

ORDINANCE NO. ORD-23-33

First Reading: November 6, 2023  
Public Hearing: December 4, 2023

Approved: December 4, 2023  
Published: December 14, 2023  
Effective: December 24, 2023

UNIFIED DEVELOPMENT CODE  
(TC1 Front Setbacks)

AN ORDINANCE TO AMEND SECTIONS 5.10.2 and 5.17.4 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 Section 5.10.2 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended as follows:

**5.10.2 Zoning District Boundaries Shown on the Zoning Map**

The boundaries of the zoning districts and overlay zoning districts are hereby established as shown on the zoning map that accompanies this chapter and that, with all notations, references and other information shown on that map, shall be as much a part of this chapter as if fully described in this chapter. The ~~Required Front Setbacks Street Type Designations~~ for downtown character overlay zoning districts and the ~~TC1 Transit Corridor district~~ are hereby established as shown on the ~~Building Frontage Map Street Type Designation Map~~ that accompanies this chapter and that, with all notations, references and other information shown on that map, shall be as much a part of this chapter as if fully described in this chapter. The electronic version of the zoning map and ~~Building Frontage Map Street Type Designation Map~~ reflecting all amendments approved by City Council shall be certified as the official copies by the City Clerk. Maps and descriptions accompanying enacted amendments shall be displayed adjacent to the official copy until such time as the official copy is corrected.

**Section 2.** That Table 5.17-4: Mixed Use Zoning District Dimensions in Section 5.17.4 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 5.16 Use Specific Standards, 5.18 Special Dimensional and Site Layout Standards, 5.19 Parking Standards and 5.20 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
<b>O</b>	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.
<b>C1</b>	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.
<b>C1B</b>	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.
<b>C1A</b>	None	Max: 200%	None	Min: 10 ft.	Min: Equal to minimum of abutting R district		None	None	None
<b>C1A/R</b>	None	Max: 300%	None	Min: 10 ft.	Min: Equal to minimum of abutting R district		None	None	None
<b>C2B</b>	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.
<b>C3</b>	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.
<b>D1</b>	None	Max: Up to 900% with premiums (Section 5.18.6), 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 5.16 Use Specific Standards, 5.18 Special Dimensional and Site Layout Standards, 5.19 Parking Standards and 5.20 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 5.18.6), 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 5.17.7	None	None	Min: <u>18 ft. on designated Transit Corridor (D)</u> , otherwise 0 ft.  Max: <u>28 ft on designated Transit Corridor (D)</u> , otherwise 15 ft. for Mixed Use (A), or 20 ft. for 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.
- (D) Front Required Setbacks on designated Transit Corridors shall be measured from the curb line rather than Front Lot Line. Where the distance between the curb and the Front Lot Line is greater than the maximum Front Required Setback dimension, Buildings shall be built at the Front Lot Line. Transit Corridors are shown on the Street Type Designation Map referenced in Section 5.10.2.

**Section 3.** 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 December 4, 2023.

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
Jacqueline Beaudry, Ann Arbor City Clerk

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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 December 14, 2023.

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Jacqueline Beaudry, Ann Arbor City Clerk