



Legislation Text

File #: 17-0450, Version: 1

An Ordinance to Amend Section 5:10.23 of Chapter 55 (Zoning Ordinance) of Title V of the Code of the City of Ann Arbor (CPC Recommendation: Approval - 7 Yeas and 0 Nays) (Ordinance No. ORD-17-05)

Approval of this zoning amendment will restore the permitted principal uses in the C3 district to the same as those historically allowed. Fueling stations and car washes were inadvertently omitted from the permitted uses allowed in the C3 district by a past ordinance amendment for another commercial zoning district.

The City Planning Commission recommended approval of this ordinance amendment at its meeting of February 23, 2017.

Attachments: Ordinance to Amend Section 5:10.23  
February 23, 2017 Planning Staff Report  
February 23, 2017 Planning Commission Minutes  
Prepared by: Alexis DiLeo, City Planner  
Reviewed by: Brett Lenart, Planning Manager  
Derek Delacourt, Community Services Area Administrator  
Approved by: Howard S. Lazarus, City Administrator  
ORDINANCE NO. ORD-17-05

First Reading: May 1, 2017  
Public Hearing: June 5, 2017  
Approved: June 5, 2017  
Published: June 8, 2017  
Effective: June 18, 2017

ZONING ORDINANCE

AN ORDINANCE TO AMEND SECTION 5:10.23 OF CHAPTER 55 (ZONING ORDINANCE) OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR

The City of Ann Arbor ordains:

Section 1. That Section 5:10.23 of Chapter 55 of Title V of the Code of the City of Ann Arbor is amended as follows:

5:10.23. - C3 fringe commercial district.

- (1) *Intent.* The design and regulations of this district are set up to provide for certain types of commercial activities which have characteristics in common. In this district, the customer usually comes directly to the particular establishment by automobile, making a separate stop for each errand. Comparison shopping activity is less than in the central business district. Since there is little essential interdependence of activities, establishments can be dispersed

over considerable areas with each establishment having its own automobile parking. Good automobile accessibility is essential to these districts. The uses permitted, because of their lack of intense pedestrian activity and their required contact with auto access, would be incompatible in the central business district.

(2) *Permitted principal uses.*

- (a) Any principal use permitted in the C2B business service district.
- (b) Fueling station
- (c) Car wash

(3) *Special exception uses pursuant to section 5:104.*

- (a) The temporary outdoor sales or display of goods and services, not covered by section 5:10.15(h) that cannot meet the standards of section 5:10.15(f), may be approved as a special exception use pursuant to section 5:104.
- (b) A drive-thru facility that is an accessory to a permitted principal use in the C3 fringe commercial district, provided that the facility is not located between a street and the principal building, and the vehicular circulation to enter and exit the facility does not impair the general circulation on the site or the pedestrian circulation on and off the site.

(4) *Permitted accessory uses.*

- (a) Those allowed in the R3 district.

Section 2. 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 June 5, 2017.

Jacqueline Beaudry, City Clerk

Date

Christopher Taylor, Mayor

I hereby certify that the foregoing ordinance received legal publication in the Washtenaw Legal News on June 8, 2017.

Jacqueline Beaudry, City Clerk