

ORDINANCE NO. ORD-21-29

First Reading: September 20, 2021
Public Hearing: October 18, 2021

Approved: October 18, 2021
Published: November 11, 2021
Effective: November 21, 2021

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:

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

5.15.2 Primary Uses

TABLE 5.15-1: PRIMARY USE TABLE

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

| USE CATEGORY AND TYPE | RESIDENTIAL | | | | | | | | | | | | | | | | MIXED USE | | | | | | | NONRESIDENTIAL AND SPECIAL PURPOSE | | | | | | USE-SPECIFIC STANDARDS | | | | |
|---|-------------|-----|-----|-----|-----|-----|-----|-----|----|-----|-----|-----|-----|-----|----|---|-----------|-----|-----|-------|----|----|-----|------------------------------------|----|---|----|----|-----|------------------------|-----|----|---------------------|--|
| | AG | R1A | R1B | R1C | R1D | R1E | R2A | R2B | R3 | R4A | R4B | R4C | R4D | R4E | R6 | O | C1 | C1A | C1B | C1A/R | D1 | D2 | C2B | C3 | R5 | P | PL | RE | ORL | M1 | M1A | M2 | 5.16 | |
| Fraternities, Sororities, and Student Cooperative Housing | | | | | | | E | | E | E | E | E | E | | E | P | P | P | P | P | P | P | P | | | | | | | | | | 5.16.1A; 5.16.1D | |
| Group Housing | | | | | | | E | | E | P | P | P | P | | P | P | P | P | P | P | P | P | P | | | | | | | | | | 5.16.1A; 5.16.1E | |
| Guest House | | | | | | | | | P | P | P | P | P | | P | P | P | P | P | P | 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 | | E | E | E | E | E | | E | P | P | P | P | P | P | P | P | | | | | | | | | | 5.16.2C | |
| Conference Center | | | | | | | | | | | | | | | | | | | | | E | | | | | | | E | | | | | | |
| Correctional Facility | | | | | | | | | | | | | | | | | | | | | | | | | | | P | | | | | | | |
| Museum, Art Gallery | | | | | | | | | | | | | | | | | | | | | P | P | P | P | | | P | | | | | | | |
| Funeral Services | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | P | | | | | | | P | P | P | | |
| Government Offices and Courts | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | P | | | | P | | | P | P | | | |
| 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 | | | |

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| USE CATEGORY AND TYPE | RESIDENTIAL | | | | | | | | | | | | | | MIXED USE | | | | | | | NONRESIDENTIAL AND SPECIAL PURPOSE | | | | | | USE-SPECIFIC STANDARDS | | | | | | | |
|-------------------------------------|-------------|-----|-----|-----|-----|-----|-----|-----|----|-----|-----|-----|-----|-----|-----------|---|----|-----|-----|-------|----|------------------------------------|-----|----|----|---|----|------------------------|-----|----|-----|----|---------|---------|---------|
| | AG | R1A | R1B | R1C | R1D | R1E | R2A | R2B | R3 | R4A | R4B | R4C | R4D | R4E | R6 | O | C1 | C1A | C1B | C1A/R | D1 | D2 | C2B | C3 | R5 | P | PL | RE | ORL | M1 | M1A | M2 | 5.16 | | |
| Bed and Breakfast | | | | | | | | | | | | | | | | | | | | | P | P | P | P | P | | | | | | | | | | |
| Hotel | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | P | P | P | P | | | | | | | | | |
| Recreation, Entertainment, and Arts | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Adult Entertainment Business | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | P | | P | 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 | E | P | P | | | | | | | | | | 5.16.3D | |
| Indoor Recreation | | | | | | | | | | | | | | | | E | P | P | P | P | P | P | P | P | | | P | | E | E | E | E | 5.16.3F | | |
| Outdoor Recreation | P | E | E | E | E | E | E | E | E | E | E | E | E | E | | | | | | | | | P | P | | | P | | E | | | | | 5.16.3K | |

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| | AG | R1A | R1B | R1C | R1D | R1E | R2A | R2B | R3 | R4A | R4B | R4C | R4D | R4E | R6 | O | C1 | C1A | C1B | C1A/R | D1 | D2 | C2B | C3 | R5 | P | PL | RE | ORL | M1 | M1A | M2 | 5.16 | | |
| Sales | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Automobiles, Motorcycles, Recreational Vehicles, Equipment (Sales and Rental) | | | | | | | | | | | | | | | | | | | | | E | E | P | P | | | | | | | P | P | | | |
| Designated Marijuana Consumption Facility | | | | | | | | | | | | | | | | | | E | E | E | E | E | E | E | | | | | | | | | | 5.16.3G | |
| Fueling Station | | | | | | | | | | | | | | | | | | | | | E | E | E | P | | | | | | | | | P | 5.16.3E | |
| Outdoor Sales, Permanent | | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | P | | | | | | | | | | 5.16.3L | |
| Medical Marijuana Provisioning Center, Marijuana Retailer | | | | | | | | | | | | | | | | | E | E | E | E | E | E | E | E | | | | | | | E | E | E | 5.16.3G | |
| Mobile Food Vending Service | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | 5.16.3I | |
| Restaurant, Bar, Food Service | | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | P | | | | | | | | | | | 5.16.3P |
| Retail Sales, General Merchandise | | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | P | | | | | | | | | | | |
| Wholesale, Resale, Building Material and Supplies | | | | | | | | | | | | | | | | | | | | | | | | P | P | | | | | | P | P | P | | |

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| | AG | R1A | R1B | R1C | R1D | R1E | R2A | R2B | R3 | R4A | R4B | R4C | R4D | R4E | R6 | O | C1 | C1A | C1B | C1A/R | D1 | D2 | C2B | C3 | R5 | P | PL | RE | ORL | M1 | M1A | M2 | 5.16 | | |
| Services and Repair | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Automobile, Truck, Construction Equipment Repair | | | | | | | | | | | | | | | | | | | | | E | E | P | P | | | | | | | P | P | P | 5.16.3C | |
| Contractors, General Construction, and Residential Building | | | | | | | | | | | | | | | | | | | | | | P | P | P | | | | | | | P | P | P | | |
| Laundry, Cleaning, and Garment Services | | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | P | | | | | | P | P | P | | | |
| Parking Lot or Structure | | | | | | | | | | | | | | | | | | | | | E | E | | | | P | P | | | | | | | 5.16.3M | |
| Personal Services | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | P | | | | | | | | | | | 5.16.3N | |
| Vehicle Wash | | | | | | | | | | | | | | | | | | | | | E | E | E | P | | | | | | | | | | | |
| Veterinary, Kennel, and Animal Boarding | | | | | | | | | | | | | | | | E | E | E | E | E | P | P | P | P | | | | | | | P | P | P | 5.16.3P | |
| OFFICE AND RESEARCH | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 5.16.4 |
| Office-Type | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bank, Credit Union, Financial Services | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | P | | | | | | | | P | P | | | |
| Office, General | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | P | | | | | P | P | P | P | | | 5.16.4C | |
| Medical/Dental | | | | | | | | | | | | | | | | P | P | P | P | P | P | P | P | | | | | | | P | P | | | 5.16.4C | |

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| | AG | R1A | R1B | R1C | R1D | R1E | R2A | R2B | R3 | R4A | R4B | R4C | R4D | R4E | R6 | O | C1 | C1A | C1B | C1A/R | D1 | D2 | C2B | C3 | R5 | P | PL | RE | ORL | M1 | M1A | M2 | 5.16 | |
| Warehousing and Indoor Storage | | | | | | | | | | | | | | | | | | | | | | | P | P | | | | | | | P | P | P | |

Section 2. That this Ordinance shall take effect 10 days after 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 October 18, 2021.

(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 November 11, 2021.

Jacqueline Beaudry, Ann Arbor City Clerk