



Legislation Text

File #: 19-1225, **Version:** 1

An Ordinance to Amend Section 5.17.4 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor (Mixed Use Zoning District Dimensions) (Ordinance No. ORD-19-28) An amendment is proposed to the Unified Development Code to correct an error and clarify the standards in the mixed use zoning districts.

In Section 5.17.4, Table 5:17-4, the cell for maximum front required setback in the C3 district indicates no dimension and references footnotes B, C and G. This is incorrect. It should indicate 25 feet and reference footnote A, based on previously adopted standards. Also, the cells for maximum front required setback in the C1, C1B, and C2B districts incorrectly omit reference to footnote A. Redundant and duplicate footnote references are removed and some standards from the footnotes are moved to the table for clarity and efficiency.

This amendment was included in the same staff report to Planning Commission with an amendment to Section 5.18.6 Premiums. Following a public hearing on June 4, 2019, the Planning Commission recommended approval of only the correction and clarification of Section 5.17.5, Table 5:17-4 Mixed Use Zoning District Dimensions. The proposed amendment to the premium section was postponed so it could be further discussed and revised, and more feedback could be provided.

Attachments: Proposed Ordinance to Amend Chapter 55
Planning Staff Report - June 4, 2019
Planning Commission Minutes - June 4, 2019
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-19-28

First Reading:	August 6, 2019	Approved:	September 3, 2019
Public Hearing:	September 3, 2019	Published:	September 12, 2019
		Effective:	September 22, 2019

UNIFIED DEVELOPMENT CODE (DIMENSIONAL STANDARDS TABLE)

AN ORDINANCE TO AMEND SECTION 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 5.17.4 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor is amended as follows:

5.17.4 Mixed Use Zoning Districts

Dimensional standards for mixed use zoning districts are provided in Table 5:17-4.

TABLE 5:17-4: MIXED USE ZONING DISTRICT DIMENSIONS					
NOTE: The requirements in this table may be superseded by the standards in Section 5.18.					
District	Maximum FAR (% of Lot Area)	Maximum Floor Area Per Non residential Use (Sq. Ft.)	Required Setback	Minimum / Maximum height	Minimum gross Lot dimensions

normal with premiums (See Sec. Error! Reference source not found.) minimum front maximum front minimum rear (ft.) stories

Max area (sq. ft.) width (feet)											
O	75	N/A	None	15	40 [A]	[B] [C]	[D]	[D]	6,000	50	
C1	100	N/A	8,000 [E]	10	25 [A]	[B] [C]	35 None	35 ft./3 stories	2,000	20	
C1B	150	N/A	None	10	25 [A]	[B] [C]	None 50	50 ft./ stories	3,000	20	
C1A	200	400	None	None	None	[F]	None	None	None	None	
C1A/R	300	600	None	10	None	[F]	None	None	None	None	
C2B	200	N/A	None	10	25 [A]	[B] [C]	55 None	55 ft./4 stories	4,000	40	
C3	200	N/A	None	10	[B][C][G] 25 [A]	[B] [C]	20 [C] None 55	55 ft./4 stories	6,000	60	
D1	400	700; 900 with affordable housing premium s	None	See Table 5:17-7	See Table 5:17-6	See Table 5:17-6	24 ft and 2 stories (H)/	Table 5:17-6	None	None	
D2 (I)	200	400	None	See Table 5:17-7	See Table 5:17-6	See Table 5:17-6	24 ft and 2 stories (H)/	Table 5:17-6	None	None	

NOTES: [A] Applies only to new detached Buildings constructed or for which a site plan was approved after January 16, 2011, otherwise none. For Lots with more than one Front Lot Line, Required Setbacks shall only apply to one Front Lot Line. [B] 30 ft. where abutting residentially zoned land, otherwise none. [C] Plus one foot of additional setback for each foot of Building Height above 30 feet when abutting residentially zoned land. [D] No minimum. No maximum except in any area on a parcel extending 300 feet from an abutting residentially zoned land, the maximum height limits shall be 55 feet and 4 stories. [E] Maximum Floor Area for each nonresidential use in a Principal or Accessory Building. [F] Equal to the minimum side and minimum rear setback for the abutting district when abutting a residential district. [G] 30 ft where abutting residentially zoned land. [H] The minimum height is 24 ft. and 2 stories. This Minimum height requirement shall apply only to new principal use buildings constructed after December 26, 2009; otherwise none. The Floor Area of the required second Story must be a minimum of 75 % of the Floor Area of the first Story. [I] All Development in the D2 district shall provide a minimum of 10% of the Lot Area as Open Space, and no Development shall have Building Coverage greater than 80% of the Lot Area.

Section 2. That cross-references be reestablished or renumbered consistent with this ordinance and other contemporaneous ordinances amending these sections.

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 September 3, 2019.

(Date)

Jacqueline Beaudry, Ann Arbor City Clerk

Christopher Taylor, Mayor

I hereby certify that the foregoing ordinance received legal publication in the Washtenaw Legal News on September 12, 2019.

Jacqueline Beaudry, Ann Arbor City Clerk