ORDINANCE NO. ORD-22-11

First Reading: Jul Public Hearing: Au

July 5, 2022 August 4, 2022 Approved:August 4, 2022Published:August 11, 2022Effective:August 21, 2022

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:

			7	ΓA]	BL	E 5.15-	-1:	PR	IN	[A]	RY	US	SE '	ΤА	BL	Æ									
			S	SEE '	Гав	LE BOTT	юм	No	TES	FOI	R IM	POR	TAN	JT N	OTI	ES.									
			Rı	ESID	ENI	TIAL					N	[IXF	D U	SE				N	ONF	RESI			L AND SPECL OSE	AL	
USE CATEGORY AND TYPE	AG	R1A, B, C, D, E	R2A	R_2B	$\mathbf{R}_{\mathcal{B}}$	R4A, B, C, D, E	$\mathbf{R6}$	0	C1	C1A	C1B	C1A/R	\mathbf{D}_{1}	$\mathbf{D2}$	C2B	C3	TC1	$\mathbf{R5}$	Ь	Τd	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			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	Е				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

			r	ΓA	BL	E 5.15-	-1:	PF	RIM	[A]	RY	US	SE '	TA	BL	Æ									
			S	See '	Тав	LE BOTT	гом	No	TES	FOI	R IM	POF	TAN	IT N	JOTI	ES.									
			R	ESID	DENI	TIAL			T		N	IIXI	ED U	JSE				N	ONI	RESI		TIA URP	l and Specia ose	AL .	
USE CATEGORY AND TYPE	AG	R1A, B, C, D, E	R2A	$R_{2}B$	R3	R4A, B, C, D, E	R6	0	C1	CIA	C1B	C1A/R	D1	D_2	C2B	C3	TC1	\mathbb{R}_{5}	Р	PL	RE	ORL	М1, М1А	M2	USE-SPECIFIC STANDARDS
PUBLIC/INSTITUTIONAL																									
Community and Cultural																									
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	Е	E		E	Р	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	Р		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р					Е	Р	Р	5.16.2A
Child Care Center		E	Е	Е	Р	Р	1	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		E	Е	E	Е	Е	1	Е	Р	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							1		Р	Р	Р	Р	Р	Р	Р	Р	Р			Р		Р	Р	Р	
Health Care																									
Hospital						Е		Е	Е	Е	Е	Е					Р			Р			E		5.16.2D

			,	ΓА	BL	E 5.15	-1:	PF	RIM	[A]	RY	US	SE '	ТА	BL	Æ									
			5	SEE	Тав	LE BOT	гом	No	TES	FOI	R IM	POR	TAN	NT N	ΙΟΤΙ	ES.									
			R	ESIE	DENT	TIAL					Ν	[IXF	D U	JSE				N	ION	RESI		ITIA URP	l and Specia ose	AL	
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	ΡL	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								Е	Р	Р	Р	Р	Р	Р	Р	Р	Р			Р		Е	E	Е	5.16.3F
Outdoor Recreation	Р	Е	Е	Е	Е	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	E								5.16.3G
Fueling Station													Е	Е	Е	Р								Р	5.16.3E
Outdoor Sales, Permanent							1		Р	Р	Р	Р	Р	Р	Р	Р	Р				1	1			5.16.3L
Medical Marijuana Provisioning Center, Marijuana Retailer									Е	E	Е	Е	Е	E	Е	E	Е						E	Е	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				1				5.16.3P
Retail Sales, General Merchandise		1					1		Р	Р	Р	Р	Р	Р	Р	Р	Р								

]	ΓA]	BLI	E 5.15-	-1:	PF	RIM	[A]	RY	US	SE '	ΓА	BL	E									
			S	EE '	Гав	LE BOTT	гом	No	TES	FOF	R IM	POR	TAN	IT N	OTE	ES.									
			RI	ESID	ENT	`IAL					Μ	[IXF	D U	SE				N	ONF	RESI		TIA URP	l and Speci ose	AL	
USE CATEGORY AND TYPE	AG	R1A, B, C, D, E	R2A	82B	R3	R4A, B, C, D, E	R6	0	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	$R_{\mathcal{S}}$	d	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									0																
Office									0																
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	Е	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																									

			1	ΓA	BL	E 5.15-	-1:	PF	RIM	[A]	RY	US	SE ′	ΤА	BL	Æ									
			S	EE '	Гав	LE BOTT	ГOM	No	TES	FOF	R IM	POR	TAN	IT N	IOTI	ES.									
			Rı	ESID	ENT	TIAL					Μ	[IXE	D U	JSE		•		N	IONF	RESI		TIA URP	l and Speci ose	AL	
USE CATEGORY AND TYPE	\mathbf{AG}	R1A, B, C, D, E	R2A	R2B	$\mathbf{R}_{\boldsymbol{\mathcal{B}}}$	R4A, B, C, D, E	R6	0	C1	C1A	C1B	C1A/R	$\mathbf{D1}$	D_2	C2B	C3	TC1	$ m R_5$	Р	ΡL	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			1																						
Agriculture/ Greenhouse	Р																								
Barns	Р																								
Borrow Pits	Е																								
Marijuana Microbusiness																Е					Е	Е	E	Е	5.16.3G
Marijuana Grower																					Е	E	Р	Р	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																							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																		5.16.5C

			S	SEE '	Гав	LE BOTT	гом	No	TES	FOR	R IMI	POR	TAN	ΤN	οτε	s.									
					ENT								d U					N	ONI	RESI		TIAI URPO	l and Spec dse	IAL	
USE CATEGORY AND TYPE	AG	R1A, B, C, D, E	R2A	R2B	$\mathbf{R3}$	R4A, B, C, D, E	R6	0	C1	C1A	C1B	C1A/R	\mathbf{D}_{1}	D_2	C2B	C3	TC1	R5	Р	PL	RE	ORL	MI, MIA	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:

				AY BE SUPERS			STRICT DIME		
	Minimum Lot Area			REQUIRED S	етваск (гт.)			MINIMU DIMEN	
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>	60<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.

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 August 4, 2022.

(Date)

Jacqueline Beaudry, Ann Arbor City Clerk

Christopher Taylor, Mayor of the City of Ann Arbor

I hereby certify that the foregoing ordinance received legal publication in the Washtenaw Legal News on August 11, 2022.

Jacqueline Beaudry, Ann Arbor City Clerk