# ORDINANCE NO. ORD-21-xx

AN ORDINANCE TO AMEND SECTION 5.15.2 of CHAPTER 55 (UNIFIED DEVELOPMENT CODE) OF TITLE V OF CODE OF THE CITY OF ANN ARBOR – (REMOVE WAREHOUSING AND INDOOR STORAGE IN C2B DISTRICTS)

The City of Ann Arbor Ordains:

<u>Section 1.</u> That Section 5.15.2 Primary Uses of Chapter 55 Unified Development Code be Amended as follows:

5.15.2 Primary Uses

P = PERMITTED E = SPECIAL EXCEPTION

BLANK CELL = PROHIBITED

NOTE: ALL PROPERTIES ARE SUBJECT TO THE ADDITIONAL STANDARDS INDICATED FOR THAT USE IN THE RIGHT COLUMN

NOTE: ALL PROPERTIES IN OVERLAY DISTRICTS ARE SUBJECT TO THE ADDITIONAL USE REGULATIONS IN SEC. 5.13

Han Campa any any						R	ESII	DEN	TIA	.L								1	Mix	ED	Use	2			]	Non Si		SIDE				D	USE-SPECIFIC STANDARDS
USE CATEGORY AND TYPE	AG	R1A	R1B	R1C	R1D	R1E	$R_2A$	$R_2B$	R3	R4A	R4B	R4C	R4D	R4E	R6	0	C1	C1A	C1B	C1A/R	D1	$D_2$	C2B	C3	R5	P	PL	RE	ORL	$M_1$	M1A	M2	5.16
PRIMARY USES																									ı								
RESIDENTIAL																																	5.16.1
Household Living																																	
Adult Foster Care		P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P			P						
Dwelling, Assisted Living										P	P	Р	P	Р		Р	Р	Р	P	P	P	P	P	P			P						5.16.1B
Dwelling, Multi-Family										P	P	Р	Р	Р		Р	Р	Р	Р	Р	Р	Р	Р	Р			Р	Е					5.16.1A; 5.16.1C
Dwelling, Single-Family	Р	P	Р	Р	P	P	Р	P	P	P	P	Р	P	P		Р	P	Р	Р	P	P	P	P	P			Р						5.16.1A; 5.16.1B.2
Dwelling, Townhouse									P	P	P	P	P	Р		P	Р	Р	P	P	P	P	P	P			P						5.16.1A
Dwelling, Two-Family							P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P			P						5.16.1A
House Trailer/Mobile Home Park															P																		5.16.1A
Group Living																																	
Emergency Shelter											P	P	P	P		P	P	P	P	P	P	P	P	P									

P = PERMITTED E = SPECIAL EXCEPTION

BLANK CELL = PROHIBITED

NOTE: ALL PROPERTIES ARE SUBJECT TO THE ADDITIONAL STANDARDS INDICATED FOR THAT USE IN THE RIGHT COLUMN

NOTE: ALL PROPERTIES IN OVERLAY DISTRICTS ARE SUBJECT TO THE ADDITIONAL USE REGULATIONS IN SEC. 5.13

Han Campaony and						R	ESII	DEN	ITIA	L								I	Mix	ED	Use				]			SIDE IAL				)	USE-SPECIFIC STANDARDS
USE CATEGORY AND TYPE	AG	R1A	R1B	R1C	R1D	R1E	R2A	$R_2B$	R3	R4A	R4B	R4C	R4D	R4E	R6	0	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	R5	Ь	PL	RE	ORL	$M_1$	M1A	$M_2$	5.16
Fraternities, Sororities, and Student Cooperative Housing								Е		Е	Е	Е	Е	Е		Е	Р	P	Р	P	P	P	P	P									5.16.1A; 5.16.1D
Group Housing								Е		Е	P	Р	P	Р		P	P	P	Р	P	Р	P	P	P									5.16.1A; 5.16.1E
Guest House										Р	P	Р	P	Р		P	P	P	Р	P	Р	P	P	P									5.16.1A; 5.16.1F
PUBLIC/ INSTITUTIONAL																																	5.16.2
Community and Cultural																																	
Cemetery	P																																
Club Headquarters or Community Center								E		Е	Е	Е	Е	Е		Е	P	P	P	P	P	P	P	P									5.16.2C
Conference Center																					Е								Е				
Correctional Facility																											P						
Museum, Art Gallery																					P	P	P	P			P						
Funeral Services																P	Р	P	P	P	Р	P	P	P						Р	Р	Р	
Government Offices and Courts																Р	Р	P	P	Р	P	P	P	P			Р			Р	Р		
Library		P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P			P			P	P		

P= PERMITTED E = SPECIAL EXCEPTION BLANK CELL = PROHIBITED

NOTE: ALL PROPERTIES ARE SUBJECT TO THE ADDITIONAL STANDARDS INDICATED FOR THAT USE IN THE RIGHT COLUMN NOTE: ALL PROPERTIES IN OVERLAY DISTRICTS ARE SUBJECT TO THE ADDITIONAL USE REGULATIONS IN Sec. 5.13

Han Campaony ave						R	ESII	DEN	TIA	.L								I	Mix	ED	Use	2			]				ENT: Puf		ANI SE	)	USE-SPECIFIC STANDARDS
USE CATEGORY AND TYPE	AG	R1A	R1B	R1C	R1D	R1E	R2A	$R_2B$	R3	R4A	R4B	R4C	R4D	R4E	R6	0	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	R5	Р	PL	RE	ORL	M1	M1A	$M_2$	5.16
Park, Recreation and Open Space																											P						5.16.2G
Religious Assembly	Р	Е	Е	Е	Е	Е	Е	E	E	Е	E	Е	Е	Е		Е	Р	P	P	P	P	P	P	P									
Day Care																																	
Adult Day Care Center		Е	Е	Е	E	Е	Е	E	P	P	P	P	Р	P		P	Р	P	P	P	P	P	P	P					Е	Р	P	P	5.16.2A
Child Care Center		Е	Е	Е	E	E	E	E	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P					Е	P	P	P	5.16.2B
Educational																																	
Institutions of Higher Learning, Private		Е	Е	Е	Е	Е	Е	E	Е	Е	E	Е	Е	Е		Р	Р	P	P	Р	Р	Р	P	Р						Р	Р	Р	5.16.2E
Institutions of Higher Learning, Public	P	Р	Р	Р	P	P	P	P	P	P	P	P	Р	P	P	P	P	P	P	P	P	P	P	P	Р	Р	P	P	P	Р	P	P	
School, Private		Е	Е	Е	Е	Е	Е	E	Е	Е	E	Е	Е	Е		Е	P	P	P	P	P	P	P	P									
School, Public	P	P	P	P	P	Е	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Р	P	P	P	P	Р	P	P	
School, Trade/Industrial																	Р	P	P	P	P	P	P	P			P		P	Р	P	P	
Health Care																																	
Hospital										Е	E	Е	Е	Е		Е	Е	Е	Е	Е							P			Е	Е		5.16.2D
Nursing Care Facility										P	P	Р	Р	Р		Р	Р	P	P	Р	P	Р	P	P	Р					Р	Р	Р	5.16.2F
COMMERCIAL																																	5.16.3
Lodging																																	

P= Permitted E = Special Exception Blank Cell = Prohibited

NOTE: ALL PROPERTIES ARE SUBJECT TO THE ADDITIONAL STANDARDS INDICATED FOR THAT USE IN THE RIGHT COLUMN

NOTE: ALL PROPERTIES IN OVERLAY DISTRICTS ARE SUBJECT TO THE ADDITIONAL USE REGULATIONS IN SEC. 5.13

Hop Campoony and						R	ESII	DEN	TIA	.L								ľ	ИIX	ED	Use	)			]	Non Si		SIDE IAL :				)	USE-SPECIFIC STANDARDS
USE CATEGORY AND TYPE	AG	R1A	R1B	R1C	R1D	R1E	R2A	$R_2B$	R3	R4A	R4B	R4C	R4D	R4E	R6	0	C1	C1A	C1B	C1A/R	D1	D2	$C_2B$	C3	R5	P	bΓ	RE	ORL	$M_1$	M1A	$M_2$	5.16
Bed and Breakfast																					P	P	P	P	P								
Hotel																P	P	P	P	P	P	P	P	P	P								
Recreation, Entertainment, and Arts																																	
Adult Entertainment Business																														P		Р	5.16.3A
Artist Studio																P	P	P	P	P	P	P	P	P						P	P	P	5.16.3B
General Entertainment																	P	P	P	P	P	Е	P	P									5.16.3D
Indoor Recreation																Е	P	P	P	P	P	P	P	P			P		Е	Е	Е	Е	5.16.3F
Outdoor Recreation	Р	Е	Е	Е	E	E	Е	Е	E	Е	Е	Е	Е	Е									P	P			P		Е				5.16.3K

P = PERMITTED E = SPECIAL EXCEPTION

BLANK CELL = PROHIBITED

NOTE: ALL PROPERTIES ARE SUBJECT TO THE ADDITIONAL STANDARDS INDICATED FOR THAT USE IN THE RIGHT COLUMN

NOTE: ALL PROPERTIES IN OVERLAY DISTRICTS ARE SUBJECT TO THE ADDITIONAL USE REGULATIONS IN SEC. 5.13

Han Campaony and						R	ESII	DEN	TIA	L								1	Mix	ED	Use				1	Non Si			ENT: Puf			)	USE-SPECIFIC STANDARDS
USE CATEGORY AND TYPE	AG	R1A	R1B	R1C	R1D	R1E	$R_2A$	$R_2B$	R3	R4A	R4B	R4C	R4D	R4E	R6	0	C1	C1A	C1B	C1A/R	D1	$D_2$	C2B	C3	R5	Р	PL	RE	ORL	$M_1$	M1A	$M_2$	5.16
Sales																																	
Automobiles, Motorcycles, Recreational Vehicles, Equipment (Sales and Rental)																					E	E	P	P						Р	Р		
Designated Marijuana Consumption Facility																		E	Е	Е	E	Е	Е	Е									5.16.3G
Fueling Station																					Е	Е	Е	P								P	5.16.3E
Outdoor Sales, Permanent																	Р	Р	P	P	P	P	P	P									5.16.3L
Medical Marijuana Provisioning Center, Marijuana Retailer																	Е	Е	Е	Е	Е	Е	Е	Е						Е	Е	Е	5.16.3G
Mobile Food Vending Service																Р	P	P	P	P	P	P	P	P	Р	P	P	Р	Р	Р	P	Р	5.16.3I
Restaurant, Bar, Food Service																	P	P	P	P	Р	P	P	P									5.16.3P
Retail Sales, General Merchandise																	Р	P	Р	P	Р	Р	Р	P									
Wholesale, Resale, Building Material and Supplies																							P	P						Р	Р	Р	

P= PERMITTED E = SPECIAL EXCEPTION BLANK CELL = PROHIBITED

NOTE: ALL PROPERTIES ARE SUBJECT TO THE ADDITIONAL STANDARDS INDICATED FOR THAT USE IN THE RIGHT COLUMN NOTE: ALL PROPERTIES IN OVERLAY DISTRICTS ARE SUBJECT TO THE ADDITIONAL USE REGULATIONS IN Sec. 5.13

Han Campaony avo						R	RESI	DEN	ITIA	L									Mix	ŒD	Usi	Ξ			1			SIDI IAL				)	USE-SPECIFIC STANDARDS
USE CATEGORY AND TYPE	AG	R1A	R1B	R1C	R1D	RIE	R2A	R2B	R3	R4A	R4B	R4C	R4D	R4E	R6	0	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	R5	Ь	PL	RE	ORL	M1	M1A	$M_2$	5.16
Services and Repair																																	
Automobile, Truck, Construction Equipment Repair																					Е	Е	P	P						Р	Р	P	5.16.3C
Contractors, General Construction, and Residential Building																						Р	Р	P						Р	Р	Р	
Laundry, Cleaning, and Garment Services																	P	Р	Р	Р	Р	Р	Р	Р						Р	Р	Р	
Parking Lot or Structure																					Е	Е				P	P						5.16.3M
Personal Services																Р	Р	Р	P	Р	P	P	P	P									5.16.3N
Vehicle Wash																					Е	Е	Е	P									
Veterinary, Kennel, and Animal Boarding																Е	Е	Е	Е	Е	Р	Р	Р	P						Р	Р	Р	5.16.3P
OFFICE AND RESEARCH																																	5.16.4
Office-Type																																	
Bank, Credit Union, Financial Services																Р	Р	Р	Р	Р	Р	Р	Р	Р						Р	Р		
Office, General																Р	Р	Р	P	Р	P	Р	P	P				P	P	Р	P		5.16.4C
Medical/Dental																Р	P	Р	P	Р	P	P	P	P						Р	P		5.16.4C

P= PERMITTED E = SPECIAL EXCEPTION BLANK CELL = PROHIBITED

NOTE: ALL PROPERTIES ARE SUBJECT TO THE ADDITIONAL STANDARDS INDICATED FOR THAT USE IN THE RIGHT COLUMN NOTE: ALL PROPERTIES IN OVERLAY DISTRICTS ARE SUBJECT TO THE ADDITIONAL USE REGULATIONS IN Sec. 5.13

Han Campaony ave						R	RESII	DEN	ITIA	L								1	Mix	ED	Use	2			1	NON Si		SIDE				)	USE-SPECIFIC STANDARDS
USE CATEGORY AND TYPE	AG	R1A	R1B	R1C	R1D	RIE	R2A	R2B	R3	R4A	R4B	R4C	R4D	R4E	R6	0	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	R5	Р	PL	RE	ORL	M1	M1A	$M_2$	5.16
Nonprofit Corporations		Е	Е	Е	Е	Е	Е	Е	Е	Е	E	Е	Е	Е		P	Р	P	P	P	P	P	P	P				P	Р	P	Р		5.16.4B
Research and Development																																	
Laboratory																												P	P	P	Р	Р	5.16.4A
Medical Laboratory																					P	P	P	P				P	P	P	P	P	
Marijuana Safety Compliance Facility																												P	Р	P	Р		5.16.3G
Research/Development																												P	P	P	P	P	
TRANSPORTATION																																	
Marijuana Secure Transporter																							P	P						P	Р		5.16.3G
Railroad and Public Transportation Rights- of-Way																					Р	P	P	P			P			P	Р	P	
Transit Center, Station, or Depot																					P	P	P	P			P			P	P	P	
Transportation Facilities																											P						
Industrial																																	5.16.5
Agricultural																																	
Agriculture/Greenhouse	P																																

P= Permitted E = Special Exception Blank Cell = Prohibited

NOTE: ALL PROPERTIES ARE SUBJECT TO THE ADDITIONAL STANDARDS INDICATED FOR THAT USE IN THE RIGHT COLUMN

NOTE: ALL PROPERTIES IN OVERLAY DISTRICTS ARE SUBJECT TO THE ADDITIONAL USE REGULATIONS IN SEC. 5.13

Han Campaony ave						R	RESII	DEN	TIA	L								]	Mix	ED	Use	2			1	NON Si		SIDE				)	USE-SPECIFIC STANDARDS
USE CATEGORY AND TYPE	AG	R1A	R1B	R1C	R1D	R1E	R2A	$R_2B$	R3	R4A	R4B	R4C	R4D	R4E	R6	0	C1	C1A	C1B	C1A/R	D1	$D_2$	C2B	C3	R5	P	PL	RE	ORL	M1	M1A	$M_2$	5.16
Barns	P																																
Borrow Pits	Е																																
Marijuana Microbusiness																								E				E	E	E	Е	E	5.16.3G
Marijuana Grower																												E	E	P	P	P	5.16.3G
Manufacturing, Processing, Assembly, and Fabrication																																	
Asphalt, Concrete Mixing Plant, Sand and Gravel Pit																																Е	
Coal and Coke Dealer																																P	
Food and Beverages																														Р	Р	Р	
Heavy Manufacturing																																P	5.16.5A
Laundry and Dry Cleaning Plant																														P	Р	Р	
Light Manufacturing																													P	P	P		5.16.5B
Marijuana Processor																												E	Е	Р	Р	Р	5.16.3G
Marijuana-Infused Product Processor																							Е	E									5.16.3G
Oil and Gas Wells																																	5.16.5C

P= PERMITTED E = SPECIAL EXCEPTION BLANK CELL = PROHIBITED

NOTE: ALL PROPERTIES ARE SUBJECT TO THE ADDITIONAL STANDARDS INDICATED FOR THAT USE IN THE RIGHT COLUMN NOTE: ALL PROPERTIES IN OVERLAY DISTRICTS ARE SUBJECT TO THE ADDITIONAL USE REGULATIONS IN Sec. 5.13

Han Campa any any						R	ESII	DEN	ITIA	L								I	Mix	ED	Use	2			]	Non Si			ENT: Puf			)	USE-SPECIFIC STANDARDS
USE CATEGORY AND TYPE	AG	R1A	R1B	R1C	R1D	R1E	R2A	$R_2B$	R3	R4A	R4B	R4C	R4D	R4E	R6	0	C1	C1A	C1B	C1A/R	D1	$D_2$	C2B	C3	R5	Р	PL	RE	ORL	M1	M1A	$M_2$	5.16
Pilot Manufacturing																												P	P	Р	P	P	
Scrap and Waste Material																																Е	
Slaughterhouse																																Е	
Utilities and Communications																																	
Broadcasting Facility																					P	P	P	P						P	P	P	
Data Processing and Computer Centers																Р	Р	P	Р	Р	Р	Р	Р	P				Р	Р	Р	Р	Р	
Electric, Gas, and Sanitary Services																														Р	P	Р	
Power and Fuel Rights- of-Way																																P	
Wireless Communication Facilities	P															P	P			Е	E	Е	P	P	Е		P	P	P	Р	P	P	5.16.5D
Warehousing and Storage																																	
Medium Term Car Storage																										Е							5.16.3J
Short Term Car Storage																										Р							5.16.3O
Outdoor Storage																														Р	Р	P	

P= PERMITTED E = Special Exception BLANK CELL = PROHIBITED

NOTE: ALL PROPERTIES ARE SUBJECT TO THE ADDITIONAL STANDARDS INDICATED FOR THAT USE IN THE RIGHT COLUMN

NOTE: ALL PROPERTIES IN OVERLAY DISTRICTS ARE SUBJECT TO THE ADDITIONAL USE REGULATIONS IN SEC. 5.13

NOTE: Specific uses in the C1A/R, RE, and ORL districts are subject to additional standards found in Sections 5.12.5B, 5.13.4B, 5.13.5B respectively

LICE CATEGORY AND						R	ESI	DEN	TIA	L								I	Mix	ED	Use	Ξ			1	Non Si			ENT: Puf			)	USE-SPECIFIC STANDARDS
USE CATEGORY AND TYPE	כה	R1A	R1B	R1C	R1D	R1E	$R_2A$	$R_2B$	R3	R4A	R4B	R4C	R4D	R4E	R6	0	$C_1$	C1A	C1B	C1A/R	D1	D2	C2B	C3	R5	P	PL	RE	ORL	$M_1$	M1A	$M_2$	5.16
Warehousing and Indoor Storage																							₽	Р						P	P	Р	

Section 2. That this Ordinance shall take effect 10 days after publication.