

UNIFIED DEVELOPMENT CODE

(TC1 Transit Corridor District Uses and Specific Standards)

AN ORDINANCE TO AMEND TABLE 5.15-1 of SECTION 5.15.1 AND TABLE 5.16-2 of SECTION 5.16.3.P 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 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:

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TABLE 5.15-1: PRIMARY USE TABLE

SEE TABLE BOTTOM NOTES FOR IMPORTANT NOTES.

| USE CATEGORY AND TYPE | RESIDENTIAL GROUP | | | | | | MIXED USE GROUP | | | | | | | | | NONRESIDENTIAL AND SPECIAL PURPOSE GROUP | | | | | USE-SPECIFIC STANDARDS | | | | |
|--|-------------------|-----------------|-----|-----|----|-----------------------|-----------------|---|----|-----|-----|-------|----|----|-----|--|-----|----|---|----|------------------------|----|-----|---------|---------------------|
| | AG | R1A, B, C, D, E | R2A | R2B | R3 | R4A, B, C, D, E | R6 | O | C1 | C1A | C1B | C1A/R | D1 | D2 | C2B | C3 | TC1 | R5 | P | PL | | RE | ORL | M1, M1A | M2 |
| RESIDENTIAL | | | | | | | | | | | | | | | | | | | | | | | | | 5.16 |
| Household Living | | | | | | | | | | | | | | | | | | | | | | | | | |
| Adult Foster Care | | P | P | P | P | P | | P | P | P | P | P | P | P | P | P | P | | | P | | | | | |
| Dwelling, Assisted Living | | | | | | P | | P | P | P | P | P | P | P | P | P | P | | | P | | | | | 5.16.1B |
| Dwelling, Multi-Family | | | | | | P | | P | P | P | P | P | P | P | P | P | P | | | P | E | | | | 5.16.1A; 5.16.1D |
| Dwelling, Single-Family | P | P | P | P | P | P | | P | P | P | P | P | P | P | P | P | | | | P | | | | | 5.16.1A; 5.16.1C |
| Dwelling, Townhouse | | | | | P | P | | P | P | P | P | 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 | | | | | 5.16.1A |
| House Trailer/Mobile Home Park | | | | | | | P | | | | | | | | | | | | | | | | | | 5.16.1A |
| Group Living | | | | | | | | | | | | | | | | | | | | | | | | | |
| Emergency Shelter | | | | | | P (exclud. R4A) | | P | P | P | P | P | P | P | P | P | P | | | | | | | | |
| Fraternities, Sororities, and Student Cooperative Housing | | | | E | | E | | E | P | P | P | P | P | P | P | P | | | | | | | | | 5.16.1A; 5.16.1E |

| TABLE 5.15-1: PRIMARY USE TABLE | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--------------------------|-----------------|-----|-----|----|------------------------------|------------------------|---|----|-----|-----|-------|----|----|---|----|-----|----|---|------------------------|----|----|-------------------|---------|---------------------|--|
| SEE TABLE BOTTOM NOTES FOR IMPORTANT NOTES. | | | | | | | | | | | | | | | | | | | | | | | | | | |
| USE CATEGORY AND TYPE | RESIDENTIAL <u>GROUP</u> | | | | | | MIXED USE <u>GROUP</u> | | | | | | | | NONRESIDENTIAL AND SPECIAL PURPOSE <u>GROUP</u> | | | | | USE-SPECIFIC STANDARDS | | | | | | |
| | AG | R1A, B, C, D, E | R2A | R2B | R3 | R4A, B, C, D, E | R6 | O | C1 | C1A | C1B | C1A/R | D1 | D2 | C2B | C3 | TC1 | R5 | P | | PL | RE | ORL | M1, M1A | M2 | |
| Group Housing | | | | E | | E (R4A only), P (all others) | P | P | P | P | P | P | P | P | P | P | | | | | | | | | 5.16.1A; 5.16.1F | |
| Guest House | | | | | | P | P | P | P | P | P | P | P | P | P | P | | | | | | | | | 5.16.1A; 5.16.1G | |
| PUBLIC/INSTITUTIONAL | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community and Cultural | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cemetery | P | | | | | | | | | | | | | | | | | | | | | | | | | |
| Club Headquarters, Community Center | | | | E | | E | E | P | 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 | | | P | | | | | | | |
| Funeral Services | | | | | | | P | 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 | | | | P | | | |
| Library | | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | | | P | | | | P | | | |
| Park, Recreation and Open Space | | | | | | | | | | | | | | | | | | | P | | | | | | 5.16.2G | |
| Religious Assembly | P | E | E | E | E | E | E | P | P | P | P | P | P | P | P | P | | | | | | | P (excluding M1A) | | | |

| TABLE 5.15-1: PRIMARY USE TABLE | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--------------------------|-----------------|-----|-----|----|-----------------|------------------------|---|----|-----|-----|-------|----|---|-----|----|----------|------------------------|----|---|----|----|-----|---------|----|----------------------------|
| SEE TABLE BOTTOM NOTES FOR IMPORTANT NOTES. | | | | | | | | | | | | | | | | | | | | | | | | | | |
| USE CATEGORY AND TYPE | RESIDENTIAL <u>GROUP</u> | | | | | | MIXED USE <u>GROUP</u> | | | | | | | NONRESIDENTIAL AND SPECIAL PURPOSE <u>GROUP</u> | | | | USE-SPECIFIC STANDARDS | | | | | | | | |
| | AG | R1A, B, C, D, E | R2A | R2B | R3 | R4A, B, C, D, E | R6 | O | C1 | C1A | C1B | C1A/R | D1 | D2 | C2B | C3 | TC1 | | R5 | P | PL | RE | ORL | M1, M1A | M2 | |
| Wholesale, Resale, Building Material and Supplies | | | | | | | | | | | | | | | P | P | | | | | | | P | P | | |
| Services and Repair | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Automobile, Truck, Construction Equipment Repair | | | | | | | | | | | | | E | E | P | P | <u>P</u> | | | | | | | P | P | 5.16.3C <u>5.16.3.P</u> |
| Contractors, General Construction, and Residential Building | | | | | | | | | | | | | | P | P | P | | | | | | | | P | P | |
| Laundry, Cleaning, and Garment Services | | | | | | | | P | P | P | P | P | P | P | P | P | | | | | | | | P | P | |
| Parking Lot/Structure | | | | | | | | | | | | | E | E | | | | | P | P | | | | | | 5.16.3M |
| Personal Services | | | | | | | | P | P | P | P | P | P | P | P | P | | | | | | | | | | 5.16.3N |
| Vehicle Wash | | | | | | | | | | | | | E | E | E | P | | | | | | | | | | |
| Veterinary, Kennel, Animal Boarding | | | | | | | | E | E | E | E | E | P | P | P | P | | | | | | | | P | P | 5.16.3P |
| OFFICE AND RESEARCH | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Office | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 |
| Office, Medical/Dental | | | | | | | | P | P | P | P | P | P | P | P | P | | | | | | | | P | | 5.16.4C |
| Nonprofit Corporations | | E | E | E | E | E | | P | P | P | P | P | P | P | P | P | | | | | P | P | | P | | 5.16.4B |
| Research and Development | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Laboratory | | | | | | | | | | | | | | | | | P | | | | | | | P | P | 5.16.4A |

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SEE TABLE BOTTOM NOTES FOR IMPORTANT NOTES.

| USE CATEGORY AND TYPE | RESIDENTIAL <u>GROUP</u> | | | | | | MIXED USE <u>GROUP</u> | | | | | | | | | NONRESIDENTIAL AND SPECIAL PURPOSE <u>GROUP</u> | | | | | | USE-SPECIFIC STANDARDS | | |
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| | AG | R1A, B, C, D, E | R2A | R2B | R3 | R4A, B, C, D, E | R6 | O | C1 | C1A | C1B | C1A/R | D1 | D2 | C2B | C3 | TC1 | R5 | P | PL | RE | | ORL | M1, M1A |
| Coal and Coke Dealer | | | | | | | | | | | | | | | | | | | | | | | | P |
| Food and Beverages | | | | | | | | | | | | | | | | | | | | | | | P | P |
| Heavy Manufacturing | | | | | | | | | | | | | | | | | | | | | | | | P |
| Laundry and Dry Cleaning Plant | | | | | | | | | | | | | | | | | | | | | | | P | P |
| Light Manufacturing | | | | | | | | | | | | | | | | | | | | | P | | P | |
| Marijuana Processor | | | | | | | | | | | | | | | | | | | | E | E | | P | P |
| Marijuana-Infused Product Processor | | | | | | | | | | | | | | | E | E | | | | | | | | |
| Oil and Gas Wells | | | | | | | | | | | | | | | | | | | | | | | | |
| Pilot Manufacturing | | | | | | | | | | | | | | | | | | | | P | P | | P | P |
| Scrap and Waste Material | | | | | | | | | | | | | | | | | | | | | | | | E |
| Slaughterhouse | | | | | | | | | | | | | | | | | | | | | | | | E |
| Utilities and Communications | | | | | | | | | | | | | | | | | | | | | | | | |
| Broadcasting Facility | | | | | | | | | | | | | P | P | P | P | P | | | | | | P | P |
| Data Processing and Computer Centers | | | | | | | | P | P | P | P | P | P | P | P | P | | | | P | P | | P | P |
| Electric, Gas, and Sanitary Services | | | | | | | | | | | | | | | | | | | | | | | P | P |
| Power and Fuel Rights-of-Way | | | | | | | | | | | | | | | | | | | | | | | | P |
| Wireless Communication Facilities | P | | | | | | | P | P | | | E | E | E | P | P | | E | | P | P | P | P | P |
| Warehousing and Storage | | | | | | | | | | | | | | | | | | | | | | | | |
| Medium Term Car | | | | | | | | | | | | | | | | | | | E | | | | | |

| TABLE 5.15-1: PRIMARY USE TABLE | | | | | | | | | | | | | | | | | | | | | | | | | |
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| | AG | R1A, B, C, D, E | R2A | R2B | R3 | R4A, B, C, D, E | R6 | O | C1 | C1A | C1B | C1A/R | D1 | D2 | C2B | C3 | | TC1 | R5 | P | PL | RE | ORL | M1, M1A | M2 |
| Short Term Car Storage | | | | | | | | | | | | | | | | | | P | | | | | | | 5.16.3O |
| Outdoor Storage | | | | | | | | | | | | | | | | | | | | | | | | | |
| Warehousing and Indoor Storage | | | | | | | | | | | | | | | P | | | | | | | | P | 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 5.16.3P.

Section 2. That Table 5.16-2 of Section 5.16.3.P of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be deleted and replaced as follows:

| TABLE 5.16-2: TRANSIT CORRIDOR DEVELOPMENT USE SPECIFIC STANDARDS | |
|---|--|
| SITES | |
| 1. | <p>Curb Cut Limits:</p> <ul style="list-style-type: none"> • Lots 250 feet in Width: No more than one curb cut for a two-way driveway or two curb cuts for a pair of one-way driveways. • Lots 250 feet or more in Width: No more than two curb cuts. |
| 2. | <p>Parking Lot Placement: No placement exception provided in Section 5.19.6.B may be applied.</p> |
| 3. | <p>Parking Lot Design: In addition to the maximum parking standards provided in Section 5.19.3, the portion of the site devoted to Vehicular Use Area may not exceed:</p> <ul style="list-style-type: none"> • Lots 250 feet in Width: 100% the total Building footprint area. • Lots 250 feet or more in Width: 125% of the total Building footprint area. <p>If this limitation on Vehicular Use Area cannot accommodate the maximum number of permitted spaces, the remaining amount must be provided in a Parking Structure or within a Building.</p> |
| 4. | <p>Development Arrangement: When the site is more than 62,500 sq. ft., the site must be designed as two or more blocks, with sidewalks, plazas, drives, private streets or proposed public rights-of-way separating the blocks.</p> |
| ALL BUILDINGS | |
| 5. | <p>Building Frontage: The minimum building frontage shall be 70% of the Lot Width provided this allows 30 feet between the Building and Side Lot Line normally or 45 feet between the Building and Side Lot Line when adjacent to residential zoning. If the site is divided into smaller blocks as required above, the minimum building frontage shall apply to each block.</p> |
| 6. | <p>Building Dimensions:</p> <ul style="list-style-type: none"> • The Building width parallel to the street may not exceed 250 feet. • The Building maximum diagonal dimension may not exceed 360 feet. |
| 7. | <p>Building Entrances: Buildings at the Front Required Setback must have a functional entrance door facing the street. Entrances at corners are acceptable.</p> |
| 8. | <p>Building Access: Buildings must have a sidewalk adjacent to all sides with main entrances.</p> |
| 9. | <p>One Story Building Exception: Buildings more than 750 feet from a public street may be 1 story.</p> |
| ADDITIONAL REQUIREMENTS FOR SPECIFIC BUILDING TYPES | |
| 10. | <p>Townhouses and apartment buildings:</p> <ul style="list-style-type: none"> • Are not permitted within 100 feet of a signalized intersection. • Townhouses must have street-facing doors and stoops. • Garages may not face any public street. |
| 11. | <p>Buildings that are not townhouses or apartment buildings:</p> <ul style="list-style-type: none"> • Buildings that are not townhouses or apartment buildings must meet the design requirements provided in Section 5.17.6.C.2. • Residential uses are not permitted on the first floor within 100 feet of a signalized intersection. |

Section 3. This ordinance shall take effect and be in force on and after ten days from legal publication.