

ORDINANCE NO. ORD-23-25

First Reading: August 7, 2023
Public Hearing: September 5, 2023

Approved:
Published:
Effective:

UNIFIED DEVELOPMENT CODE

(TC1 Uses, Auto-related and TC1 Development Use Specific Standards, Transit Corridor
Additional Standards)

AN ORDINANCE TO AMEND SECTIONS 5.15, 5.16, AND 5.17 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 of Section 5.15.1 of Chapter 55 (Unified Development Code) of
Title V of the Code of the City of Ann Arbor be amended as follows:

Table 5.15-1: Primary Use Table

See Table Bottom Notes for Important Information
 Key: P = permitted; E = special exception; blank cell = prohibited

Use Category and Type	RESIDENTIAL							MIXED USE							NONRESIDENTIAL, SPECIAL PURPOSE						Use Specific Standards						
	AG	R1A-E	R2A	R2B	R3	R4A	R4B-E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	P		PL	RE	ORL	M1	M1A	M2
RESIDENTIAL																											5.16
Household Living																											
Adult Foster Care		P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P			P						
Dwelling, Assisted Living						P	P		P	P	P	P	P	P	P	P	P	P			P						5.16.1.B
Dwelling, Multi-Family						P	P		P	P	P	P	P	P	P	P	P	P			P	E					5.16.1.A & D
Dwelling, Single-Family	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P			P						5.16.1.A & C
Dwelling, Townhouse						P	P		P	P	P	P	P	P	P	P	P	P			P						5.16.1.A
Dwelling, Two-Family				P	P	P	P		P	P	P	P	P	P	P	P	P	P			P						5.16.1.A
House Trailer/Mobile Home Park							P																				5.16.1.A
Group Living																											
Emergency Shelter							P		P	P	P	P	P	P	P	P	P	P									
Fraternities, Sororities, and Student Cooperative Housing				E		E	E		E	P	P	P	P	P	P	P	P	P									5.16.1.A & E
Group Housing				E		E	P		P	P	P	P	P	P	P	P	P	P									5.16.1.A & F
Guest House						P	P		P	P	P	P	P	P	P	P	P	P									5.16.1.A & G
PUBLIC/INSTITUTIONAL																											
Community and Cultural																											
Cemetery	P																										
Club Headquarters, Community Center				E		E	E		E	P	P	P	P	P	P	P	P	P									5.16.2.C
Conference Center														E								E					
Correctional Facility																					P						
Museum, Art Gallery														P	P	P	P	P			P						

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Short-Term Rental – Non-Principal Residence									P	P	P	P	P	P	P	P	P	P									
Recreation, Entertainment, and Arts																											
Adult Entertainment Business																									P		P
Artist Studio									P	P	P	P	P	P	P	P	P	P						P	P	P	
General Entertainment										P	P	P	P	P	E	P	P	P									
Indoor Recreation									E	P	P	P	P	P	P	P	P				P		E	E	E	E	
Outdoor Recreation	P	E	E	E	E	E	E									P	P				P		E	P	E	E	
Sales																											
Automobiles, Motorcycles, Recreational Vehicles, Equipment (Sales and Rental)														E	E	P	P	E						P	P		
Designated Marijuana Consumption Facility																											
Fueling Station														E	E	E	P									P	
Outdoor Sales, Permanent										P	P	P	P	P	P	P	P										
Medical Marijuana Provisioning Center, Marijuana Retailer										E	E	E	E	E	E	E	E							E	E	E	
Mobile Food Vending Service									P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	
Restaurant, Bar, Food Service										P	P	P	P	P	P	P	P										
Retail Sales, General Merchandise										P	P	P	P	P	P	P	P										
Wholesale, Resale, Building Material and Supplies																P	P							P	P	P	
Services and Repair																											
Automobile, Truck, Construction Equipment Repair														E	E	P	P	E							P	P	P

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	AG	R1A - E	R2A	R2B	R3	R4A	R4B-E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	P		PL	RE	ORL	M1	M1A	M2
INDUSTRIAL																											5.16.5
Agricultural																											
Agriculture/ Greenhouse	P																										
Barns	P																										
Borrow Pits	E																										
Marijuana Microbusiness																	E				E	E	E	E	E	E	5.16.3.G
Marijuana Grower																					E	E	P	P	P	P	5.16.3.G
Manufacturing, Processing, Assembly, and Fabrication																											
Asphalt, Concrete Mixing Plant, Sand and Gravel Pit																										E	
Coal and Coke Dealer																										P	
Food and Beverages																								P	P	P	
Heavy Manufacturing																										P	5.16.5.A
Laundry and Dry Cleaning Plant																								P	P	P	
Light Manufacturing																							P	P	P		5.16.5.B
Marijuana Processor																					E	E	P	P	P	P	5.16.3.G
Marijuana-Infused Product Processor																E	E										5.16.3.G
Oil and Gas Wells																											5.16.5.C
Pilot Manufacturing																						P	P	P	P	P	
Scrap and Waste Material																										E	
Slaughterhouse																										E	
Utilities and Communications																											
Broadcasting Facility														P	P	P	P	P							P	P	P

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Use Category and Type	RESIDENTIAL							MIXED USE							NONRESIDENTIAL, SPECIAL PURPOSE						Use Specific Standards							
	AG	R1A - E	R2A	R2B	R3	R4A	R4B-E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	P		PL	RE	ORL	M1	M1A	M2	
Data Processing and Computer Centers								P	P	P	P	P	P	P	P	P	P				P	P	P	P	P			
Electric, Gas, and Sanitary Services																								P	P	P		
Power and Fuel Rights-of-Way																										P		
Wireless Communication Facilities	P							P	P				E	E	E	P	P		E		P	P	P	P	P	P	5.16.5.D	
Warehousing and Storage																												
Medium Term Car																											E	5.16.E.J
Short Term Car Storage																					P							5.16.3.O
Outdoor Storage																												
Warehousing and Indoor Storage																	P							P	P	P		

Table Bottom Notes:

See Section 5.15 for full 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 5.16.3.P.~~

Section 2. That Section 5.16.3.C of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended as follows:

C. Automobile, Truck, Construction Equipment Repair

1. C2B ~~and TC1~~ Districts

~~Storage and~~ Repair of Automobiles, Trucks, and Construction Equipment must be located in an enclosed Building.

Section 3. That Section 5.16.3.P and Table 5.16-2 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be deleted, and subsequent numbering adjusted.

Section 4. That Table 5.17-4: Mixed Use Zoning District Dimensions in Section 5.17.4.B of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended as follows:

Table 5.17-4: Mixed Use Zoning District Dimensions

Other use and development standards also apply and may supersede or effect the requirements in this table, such as Sections **Error! Reference source not found**. Use Specific Standards, **Error! Reference source not found**. Special Dimensional and Site Layout Standards, **Error! Reference source not found**. Parking Standards and **Error! Reference source not found**. Landscaping, Screening, and Buffering.

District	Floor Area and FAR		Open Space and Building Coverage	Required Setbacks			Height	Lot Dimensions	
	Floor Area	FAR	% Lot Area	Front	Side	Rear	Feet and Stories	Area	Width
O	None	Max: 75%	None	Min: 15 ft. Max: 40 ft. (A)	Min: 30 ft. (C) when abutting R district, otherwise 0 ft.		Max: 55 ft. and 4 Stories when within 300 ft. of abutting R zone, otherwise none.	Min: 6,000 sq. ft.	Min: 50 ft.
C1	Max: 8,000 sq. ft. per non-residential use	Max: 100%	None	Min: 10 ft. Max: 25 ft. (A)	Min: 30 ft. (C) when abutting R district, otherwise 0 ft.		Max: 35 ft. and 3 Stories	Min: 2,000 sq. ft.	Min: 20 ft.
C1B	None	Max: 150%	None	Min: 10 ft. Max: 25 ft. (A)	Min: 30 ft. when abutting R district, otherwise 0 ft.		Max: 50 ft. and 4 Stories	Min: 3,000 sq. ft.	Min: 20 ft.
C1A	None	Max: 200%	None	Min: 10 ft.	Min: Equal to minimum of abutting R district		None	None	None
C1A/R	None	Max: 300%	None	Min: 10 ft.	Min: Equal to minimum of abutting R district		None	None	None
C2B	None	Max: 200%	None	Min: 10 ft. Max: 25 ft. (A)	Min: 30 ft. (C) when abutting R district, otherwise 0 ft.		Max: 55 ft. and 4 Stories	Min: 4,000 sq. ft.	Min: 40 ft.
C3	None	Max: 200%	None	Min: 10 ft. Max: 25 ft. (A)	Min: 30 ft. (C) when abutting R district, otherwise 0 ft.		Max: 55 ft. and 4 Stories	Min: 6,000 sq. ft.	Min: 60 ft.
D1	None	Max: Up to 900% with premiums (Section Error! Reference source not found .), otherwise 400%	None	See Tables 5.17-6 and 5.17-7			Min: 24 ft. and 2 Stories (B)	None	None

Table 5.17-4: Mixed Use Zoning District Dimensions

Other use and development standards also apply and may supersede or effect the requirements in this table, such as Sections **Error! Reference source not found.** Use Specific Standards, **Error! Reference source not found.** Special Dimensional and Site Layout Standards, **Error! Reference source not found.** Parking Standards and **Error! Reference source not found.** Landscaping, Screening, and Buffering.

District	Floor Area and FAR		Open Space and Building Coverage	Required Setbacks			Height	Lot Dimensions	
	Floor Area	FAR	% Lot Area	Front	Side	Rear	Feet and Stories	Area	Width
D2	None	Max: Up to 400% with premiums (Section Error! Reference source not found.), otherwise 200%	Open Space Min: 10% Building Coverage Max: 80%	See Tables 5.17-6 and 5.17-7			Min: 24 ft. and 2 Stories (B)	None	None
TC1	See Section 5.16.3.P 5.17.7 Error! Reference source not found.	None	None	Min: 0 ft. Max: 15 ft. Mixed Use (A), 20 ft. Townhouses/ Apartments (A)	Min: 30 ft. when abutting R district, otherwise 0 ft.		Min: 2 Stories (B) Max: 55 ft. within 80 ft., 75 ft. between 80-300 ft., 120 ft. between 300-1000 ft., 300 ft. more than 1000 ft. from R district.	None	None

Footnotes:

- (A) Maximum front setback applies to new detached Buildings; no maximum front setback for Buildings or additions to Buildings constructed before January 16, 2011. For Lots with more than one Front Lot Line, maximum Required Front Setback shall only apply to one Front Lot Line, excluding Lots in the TC1 district.
- (B) Minimum Height and Stories applies to new Buildings; no minimum Height or Story requirement for Buildings constructed before December 26, 2009. The Floor Area of the required second Story must be at least 75% of the Floor Area of the first Story.
- (C) Plus one foot of additional setback for each foot of Building Height over 30 feet.

Section 5. That a new Section 5.17.7 Transit Corridor Districts be added to Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be as follows:

5.17.7 Transit Corridor Districts

Buildings and building additions zoned TC1 shall comply with the following additional standards in Table 5.17-8 as applicable.

Table 5.17-8: Transit Corridor District Additional Standards	
Sites	
1.	<p>Curb Cut Limits:</p> <ul style="list-style-type: none"> • Lots 250 feet in Width: No more than one curb cut for a two-way driveway or two curb cuts for a pair of one-way driveways. • Lots 250 feet or more in Width: No more than two curb cuts.
2.	<p>Parking Lot Placement: No placement exception provided in Section 5.19.6.B may be applied.</p>
3.	<p>Parking Lot Design: In addition to the maximum parking standards provided in Section Error! Reference source not found., the portion of the site devoted to Vehicular Use Area may not exceed:</p> <ul style="list-style-type: none"> • Lots 250 feet in Width: 100% the total Building footprint area. • Lots 250 feet or more in Width: 125% of the total Building footprint area. <p>If this limitation on Vehicular Use Area cannot accommodate the maximum number of permitted spaces, the remaining amount must be provided in a Parking Structure or within a Building.</p>
4.	<p>Development Arrangement: When the site is more than 62,500 sq. ft., the site must be designed as two or more blocks, with sidewalks, plazas, drives, private streets or proposed public rights-of-way separating the blocks.</p>
All Buildings	
5.	<p>Building Frontage: The minimum building frontage shall be 70% of the Lot Width provided this allows 30 feet between the Building and Side Lot Line normally or 45 feet between the Building and Side Lot Line when adjacent to residential zoning. If the site is divided into smaller blocks as required above, the minimum building frontage shall apply to each block.</p>
6.	<p>Building Dimensions:</p> <ul style="list-style-type: none"> • The Building width parallel to the street may not exceed 250 feet. • The Building maximum diagonal dimension may not exceed 360 feet.
7.	<p>Building Entrances: Buildings at the Front Required Setback must have a functional entrance door facing the street. Entrances at corners are acceptable.</p>
8.	<p>Building Access: Buildings must have a sidewalk adjacent to all sides with main entrances.</p>
9.	<p>One Story Building Exception: Buildings more than 750 feet from a public street may be 1 story.</p>
Specific Building Types	
10.	<p>Townhouses and apartment buildings:</p> <ul style="list-style-type: none"> • Are not permitted within 100 feet of a signalized intersection. • Townhouses must have street-facing doors and stoops. • Garages may not face any public street.
11.	<p>Buildings that are not townhouses or apartment buildings:</p> <ul style="list-style-type: none"> • Buildings that are not townhouses or apartment buildings must meet the design requirements provided in Section 5.17.6.C.2. • Residential uses are not permitted on the first floor within 100 feet of a signalized intersection.

Section 6. This ordinance shall take effect and be in force on and after ten days from legal publication.

As Amended by Ann Arbor City Council at First Reading on August 7, 2023