#### ORDINANCE NO. ORD-23-37

First Reading: December 18, 2023 Approved: Public Hearing: January 22, 2024 Published: Effective:

UNIFIED DEVELOPMENT CODE (BANQUET HALL, PERSONAL SERVICES, VETERINARY USES)

AN ORDINANCE TO AMEND SECTIONS 5.15, 5.16 AND 5.37 OF CHAPTER 55 (UNIFIED DEVELOPMENT CODE) OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR – Banquet Hall, Personal Services, and Veterinary Uses

The City of Ann Arbor ordains:

<u>Section 1.</u> 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:

### **See Table Bottom Notes for Important Information**

Key: P = permitted; E = special exception; blank cell or district name strikeout = prohibited

Key: P = per						TIAL	Ptil	,,,	Dia				D U			<u> </u>			NC	ONR	RES	IDE	NTIAL,		
Use Category and Type	AG	ш		R2B		Ш	R6	0	21	1 <b>A</b>			Ų.		2B	23	C1	R5					M1, M1A SOOR	M2	Use Specific
	٩	R1A	2	2		R4A -	E.		)	S	S	5			S	J	Ě	E.	_		L.	0	M1,	~	Standards
RESIDENTIAL																									5.16
Household Living																									
Adult Foster Care		Р	Р	Р	Р	Р		Р	Р	Р	Р	Ρ	Р	Р	Р	Р	Р			Ρ					
Dwelling, Assisted Living						Р		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р			Р					5.16.1.B
Dwelling, Multi-Family						Р		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р			Р	Е				5.16.1.A & D
Dwelling, Single-Family	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	Р	Р	Р				Р					5.16.1.A & C
Dwelling, Townhouse						Р		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р			Р					5.16.1.A
Dwelling, Two-Family				Р	Р	Р		Р	Р	Р	Р	Р	Р	Р	Р	Р				Р					5.16.1.A
House Trailer/Mobile Home Park							Р																		5.16.1.A
Group Living																									
Emergency Shelter						P ( <del>R4A</del> )		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р								
Fraternities, Sororities, and Student Cooperative Housing				Е		E		<u></u> ₽	Р	Р	Р	Р	Р	Р	Р	Р	Р								5.16.1.A & E
Group Housing				E		P (R4A =E)		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р								5.16.1.A & F
Guest House						Р		Р	Р	Р	Р	Р	Р	Р	Р	Р	Ρ								5.16.1.A & G

Key. F - peri						ΓIAL							ט ט						NC	ONR	RES	IDE	NTIAL, RPOSE		
Use Category and Type	AG	R1A – E	R2A	R2B	R3	R4A – E	R6	0	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	Р	PL	RE	ORL	M1, M1A	M2	Use Specific Standards
PUBLIC/INSTITUTIONAL																									
Community and Cultural																									
Cemetery	Ρ																								
Club Headquarters, Community Center				Е		Е		ᄪᅂ	Р	Р	Р	Р	Р	Р	Р	Р	Р								5.16.2.C
Conference Center													Е									ш			
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	
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			Ρ			Р		
Park, Recreation and Open Space																				Ρ					5.16.2.G
Religious Assembly	Ρ	Е	Ε	Е	Е	Е		<b>単</b> P.	Р	Р	Р	Ρ	Р	Р	Р	Р	Р						P ( <del>M1A</del> )	Р	
Day Care																									
Adult Day Care Center		Е	Ε	Ε	Р	Р		Р	Р	Р	Р	Р	Р	Р	Р		Р					Ε	Р	Р	5.16.2.A
Child Care Center		Е	Ε	Ε	Р	Р		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р					Е	Р	Р	5.16.2.B
Educational																									
Institutions of Higher Learning, Private			Ε	E	Ε	Е		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р						Р	Р	5.16.2.E
Institutions of Higher Learning, Public	Р	Р	Р	Ρ	Р	Р	Р	Ρ	Р	Р	Р	Ρ	Р	Ρ	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
School, Private		Е	Ε	Ε	Е	Е		<u>⊩</u> P	Р	Р	Р	Р	Р	Р	Р	Р	Р								

Rey. P – per						ΓIAL							Dυ						NC	ONR	RES	IDE	NTIAL, RPOSE		
Use Category and Type	AG	R1A - E	R2A	R2B	R3	R4A – E	R6	0	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	<b>a</b>	PL	RE	ORL	M1, M1A	M2	Use Specific Standards
School, Public	Р	Р	Р	Р	Р	Р	Р	Ρ	Р	Р	Р	Р	Р	Р	Р	Р	Р	Ρ	Р	Р	Р	Р	Р	Р	
School, Trade/Industrial								<u>P</u>	Р	Р	Р	Р	Р	Р	Р	Р	Р					Р	Р	Р	
Health Care																									
Hospital						Е		Е	Е	Е	Ε						Р			Р			Е		5.16.2.D
Nursing Care Facility						Р		Ρ	Р	Ρ	Р	Р	Р	Р	Р	Р	Р	Р					Р	Р	5.16.2.F
COMMERCIAL																									
<u>Hospitality</u>																									
Banquet Hall								<u>P</u>	Ы																
<u>Designated Marijuana Consumption</u> <u>Facility</u>										<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	E	<u>E</u>	E	E								<u>5.16.3.G</u>
Restaurant, Bar, Food Service								<u>P</u>	Р	Р	Р	Р	Р	P	Р	Р	Р								<u>5.16.3.P</u>
Lodging																									
Bed and Breakfast													Р	Р	Р	Р	Р	Р							
Hotel								Р	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	Р								
Recreation, Entertainment, and Arts																									
Adult Entertainment Business																							P ( <del>M1A</del> )	Р	5.16.3.A
Artist Studio								Р	Р	Ρ	Р	Р	Р	Р	Р	Р	Р						Р	Р	5.16.3.B
General Entertainment	L								Р	Ρ	Р	Р	Р	Е	Р	Р	Р								5.16.3.D

Key. F - peri						ΓIAL							D U						NC	ONF	RES	IDE	NTIAL, RPOSE		
Use Category and Type	AG	R1A – E	R2A	R2B	R3	R4A – E	R6	0	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	RS	<b>△</b>	٦d	RE	ORL	M1, M1A	M2	Use Specific Standards
Indoor Recreation								Щ P.	Р	Р	Р	Р	Р	Р	Р	Р	Р			Р		Е	Е	Ε	5.16.3.F
Outdoor Recreation	Р	Е	Ε	Е	Е	Е									Р	Р				Р		Е	Р	Е	5.16.3.K
Sales																									
Automobiles, Motorcycles, Recreational Vehicles, Equipment (Sales and Rental)													Е	Е	Р	Р							Р		
Designated Marijuana Consumption Facility										₩	₽	Ш	₽	₽	Щ	Ш	Ш								<del>5.16.3.C</del>
Fueling Station													Е	Е	Е	Р								Р	5.15.3.E
Outdoor Sales, Permanent									Р	Р	Р	Р	Р	Р	Р	Р	Р								5.16.3.L
Medical Marijuana Provisioning Center, Marijuana Retailer									Ш	Е	Е	Е	Е	Е	Е	Е	Е						Е	Е	5.16.3.G
Mobile Food Vending Service								Ρ	Ρ	Р	Р	Ρ	Р	Р	Р	Р	Р	Р	Р	Ρ	Р	Р	Р	Р	5.16.3.I
Restaurant, Bar, Food Service									므	무	므	ഥ	₽	₽	무	무	₽								<del>5.16.3.P</del>
Retail Sales, General Merchandise									Р	Р	Р	Ρ	Р	Р	Р	Р	Р								
Wholesale, Resale, Building Material and Supplies															Р	Р							Р	Р	
Services and Repair																									
Automobile, Truck, Construction Equipment Repair													E	Ε	Р	Р							Р	Р	5.16.3.C
Contractors, General Construction, and Residential Building														Р	Р	Р							Р	Р	

### **See Table Bottom Notes for Important Information**

Key: P = permitted; E = special exception; blank cell or district name strikeout = prohibited

Key: P = peri	1	<del></del> ,		- 3h	<del>,</del> .	ai exce	Pul	JII,	Dia	HIL	CCI	. 01	uis	, LI I	ot II	aiii	<del>ن</del> ی	ייייי							
		l	RES	SID	EN.	ΓIAL					MI	XEI	ט כ	SE									NTIAL, RPOSE		
Use Category and Type	AG	R1A – E	R2A	R2B	R3	R4A – E	R6	0	C1	C1A	C1B	C1A/R	10	D2	C2B	C3	LC1	R5	d	PL	RE	ORL	M1, M1A	M2	Use Specific Standards
Laundry, Cleaning, and Garment Services									Р	Р	Р	Р	Р	Р	Р	Р	Р						Р	Р	
Parking Lot/Structure													Е	Ε					Р	Р					5.16.3.M
Personal Services								Р	Р	Р	Р	Ρ	Р	Р	Р	Р	Р								<del>5.16.3.N</del>
Vehicle Wash													Е	Е	Е	Р									
<del>Veterinary,</del> Kennel <u>, and</u> Animal Boarding								Е	Е	Е	Е	Е	Р	Р	Р	Р	Ρ						Р	Р	5.16.3.P
OFFICE AND RESEARCH																									
Office																									
Bank, Credit Union, Financial Services								Р	Р	Р	Р	Р	Р	Р	Р	Р	Р						Р		
Office, General								Ρ	Р	Р	Р	Р	Р	Р	Р	Р	Р				Р	Р	Р		5.16.4.C
Office, Medical/Dental								Ρ	Р	Р	Р	Р	Р	Р	Р	Р	Р						Р		5.16.4.C
Office, Veterinary								<u>P</u>																	
Nonprofit Corporations		Е	Е	Е	Е	Е		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р				Р	Р	Р		5.16.4.B
Research and Development																									
Laboratory																	Р				Р	Р	Р	Р	5.16.4.A
Medical Laboratory													Р	Р	Р	Р	Р				Р	Р	Р	Р	
Marijuana Safety Compliance Facility																					Р	Р	Р		5.16.3.G
Research, Development																	Р				Р	Р	Р	Р	
TRANSPORTATION																									
Marijuana Secure Transporter															Р	Р							Р		5.16.3.G

Key. F – peri						ΓIAL							D U						NC	ONR	RES	IDE	NTIAL, RPOSE		
Use Category and Type	AG	R1A – E	R2A	R2B	R3	R4A – E	R6	0	2	C1A	C1B	C1A/R	10	D2	C2B	င္ပ	TC1	R5	Д	PL	RE	ORL	M1, M1A	M2	Use Specific Standards
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	Ρ																								
Barns	Ρ																								
Borrow Pits	Е																								
Marijuana Microbusiness																Е					Е	Е	Е	П	5.16.3.G
Marijuana Grower																					Е	Е	Р	Р	5.16.3.G
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	5.16.5.A
Laundry and Dry Cleaning Plant																							Р	Р	
Light Manufacturing																						Р	Р		5.16.5.B
Marijuana Processor																					Е	Е	Р	Р	5.16.3.G
Marijuana-Infused Product Processor															Е	Ε									5.16.3.G
Oil and Gas Wells																									5.16.5.C

### **See Table Bottom Notes for Important Information**

Key: P = permitted; E = special exception; blank cell or district name strikeout = prohibited

			RES	SID	ENT	ΓIAL					MI	XEI	Dυ	SE									NTIAL, RPOSE		
Use Category and Type	AG	R1A - E	R2A	R2B	R3	R4A – E	R6	0	C1	C1A	C1B	C1A/R	10	D2	C2B	<b>C3</b>	TC1	RS	d	٦d	RE	ORL	M1, M1A	M2	Use Specific Standards
Pilot Manufacturing																					Р	Р	Р	Р	
Scrap and Waste Material																								Ε	
Slaughterhouse																								Ε	
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							Ρ	Р			Е	Е	Е	Р	Р		Е		Р	Р	Р	Р	Р	5.16.5.D
Warehousing and Storage																									
Medium Term Car																			Е						5.16.E.J
Short Term Car Storage																			Р						5.16.3.O
Outdoor Storage																									
Warehousing and Indoor Storage																Р							Р	Р	

#### 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 Table 5.15-2 of Section 5.15.2 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended as follows:

## **Table 5.15-2: Accessory Use Table**

See Table Bottom Notes for Important Information Key: A = Permitted; blank cell, strikeout = prohibited

		RI	ESII	DEI	NTI	AL					MI	ΧEΙ	) U	SE				NO	NRE	SIDE PU	NTIA RPO	-	PEC	IAL	
Use Category and Type	AG	R1A-E	R2A	R2B	R3	R4A – E	R6	0	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	Ь	PL	RE	ORL	M1, M1A		Use Specific Standards
All Accessory Buildings and Structures																									5.16.6.A
Bed and Breakfast		Α	Α	Α	Α	Α																			
Community Recreation					Α	Α																			
Dish Antenna		Α	Α	Α	Α	Α	Α																		5.16.6.B
Drive-Through Facility								Ε					Ε	Ε	Ε	Ε									5.16.6.C
Dwelling Unit, Accessory		Α	Α	Α	Α	Α																			5.16.6.D
Dwelling Unit, Manager's																							Α	Α	5.16.6.F
Family Day Care Home	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α								5.16.6.E
Group Day Care Home	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α									5.16.6.G
Home Occupation	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α								5.16.6.H
Incidental Services								Α										Α				Α			5.16.6.I
Management/Maintenance Office and Storage					Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α				Α	Α	Α			
Medical Marijuana Home Occupation	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α								5.16.3.G
Medical Marijuana Use or Cultivation	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α								5.16.3.G
Office, Administrative/ Executive																				Α			Α	Α	
Outdoor Display and Vending Machines									Α	Α	Α	Α	Α	Α	Α	Α									5.16.6.J
Outdoor Sales, Temporary								Α	Α	Α	Α	Α	Α	Α	Α	Α									5.16.6.K

## **Table 5.15-2: Accessory Use Table**

See Table Bottom Notes for Important Information Key: A = Permitted; blank cell, strikeout = prohibited

		RI			NTI				ĺ			ΧEΙ				•		NO	NRE		NTI/	•	PEC	IAL	
Use Category and Type	AG	R1A – E	R2A	R2B	R3	R4A – E	R6	0	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	TC1	R5	Ь	PL	RE	ORL	M1, M1A		Use Specific Standards
Parking Attendant Building																			Α						
Parking Structure																	Α								5.16.3.L
Restaurant, Bar, Food Service								A										Α							5.16.6.L
Retail Sales, General Merchandise																						Α	Α	Α	5.16.6.M
Roadside Stand	Α																								
Short-Term Rental – Principal Residence Homestay	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α									
Short-Term Rental – Principal Residence Whole House	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α									
Solar Energy System	Α				Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	5.16.6.N
Solar Energy System, Personal-Scale		Α	Α	Α	Α	Α																			5.16.6.O
Wireless Communication Antenna	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	Α	5.16.6.P

#### 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 5.16.3.P.

<u>Section 3.</u> That Section 5.16.3.M of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be deleted and the section renumbered accordingly as follows:

#### M. Personal Services

### 1. C1A, C1A/R, C1B Districts

Special Exception Use approval pursuant to Section 5.29.5 shall be required when adjacent to any Residential District.

#### 2. O District

Beauty Salons are the only permitted Personal Services in this zoning district. Incidental Sales of products used in the salon shall occupy no more than 25% of the total Floor Area.

<u>Section 4.</u> That Section 5.37.2 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended as follows with definitions inserted in alphabetical order:

#### Banquet Hall

A building or portion of a building made available for a temporary assembly or gathering of people such as a conference or meeting, party, wedding, reception, fundraiser, display, or other similar occasion which may or may not have food and beverage service.

#### **Kennels and Animal Boarding**

An establishment where pets are temporarily fed, housed, groomed, exercised, and generally cared for by non-owners, for commercial purposes.

#### **Veterinary Office**

An establishment where pets are admitted for examination, consultation, diagnosis, treatment, and necessary boarding during the treatment period by a veterinarian.

### Veterinary, Kennels and Animal Boarding

A facility for the diagnosis, treatment, or hospitalization of animals, and including the incidental boarding or breeding of animals or any facility, public or private, where domesticated animals are temporarily boarded, groomed, and sold for compensation. This use also includes public facilities for the temporary impoundment of animals, and facilities for the temporary boarding of animals during the day or overnight.

<u>Section 5.</u> This ordinance shall take effect and be in force on and after ten days from legal publication.