р Р Р Р Р Р Р Е Р Ε and Student Cooperative Housing 5.16.1D E (R4A 5.16.1A; only), P | P | P | P | P | P | PGroup Housing Е Ρ 5.16.1E (all others) 5.16.1A; P P Р Р P P Р Р Ρ **Guest House** 5.16.1F

TABLE 5.15-1: PRIMARY USE TABLE  SEE TABLE BOTTOM NOTES FOR IMPORTANT NOTES.																									
			S	SEE '	TAB	LE BOTT	OM	No	TES	FOI	R IM	POR	TAN	IT N	IOTI	ES.									
			Rı	ESID	ENT	ΓIAL					M	IIXE	D U	JSE				N	IONI	RESI	DEN P				
USE CATEGORY AND TYPE	AG	R1A, B, C, D, E	R2A	R2B	R3	R4A, B, C, D, E	R6	0	Cı	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	m R5	Ь	PL	RE	ORL	M1, M1A	$M_2$	USE-SPECIFIC STANDARDS
PUBLIC/INSTITUTIONAL																									
Community and Cultural																									
Cemetery	P																								
Club Headquarters, Community Center				Е		E		E	P	P	P	P	P	P	P	P	P								5.16.2C
Conference Center													E									Е			
Correctional Facility																				Р					
Museum, Art Gallery													Р	P	Р	Р	P			Р					
Funeral Services								P	P	Р	P	P	P	P	P	P	P						P	P	
Government Offices and Courts								P	P	Р	Р	P	Р	P	P	Р	P			P			P		
Library		Р	Р	Р	Р	Р		P	Р	P	Р	Р	Р	P	Р	Р	P			Р			P		
Park, Recreation and Open Space																				P					5.16.2G
Religious Assembly	Р	Е	Е	Е	Е	E		Е	P	Р	Р	Р	Р	Р	Р	Р	Р						<u>P (exclud.</u> <u>M1A)</u>		
Day Care																									
Adult Day Care Center		Е	Е	Е	Р	P		Р	Р	Р	Р	Р	Р	Р	Р	Р	P					Е	P	Р	5.16.2A
Child Care Center		E	Е	Е	P	P		P	P	P	P	P	P	P	P	P	P					Е	P	P	5.16.2B
Educational																									
Institutions of Higher Learning, Private		Е	Е	Е	Е	E		P	Р	Р	Р	Р	Р	Р	Р	Р	P						P	Р	5.16.2E
Institutions of Higher Learning, Public	Р	Р	Р	P	Р	Р	P	P	P	P	Р	Р	Р	P	Р	Р	P	Р	Р	Р	Р	Р	P	Р	
School, Private		Е	Е	Е	Е	Е		Е	P	Р	Р	P	Р	P	P	P	P								
School, Public	Р	P	Р	P	P	P	Р	P	P	Р	Р	Р	Р	Р	P	Р	P	Р	P	P	P	Р	P	P	
School, Trade/Industrial									P	Р	Р	Р	Р	Р	Р	Р	P			Р		P	P	P	
Health Care																									
Hospital						Е		Е	Е	Е	Е	Е					Р			Р			E		5.16.2D

# TABLE 5.15-1: PRIMARY USE TABLE

SEE TABLE BOTTOM NOTES FOR IMPORTANT NOTES.

SEE TABLE BOTTOM NOTES FOR IMPORTANT NOTES.  NONRESIDENTIAL AND SPECIAL																									
RESIDENTIAL											N	IIXE	D U	SE				N	IONI	RESI	DEN P				
USE CATEGORY AND TYPE	AG	R1A, B, C, D, E	R2A	R2B	R3	R4A, B, C, D, E	R6	0	$\mathbf{C}_{1}$	C1A	C1B	C1A/R	$D_1$	D2	$C_2B$	C3	TC1	R5	Ь	PL	RE	ORL	M1, M1A	M2	USE-SPECIFIC STANDARDS
Nursing Care Facility						P		P	P	P	Р	P	P	P	P	P	Р	P					P	Р	5.16.2F
Lodging																									
Bed and Breakfast													P	Р	P	P	P	P							
Hotel								P	P	P	P	P	P	P	P	P	P	P							
Short-Term Rental – Non-Principal Residence								P	P	P	P	P	P	Р	P	P									
Recreation, Entertainment, and Arts																									
Adult Entertainment Business																							P (exclud. M1A)	Р	5.16.3A
Artist Studio								P	P	P	P	P	P	P	Р	P	P						P	P	5.16.3B
General Entertainment									P	P	P	P	P	Е	P	P	P								5.16.3D
Indoor Recreation								Е	P	P	P	P	P	P	Р	P	P			P		E	E	E	5.16.3F
Outdoor Recreation	Р	Е	Е	Е	E	E									P	P				P		Е			5.16.3K
Sales																									
Automobiles, Motorcycles, Recreational Vehicles, Equipment (Sales and Rental)													E	Е	P	P							Р		
Designated Marijuana Consumption Facility										Е	Е	Е	Е	Е	Е	E	Е								5.16.3G
Fueling Station													E	Е	Е	P								P	5.16.3E
Outdoor Sales, Permanent									P	P	P	P	P	P	P	P	P								5.16.3L
Medical Marijuana Provisioning Center, Marijuana Retailer									Е	Е	Е	Е	Е	Е	Е	Е	Е						E	Е	5.16.3G
Mobile Food Vending Service								Р	Р	Р	Р	Р	Р	Р	P	P	P	P	Р	Р	P	Р	P	Р	5.16.3I
Restaurant, Bar, Food Service									P	P	Р	P	P	P	P	P	P								5.16.3P
Retail Sales, General Merchandise									P	P	P	P	P	P	Р	P	Р								

# TABLE 5.15-1: PRIMARY USE TABLE

SEE TABLE BOTTOM NOTES FOR IMPORTANT NOTES.																									
			Rı	ESID	ENT	`IAL					M	IXE	ED U	JSE				N	IONI	RESI	DEN P				
USE CATEGORY AND TYPE		R1A, B, C, D, E	R2A	R2B	R3	R4A, B, C, D, E	R6	0	$\mathbf{C}_{\mathbf{I}}$	C1A	C1B	$C_{1}A/R$	D1	D2	C2B	C3	$\mathbf{LC}_{\mathbf{I}}$	R5	Ь	PL	RE	ORL	M1, M1A	M2	USE-SPECIFIC STANDARDS
Wholesale, Resale, Building Material and Supplies															P	P							P	Р	
Services and Repair																									
Automobile, Truck, Construction Equipment Repair													Е	Е	P	Р							Р	Р	5.16.3C
Contractors, General Construction, and Residential Building														P	P	Р							Р	Р	
Laundry, Cleaning, and Garment Services									P	P	P	P	Р	P	Р	P	Р						P	Р	
Parking Lot/Structure													Е	Е					P	P					5.16.3M
Personal Services								P	P	P	P	P	Р	P	P	P	P								5.16.3N
Vehicle Wash													Е	Е	Е	P									
Veterinary, Kennel, Animal Boarding								Ε	Е	Е	E	E	P	P	P	P	P						P	P	5.16.3P
OFFICE AND RESEARCH																									
Office																									
Bank, Credit Union, Financial Services								P	P	P	P	P	P	P	P	P	P						P		
Office, General								P	P	P	P	P		P	P	P	P				P	P	P		5.16.4C
Office, Medical/Dental								P	P	Р	P	P	1	P	P	P	Р						P		5.16.4C
Nonprofit Corporations		Е	Е	Е	Е	E		Р	Р	Р	Р	Р	Р	P	Р	Р	Р				Р	Р	P		5.16.4B
Research and Development																									
Laboratory													<u> </u>		<u> </u>		P				P	P	P	P	5.16.4A
Medical Laboratory													P	P	P	P	Р				P	P	P	P	
Marijuana Safety Compliance Facility																					P	P	P		5.16.3G
Research, Development	L							L									P				P	Р	Р	P	
TRANSPORTATION																									

# TABLE 5.15-1: PRIMARY USE TABLE

SEE TABLE BOTTOM NOTES FOR IMPORTANT NOTES.  NONRESIDENTIAL AND SPECIAL																									
			Rı	ESID	ENT	`IAL					M	IIXE	ED U	SE				N	ONI	RESI					
USE CATEGORY AND TYPE	$\mathbf{AG}$	R1A, B, C, D, E	R2A	R2B	R3	R4A, B, C, D, E	R6	0	C1	C1A	C1B	C1A/R	D1	<b>7</b>	C2B	C3	$\mathrm{TC}_1$	R5	d	Td	RE	ORL	M1, M1A	M2	USE-SPECIFIC STANDARDS
Marijuana Secure Transporter															P	Р							P		5.16.3G
Railroad and Public Transportation Rights-of- Way													Р	P	P	Р				Р			P	Р	
Transit Center, Station, or Depot													Р	P	Р	Р	P			P			P	Р	
Transportation Facilities																				P					
Industrial																									5.16.5
Agricultural																									
Agriculture/ Greenhouse	Р																								
Barns	P																								
Borrow Pits	E																								
Marijuana Microbusiness																Е					Е	Е	E	E	5.16.3G
Marijuana Grower																					Е	Е	P	P	5.16.3G
Manufacturing, Processing, Assembly, and Fabrication																									
Asphalt, Concrete Mixing Plant, Sand and Gravel Pit																								Е	
Coal and Coke Dealer																								Р	
Food and Beverages																							P	Р	
Heavy Manufacturing																								Р	5.16.5A
Laundry and Dry Cleaning Plant																							P	P	
Light Manufacturing																						P	P		5.16.5B
Marijuana Processor																					Е	Е	P	Р	5.16.3G
Marijuana-Infused Product Processor															Е	Е									5.16.3G
Oil and Gas Wells																									5.16.5C

#### TABLE 5.15-1: PRIMARY USE TABLE SEE TABLE BOTTOM NOTES FOR IMPORTANT NOTES. NONRESIDENTIAL AND SPECIAL RESIDENTIAL MIXED USE **PURPOSE** R1A, B, C, D, E R4A, B, C, D, E **USE-SPECIFIC** M1, M1A USE CATEGORY AND TYPE C1A/R D1 D2 C2B C3 R2A C1B ORL **STANDARDS** R2B R6 C1 C1A TC1 R3R5 P PL RE Pilot Manufacturing P P Scrap and Waste Material Е E Slaughterhouse **Utilities and Communications** P P P P P **Broadcasting Facility** Ρ Data Processing and Computer Centers P P P Р PPP P P Р P Р P Electric, Gas, and Sanitary Services Power and Fuel Rights-of-Way Р Р Р EEEP Р Ε Р Р Р Р P Wireless Communication Facilities 5.16.5D Warehousing and Storage Medium Term Car E 5.16.3JР Short Term Car Storage 5.16.3O Outdoor Storage P Warehousing and Indoor Storage Ρ

#### **Table Bottom Notes:**

See Section 5.15 for table key.

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:

### TABLE 5.17-2 TWO-FAMILY RESIDENTIAL ZONING DISTRICT DIMENSIONS

NOTE: THE REQUIREMENTS IN THIS TABLE MAY BE SUPERSEDED BY THE STANDARDS IN SECTION ERROR! REFERENCE SOURCE NOT FOUND..

	MINIMUM LOT AREA			REQUIRED S		MINIMU DIMEN			
DISTRICT	PFR	BUILDING SPACING	MINIMUM FRONT	MAXIMUM FRONT	MINIMUM SIDE	MINIMUM REAR	MAXIMUM HEIGHT (FT.)	AREA (SQ. FT.)	WIDTH (FT.)
R2A	4,250 2,500	[В]	25 or [A]	None	5	<del>30</del> <u>20</u>	30	8,500 5,000	<del>60</del> <u>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.