

ORDINANCE NO. ORD-24-29

First Reading: November 18, 2024  
Public Hearing: December 16, 2024

Approved: December 16, 2024  
Published: December 26, 2024  
Effective: January 5, 2025

UNIFIED DEVELOPMENT CODE  
(Child Care Center and Private School Uses)

AN ORDINANCE TO AMEND SECTIONS 5.15 AND 5.16 OF CHAPTER 55 (UNIFIED DEVELOPMENT CODE) OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR – Child Care Center and Private School Uses

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:



**TABLE 5.15-1: PRIMARY USE TABLE**

See Table Notes (at bottom) for Important Information.

Key: P = permitted | E = special exception | Blank = prohibited.

USES (BY CATEGORY AND TYPE)	RESIDENTIAL DISTRICTS							MIXED-USE DISTRICTS						NONRESIDENTIAL AND SPECIAL PURPOSE DISTRICTS						USE SPECIFIC STANDARDS	
	AG	R1 (ALL)	R2A	R2B	R3	R4 (ALL)	R6	O	C1 (ALL)	D1	D2	C2B	C3	TC1	R5	P	PL	RE	ORL		M1 (ALL)
<i>Conference Center</i>										E									E		
<i>Correctional Facility</i>																	P				
<i>Museum, Art Gallery</i>										P	P	P	P	P			P				
<i>Funeral Services</i>								P	P	P	P	P	P	P						P	P
<i>Government Offices and Courts</i>								P	P	P	P	P	P	P			P			P	
<i>Library</i>		P	P	P	P	P		P	P	P	P	P	P	P			P			P	
<i>Parks, Recreation, and Open Space</i>																	P				5.16.2G
<i>Religious Assembly</i>	P	E	E	E	E	E		P	P	P	P	P	P	P							
<b>DAY CARE</b>																					
<i>Adult Day Care Center</i>		E	E	E	P	P		P	P	P	P	P	P	P					E	P	P
<i>Child Care Center</i>		<del>EP</del>	<del>EP</del>	<del>EP</del>	P	P		P	P	P	P	P	P	P				<del>P</del>	<del>EP</del>	P	P
<b>EDUCATIONAL</b>																					
<i>Institution of Higher Learning, Private</i>		E	E	E	E	E		P	P	P	P	P	P	P						P	P
<i>Institution of Higher Learning, Public</i>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<i>School, Private</i>		E	E	E	E	E		E	P	P	P	P	P	P				<del>E</del>	<del>E</del>		
<i>School, Public</i>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<i>School, Trade/Industrial</i>									P	P	P	P	P	P			P		P	P	P
<b>HEALTH CARE</b>																					
<i>Hospital</i>						E		E	E					P			P			E	
<i>Nursing Care Facility</i>						P		P	P	P	P	P	P	P	P					P	P

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	AG	R1 (ALL)	R2A	R2B	R3	R4 (ALL)	R6	O	C1 (ALL)	D1	D2	C2B	C3	TC1	R5	P	PL	RE		ORL	M1 (ALL)	M2
<b>COMMERCIAL</b>																						5.16.3
<b>HOSPITALITY</b>																						
<i>Banquet Hall</i>								P	P	P	P	P	P	P								
<i>Designated Marijuana Consumption Facility</i>									E <sup>1</sup>	E	E	E	E	E								
<i>Restaurant, Bar, Food Service</i>								P	P	P	P	P	P	P								
<b>LODGING</b>																						
<i>Bed and Breakfast, Principal</i>										P	P	P	P		P							
<i>Hotel</i>								P	P	P	P	P	P		P							
<i>Short-Term Rental – Non-Principal Residence</i>								P	P	P	P	P	P									
<b>RECREATION, ENTERTAINMENT, AND ARTS</b>																						
<i>Adult Entertainment Business</i>																				P <sup>2</sup>	P	5.16.3A
<i>Artist Studio</i>								P	P	P	P	P	P	P						P	P	5.16.3B
<i>General Entertainment</i>									P	P	E	P	P	P								5.16.3D
<i>Indoor Recreation</i>								P	P	P	P	P	P	P			P		E	E	E	5.16.3F
<i>Outdoor Recreation</i>	P	E	E	E	E	E						P	P				P		E			5.16.3J

<sup>1</sup> Except C1. Designated Marijuana Consumption Facilities not permitted in C1 district.

<sup>2</sup> Except M1A. Adult Entertainment Business not permitted in M1A.



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	AG	R1 (ALL)	R2A	R2B	R3	R4 (ALL)	R6	O	C1 (ALL)	D1	D2	C2B	C3	TC1	R5	P	PL	RE		ORL	M1 (ALL)	M2
<b>OFFICE AND RESEARCH</b>																						5.16.4
<b>OFFICE</b>																						
<i>Bank, Credit Union, Financial Services</i>								P	P	P	P	P	P	P						P		
<i>General</i>								P	P	P	P	P	P	P				P	P	P		5.16.4C
<i>Medical/Dental</i>								P	P	P	P	P	P	P						P		5.16.4C
<i>Veterinary</i>								P	P	P	P	P	P	P								
<i>Nonprofit Corporations</i>		E	E	E	E	E		P	P	P	P	P	P	P				P	P	P		5.16.4B
<b>RESEARCH AND DEVELOPMENT</b>																						
<i>Laboratory</i>																		P	P	P	P	5.16.4A
<i>Marijuana Safety Compliance Facility</i>																		P	P	P		5.16.3G
<i>Medical Laboratory</i>										P	P	P	P					P	P	P	P	
<i>Research/Development</i>																		P	P	P	P	
<b>TRANSPORTATION</b>																						
<i>Marijuana Secure Transporter</i>												P	P							P		5.16.3G
<i>Railroad and Public Transportation Rights-of-Way</i>										P	P	P	P				P			P	P	
<i>Transit Center, Station, or Depot</i>										P	P	P	P				P			P	P	
<i>Transportation Facilities</i>																	P					



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	AG	R1 (ALL)	R2A	R2B	R3	R4 (ALL)	R6	O	C1 (ALL)	D1	D2	C2B	C3	TC1	R5	P	PL	RE	ORL	M1 (ALL)		M2
<i>Slaughterhouse</i>																						E
<b>UTILITIES AND COMMUNICATIONS</b>																						
<i>Broadcasting Facility</i>										P	P	P	P							P	P	
<i>Data Processing and Computer Centers</i>								P	P	P	P	P					P	P	P	P		
<i>Electric, Gas, and Sanitary Services</i>																			P	P		
<i>Power and Fuel Rights-of-Way</i>																					P	
<i>Wireless Communication Facilities</i>	P							P	P <sup>3</sup>	E	E	P	P		E		P	P	P	P	P	
<b>WAREHOUSING AND STORAGE</b>																						
<i>Medium Term Car Storage</i>																E						
<i>Short-Term Car Storage</i>															P							
<i>Outdoor Storage</i>																				P	P	
<i>Warehousing and Indoor Storage</i>												P								P	P	

**Table Notes:**

See Section 5.15 for full 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 5.14

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

All uses in the TC1 district are subject to the additional standards found in Section 5.17.7

<sup>3</sup> Except C1 and C1A. Wireless Communication Facilities not permitted in C1 and C1A districts.

Section 2. That Section 5.16.2.B of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended as follows:

**B. Child Care Center**

**1. All Single-Family and Two-Family Residential Zoning Districts**

~~In addition to the special exception use standards in Section 5.29.5, the following standards apply:~~

- a. The parcel must have a minimum of 7,500 square feet of *lot area*.
- b. ~~Occupancy may not be increased without amending a previously approved special exception use permit.~~ Child Care Center uses must be licensed by the State of Michigan.

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 December 16, 2024.

\_\_\_\_\_  
(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 County Legal News on December 26, 2024.

\_\_\_\_\_  
Jacqueline Beaudry, Ann Arbor City Clerk