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Public Hearing June 9, 1980

Passed September 8, 1980
Effective September 30, 1980

AN ORDINANCE TO AMEND CHAPTER 55, SECTIONS 5:21(1) and (5), 5:22(1) and (5), 5:23(1), (2), (3), (5), (6), (6A)(a)(b)(c)(d) and (8) OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR.

The City of Ann Arbor ordains:

Section 1. That Chapter 55, Sections 5:21(1), (5), (13), (14), (14A), (15), (15A), (16); 5:22(1) and (5); 5:23(1), (2), (3), (5), (6), (6A), (7), and (8); 5:24(1), (2) and (3); 5:25; 5:26; 5:27; 5:28; 5:29; 5:30; 5:31; 5:32; 5:32A; 5:33; 5:34; 5:35; 5:36; and 5:37 of Title V of the Code of the City of Ann Arbor be amended as follows:

USE REGULATIONS

5:20. Establishment of Use Regulations.

- (1) Except as otherwise provided herein, regulations governing land and building use are hereby established as shown in the Schedule of Use Regulations. Uses not expressly permitted are prohibited. Use requiring Zoning Board of Appeals permit are special exceptions that require some measure of individual consideration and the imposing of conditions in order to make them compatible with the uses permitted by right in that Zoning District. In some instances, where so indicated in the language of the Schedule of Use Regulations, uses requiring Zoning Board of Appeals permit are permissible only if, in the opinion of the Zoning Board of Appeals, adequate conditions exist or can be imposed that will make such uses compatible with the purposes of this Chapter; otherwise, such uses are prohibited uses.

5:21. Permitted Principal Uses.

- (1) AG Agricultural-Open Space District.
 - (a) One-family dwelling.
 - (b) Agriculture, including greenhouses.
 - (c) Barns and other agricultural buildings and structures required to serve the farm on which they are located.
 - (d) Golf courses and other recreational uses, such as parks and athletic fields.
 - (e) Schools and churches.
 - (f) Cemeteries.
 - (g) Sand and gravel borrow pits, operated so as to shape and form the land for more desirable future residential use, subject to Zoning Board of Appeals permission. In judging an application for such permission, the Board shall apply the standards contained in Section 5:98(2).
- (2) R1A, R1B, R1C, R1D One-Family Dwelling District.
 - (a) One-family dwelling.
 - (b) Public schools and libraries, as permitted by law.
 - (c) Churches.
 - (d) Private, elementary, junior and senior high schools offering general education providing, however, that the net lot upon which located contains at least 500 square feet of land per pupil.

- (e) Municipal uses.
 - (f) Day Care Centers; providing, however, that the structure in which the day care center is to be located provides at least 300 cubic feet of air space and at least 35 square feet of floor space per child exclusive of halls, baths, kitchens and closets; and, in addition, that the parcel upon which such a day care center is located contains at least 25 square feet of net lot area per pupil, or 75 square feet of play area per pupil, whichever results in the least number of children, (play area is defined as that portion of a lot that does not include major structures, secondary buildings, driveways, parking areas, natural buffers and all other encumbrances to free movement), with a minimum parcel size of 7,500 square feet; except that in the case where the proposed day care center is served by a public street more than two traffic lanes in width, or where on-street parking is prohibited on said service street, the day care proposal must be referred to the Zoning Board of Appeals for consideration as a special exemption use.
 - (g) Cemeteries, public utility transformer stations and switchboards, nursery schools; providing, however, that the structure in which the nursery school is to be located provides at least 300 cubic feet of air space and at least 35 square feet of floor space per child exclusive of halls, baths, kitchens and closets; and in addition, that the parcel upon which such a nursery school is located contains at least 250 square feet of net lot area per pupil, or 75 feet of play area per pupil, whichever results in the least number of children, (play area is defined as that portion of a lot that does not include major structures, secondary buildings, driveways, parking areas, natural buffers and all other encumbrances to free movement), with a minimum parcel size of 7,500 square feet; except that in the case where the proposed nursery school is served by a public street more than two traffic lanes in width, or where on-street parking is prohibited on said service street, the day care proposal must be referred to the Zoning Board of Appeals for consideration as a special exemption use.
 - (h) Private Colleges, universities, and other institutions of higher learning, offering courses in general, technical, or religious education, with a program prepared which is designed to qualify for accreditation by the North Central Association and not operated for profit, solely for said educational purposes; provided that any use permitted herein shall be developed only on sites of at least twenty (20) acres in area; no building or other use of land except landscaped passive areas shall be situated within one hundred (100) feet of any private residence which is not a part of the site area for said permitted use. Uses under this section must be referred to the Zoning Board of Appeals for consideration as a Special Exception use subject to the standards contained in Section 5:98(2).
- (3) R2A Two-Family Dwelling District.
- (a) Any permitted principal use in the R1C One-Family Dwelling District, subject to all the regulations that apply in that district.
 - (b) Two-family dwelling.
 - (c) Studios of non-profit theater groups, subject to Zoning Board of Appeals permission. In judging an application, the Board shall apply standards contained in Section 5:98(2).

(4) R2B Two-Family Dwelling and Student Housing District.

- (a) One-family dwelling, subject to all the regulations that apply in the R1C One-Family Dwelling District.
- (b) Two-family dwelling.
- (c) Fraternity houses, sorority houses and student cooperative houses for which minimum net lot area shall be 350 square feet per occupant as a special exception use subject to Zoning Board of Appeals permission. In judging an application, the Board shall apply the standards contained in Section 5:98(2) of this Chapter and the same provisions set forth for boarding house special exceptions contained in Section 5:21(4)(f).
- (d) Churches.
- (e) Any building used as the headquarters and as a location for the activities of the various women's clubs of the City of Ann Arbor, the use of which is limited to its members and their quests, and which is not intended for lodging purposes, nor for the service of meals, except as reasonably necessary to the activities of the club.
- (f) Boarding House as a special exception use subject to Zoning Board of Appeals permission. In judging an application the Board shall apply the standards contained in Section 5:98(2) of this Chapter. Permission shall also be subject to applicable provisions of the City Housing Code and to the following provisions.
 - 1. Boarding House special exceptions may be granted only if:
 - a) A report on the intended use shall be received by the Board from the City Planning Department within thirty (30) days of the date of application and shall be considered by the Board in its deliberation, and
 - b) A site plan shall be received by the Board showing the existing characteristics of the property, the building(s), parking lots, existing living trees and plant growth, and showing abutting properties and structures, and shall meet the approval of the Board. Any alterations planned for the exterior of the structures and parking areas, or plans for altering the tree and plant growth will be submitted to the standard procedure for reviewing site plans. Any alterations proposed in existing structures or new constructions must harmonize with the character of the environs as represented in the section on intent. Additional curb cuts are not to be allowed, except upon the approval of the Zoning Board of Appeals and the recommendation of the Planning Department and the Department of Streets, Traffic and Parking, and
 - c) A resident manager is employed if the owner does not reside in the house, and
 - d) The floor area of the existing structure exceeds 5,000 square feet; and
 - 2. All pertinent portions of the City of Ann Arbor Ordinance Code shall apply to this special exception use, except that parking requirements for Boarding Houses in the R2B District shall be the same as those for sororities as described in Section 5:174(4) of Chapter 59, Title V of the City of Ann Arbor Ordinance Code.

(5) R3 Townhouse (Terrace-Family) Dwelling District.

- (a) Terrace-family dwelling.
- (B) Any permitted principal use in the R2A Two-Family Dwelling District, subject to all the regulations that apply in that district.

(6) R4A Multi-Family Dwelling Districts.

- (a) Any permitted principal use in the R1C One-Family Dwelling District, R2A and R2B Two-Family Dwelling Districts and R3 Terrace-Family Dwelling Districts, subject to all the regulations of the district in which such use first occurs.
- (b) Multi-family dwellings.
- (c) Convalescent and nursing homes, and homes for the elderly, subject to providing four hundred (400) square feet of net lot area per occupant.
- (d) Hospitals, subject to the approval of the Zoning Board of Appeals and providing that there is a minimum of fifteen hundred (1500) square feet of net lot area per bed. The Zoning Board of Appeals, in reaching a decision on approval of hospitals, shall be guided by the standards set in Section 5:98(2).
- (e) Group Residential Homes: Providing, however, that evidence is produced showing that the facility meets the licensing requirements established by the State of Michigan for such use and that any such proposal be referred to the Zoning Board of Appeals for consideration as special exception use, with an examination of all points of review attendant thereto. The following conditions shall be considered as necessary requirements:

1. Act 287, Public Acts of Michigan, 1972.
2. All applicable codes and requirements.
3. All regulations and requirements of the zoning district where located.
4. Be so constructed, arranged and maintained as to provide adequately for the health and safety and welfare of all occupants.
5. The atmosphere and routine shall be such that a resident may spend the majority of his non-sleeping hours outside his bedroom.
6. A toilet, lavatory and bathing or showering facility shall be provided for each six (6) persons. At least one (1) toilet and lavatory shall be provided on each floor having resident bathrooms.
7. Provide distinct living and sleeping areas. All areas shall be well lighted, heated and ventilated.
8. Provide a living or dayroom area which affords privacy for use by a resident and his visitors.
9. The living and sleeping areas for each resident shall not be in noncontiguous wings, units or buildings.
10. A living room, dining room or other room not designated nor ordinarily used for sleeping shall not be used for sleeping purposes.
11. A room shall not be used as a bedroom where more than one-half (1/2) of the room height is below grade

except where the ceiling of such portion of a building is located five (5) feet or more above grade for more than twenty-five (25) percent of the perimeter measurement of the room.

12. Bedrooms shall have at least one (1) window with a minimum sash area of eight (8) square feet.
13. A single-occupancy bedroom shall have at least seventy (70) square feet of usable floor area.
14. A multiple-occupancy bedroom shall have at least sixty-five (65) square feet of usable floor area per person with a maximum of four (4) beds and persons per bedroom.
15. A group residential home shall be inspected and approved for fire safety prior to the issuance of an occupancy permit and shall be inspected at least annually.
16. Any proposed group residential home shall be located so that there is not in existence more than one group residential home within 1,000 feet of the boundaries of the site of any other group residential home. This location limitation may be waived by the Zoning Board of Appeals upon finding that such use would not be injurious to the surrounding neighborhood and would not be contrary to the public interest.
17. A group residential home shall provide adequate adult supervision on a continuous twenty-four (24) hour basis.

All licensed group residential homes operating in the City prior to the adoption of this section and which meet the requirements of 5:8(19) above, may be continued in their present location as legal non-conforming uses.

- (f) The processing of spring water extracted from the site, subject to approval of the Zoning Board of Appeals in accordance with Section 5:98(2).

(6A) R4A/B Multi-Family Dwelling District.

- (a) Any principal use permitted in the R4A Multi-Family Dwelling District.

(6B) R4B, R4C, R4C/D Multi-Family Dwelling Districts.

- (a) Multi-family dwellings.
- (b) Rooming houses.
- (c) Any permitted principal use of the R1C One-Family Dwelling District, R2A and R2B Two-Family Dwelling Districts and R3 Terrace-Family Dwelling District, subject to all the regulations of the district in which such use first occurs.
- (d) Convalescent and nursing homes, and homes for the elderly, subject to provide four hundred (400) square feet of net lot area per occupant.
- (e) Hospitals, subject to the approval of the Zoning Board of Appeals and providing that there is a minimum of fifteen hundred (1500) square feet of net lot area per bed. The Zoning Board of Appeals, in reaching a decision on approval of hospitals, shall be guided by the standards set in Section 5:98(2).

(7) R5 Motel-Hotel District.

- (a) Hotels and motels.

- (b) Convalescence and nursing homes, and homes for the elderly, subject to providing four hundred (400) square feet of land area per occupant.
- (8) R6 Mobile Home Park District.
 - (a) Mobile home parks.
- (9) P Parking District.
 - (a) Off-street parking, including private and community garages, in accordance with the requirements of Chapter 59.
- (10) O Office District.
 - (a) Executive and administrative offices without drive-in facilities for establishments whose plants, warehouses or outlets are not permitted in the "O" District.
 - (b) Any office in which goods, wares or merchandise are not commercially created, displayed, stored, exchanged or sold, such as the following:
 - 1. Business offices of a public utility, transportation advertising, real estate, insurance, commercial or industrial establishment.
 - 2. Medical, dental offices, and clinics; legal, engineering, architectural and similar professional offices; accounting, auditing and bookkeeping service offices.
 - 3. Finance agency offices and branch banks, including drive-ins.
 - 4. Municipal offices.
 - 5. Miscellaneous business services such as: consumer-credit reporting agencies, mailing list and stenographic services, business and management consulting services.
 - 6. Office of non-profit organizations, such as professional membership organizations, labor unions, civic, social and fraternal associations, political organizations, and religious organizations.
 - 7. Subject to approval of the Zoning Board of Appeals in accordance with Section 5:98(2); veterinary hospitals and kennels providing medical, surgical, boarding, grooming and bathing facilities for small non-farm animals such as dogs, cats, birds, etc., except when such use abuts R1A, R1B, R1C, R1D One-Family Dwelling Districts; provided all facilities are completely enclosed in a sound proof building in such a way as to produce no objectionable odors or audible sounds at the lot lines. In addition, an adequate method of refuse storage and disposal shall be maintained not to be detrimental to the public welfare or constituting a public nuisance.
 - (c) Any permitted principal use of the R4B Multi-Family Dwelling District subject to all the regulations of the district in which such use first occurs and subject to Section 5:33 of this Chapter.
 - (d) Indoor court game facilities, including, but not limited to, handball, racketball, paddleball, squash, ping-pong and similar uses, when located in an enclosed building shall be permitted only upon approval of the Zoning Board of Appeals pursuant to the conditions set forth in Section 5:98(2).

(11) PL Public Land District.

- (a) Outdoor public recreational uses, such as: playgrounds, playfields, golf courses, boating areas, fishing sites, camping sites, parkways, and parks. No structure shall be erected or maintained upon dedicated park land which is not customarily incidental the principal use of the land.
- (b) Natural open space, such as: conservation lands, wildlife sanctuaries, forest preserves.
- (c) Developed open space, such as: arboreta, botanical and zoological gardens.
- (d) Educational services such as: public primary and secondary schools, and institutions of higher education.
- (e) Cultural services, such as: museums and art galleries.
- (f) Public-service institutions, such as: hospitals, sanatoria, homes for the elderly, children's homes, and correctional institutions.
- (g) Public utility installations, such as: water pumping and treatment plants and reservoirs; sewage treatment plants.
- (h) Municipal airports.
- (i) Civic center.

(12) RE Research District.

- (a) Any uses which are charged with the principal function of research, such as the following:
 - 1. Industrial research, development and testing laboratories.
 - 2. Scientific research, development and testing laboratories.
 - 3. Business research, development and testing laboratories.
 - 4. Pilot plant operations and testing activities.
 - 5. Business offices for commercial and industrial firms which conduct their principal activity outside the research district.

These principal uses shall in all cases devote, use and maintain usable floor area no less than the amount devoted, used and maintained for those operations permitted under "Permitted Accessory Uses", Section (b).

Those "Permitted Accessory Uses" under Section (a) shall not be considered as part of the computations for the usable floor area of the "principal use" or "limited manufacturing use".

- (b) Processing and assembling the following:

Scientific instruments, electronic machines or computers.

Printing. Publishing and similar types of productions.

All storage of equipment or supplies used in any production or assembly shall be within an enclosed building.

Loading areas shall be screened from view from adjacent properties and public streets as required by Chapter 62, Section 5:607(3), of the City Code.

(13) C-1 Local Business District.

- (a) Any permitted principal use in the "O" Office District except veterinary hospitals, the R4A, R4B, R4C, R4C/D, R4D Multi-Family Dwelling Districts, and the R1D One-Family Dwelling District.
- (b) Retail Sales, provided each such use occupies a total gross floor area of not more than 10,000 square feet.
 - 1. Food market.
 - 2. Drug store.
 - 3. Bakery.
 - 4. Clothing store.
 - 5. Shoe store.
 - 6. Restaurants serving food, beverages or both, provided there is no separate area for the serving of alcoholic beverages only; and further provided that such restaurant has a total seating capacity of not more than 50 seats.
 - 7. Jewelry store.
 - 8. Gift shop.
 - 9. Book and stationery store.
 - 10. Radio, TV and music store.
 - 11. S.D.D. and S.D.M. licenses.
 - 12. Limited price variety store.
 - 13. Dry goods and notions store.
- (c) Personal-service shops, offices and establishments, provided each use occupies a total gross floor area of not more than 10,000 square feet.
 - 1. Barber and beauty shops.
 - 2. Dry-cleaning and laundry pickup service.
 - 3. Shoe shine and shoe repair shop.
 - 4. Tailor and dressmakers shop.
 - 5. Self-service laundry.
 - 6. Mortuary.
 - 7. Real estate office.
 - 8. Photographic studios.
 - 9. Finance and loan agencies.
- (d) Outdoor sales by temporary permit for six (6) month periods with the approval of the Zoning Board of Appeals, if, in the opinion of the Zoning Board of Appeals, adequate conditions exist or can be imposed that will make such uses compatible with the permitted uses in this district, and with the uses established in the area. In arriving at a decision on these matters, the Board shall be guided by the standards contained in Section 5:98(2).

- (e) Community centers, provided each such use occupies a total gross floor area of not more than 10,000 square feet.

(13A) C-1A Campus Business District.

- (a) With the exception of residential uses, any principal use permitted in the C-1 Local Business District and the C1B Community Convenience Center District. Retail sales and personal service shop uses may occupy a total floor area not in excess of 8,000 square feet; however, retail stores primarily engaged in selling food for home preparation and consumption may occupy a total floor area not in excess of 15,000 square feet.
- (b) Enclosed theaters.
- (c) Bicycle sales and services.

(13B) C1B Community Convenience Center.

- (a) Any principal use permitted under C-1.
- (b) Food market.
- (c) Restaurants serving food, beverages or both, providing there is no separate area for the serving of alcoholic beverages only.
- (d) Enclosed theaters, provided that the seating capacity of such use does not exceed 600 seats.

(13C) C-1A/R Campus Business Residential District.

- (a) Any principal use permitted in the C-1 Local Business District and the C1B Community Convenience Center District. Retail sales and personal service shop uses may occupy a total floor area not in excess of 8,000 square feet; however, retail stores primarily engaged in selling food for home preparation and consumption may occupy a total floor area not in excess of 15,000 square feet.
- (b) Enclosed theaters.
- (c) Bicycle sales and services.
- (d) All commercial uses other than office uses shall not be permitted above the third story.
- (e) Restaurants serving food, beverages or both, provided there is no separate area for the serving of alcoholic beverages only.

(14) C2A Central Business District.

- (a) Any principal use permitted in the C-1 Local Business District.
- (b) Hotels and motels.
- (c) Any retail business whose principal activity is the sale of new merchandise in an enclosed building, excepting uses, such as the following, which tend to detract from or interfere with a high intensity of pedestrian shopping activity: automobile sales, boat sales, mobile house sales, motorcycle sales, filling stations (see Chapter 56).
- (d) Retail sales in which both a workshop and a retail outlet or showroom are required, such as plumbing, electrician, interior decorating, dressmaking, tailoring, upholstering, dry-cleaning, printing, photographic-reproducing, radio and home appliance, and similar establishments of no more

objectionable character, subject to the provision that not more than 50% of the total usable floor area of the establishment shall be used for servicing, repairing, manufacturing or processing activities.

- (e) Restaurants, tea rooms and cafes.
- (f) Enclosed theaters, radio and television studios, bowling alleys, assembly halls, concert halls or similar places of assembly or entertainment.
- (g) Miscellaneous: Police station, post office, or other governmental buildings and uses; radio and television broadcasting facilities (excluding transmission and receiving towers); pet store; food locker; YM-YWCA; bus passenger station; newspaper publishing plant, churches, and charitable institutions; public utility uses, and garages for public utility vehicles; telephone exchange, local and suburban transit and passenger transportation facilities.
- (h) Any principal use permitted in the R4C/D Multi-Family Dwelling District if also located within Special Parking Districts A, B, or C as shown on map number 1 within Chapter 59 of this Code.

(14A) C2A/R Commercial Residential District.

- (a) Any principal use permitted in the C2A Central Business District.

(15) C2B Business Service District.

- (a) Any principal use permitted in the C2A Central Business District.
- (b) Hotels and motels.
- (c) Retail uses that may have service, repair, leasing or rental or manufacturing facilities in connection therewith, such as, but not limited to: new and used automobile sales; boat and sporting good sales; mobile home sales and service; agricultural implement, garden supply and furniture, home appliance, and furniture stores; paint, glass, wallpaper, and hardware stores, motorcycle and bicycle sales and service, and automobile parts.
- (d) Retail sales, as typically incidental to contractors, in which a workshop is required for successful operation and in which the retail outlet or show room may in fact be an accessory use, such as, but not limited to: plumber, electrician, lighting fixtures, air conditioning and heating (including incidental sheet metal work), radio and television, interior decorator, reupholstery and refinishing, sign painting, awnings, bakery, pressing, altering or repairing of wearing apparel, and laundry including cleaning.
- (e) Drive-ins, such as: automobile service stations, banks, carwash, cleaners, restaurant; provided that drive-in restaurants and automobile service stations shall be permitted only upon approval of the Zoning Board of Appeals pursuant to the standards set forth in Section 5:98(2).
- (f) Places of amusement, entertainment, or recreation, such as: dance hall, bowling alley, private club or lodge, hall renting for meetings or social occasions, or similar recreation use or place of assembly.
- (g) Miscellaneous: Enclosed building for storage and repair of automobiles, trucks and construction equipment; food locker plant (including the cutting and packaging of meat or game, sale at retail, delivery of individual home

orders, renting of individual lockers for home-customer storage of food, but excluding slaughtering or eviscerating thereof).

- (h) Wholesaling, warehousing, refrigerated and general storage.
- (i) Veterinary hospitals.
- (j) Miscellaneous business and personal services which are performed within an enclosed building, including, but not limited to, advertising agencies, consumer credit reporting agencies, duplicating, addressing, blueprinting, photocopying and electrostatic reproduction, film processing, mailing, mail listing and stenographic services.

(15A) C-2B/R Business Service Residential District.

- (a) Any principal use permitted in the C2B Business Service District.

(16) C-3 Fringe Commercial District.

- (a) Any principal use permitted in the C2B Business Service District.
- (b) Hotels and motels.
- (c) Retail businesses that do not require extensive manufacturing or workshop facilities but do require service, repair, leasing or rental in connection therewith, such as but not limited to: new and used automobiles and motor vehicle sales; boat and sporting goods sales; agricultural implement, garden supply and furniture stores, appliance, furniture, paint, glass, wallpaper, and hardware stores; motorcycle and bicycle sales and service; automobile parts, tire, battery and accessory dealers.
- (d) Retail sales, as typically incidental to contractors, in which a workshop is required for successful operation and in which the retail outlet or showroom may be in fact an accessory use, such as: plumbing, electrical, lighting fixture, air conditioning and heating (including incidental sheet metal work) dealers; radio and television repair service; interior decorator; furniture reupholstery and refinishing; sign painting; awnings; monuments, cut stone, stone, and similar products; bakery; pressing, altering and repairing of wearing apparel; and laundry, including dry-cleaning.
- (e) All types of drive-ins, such as: automobile service station, bank, restaurant, car wash, and cleaners; provided that drive-in restaurants and automobile service stations shall be permitted only upon approval of the Zoning Board of Appeals pursuant to the standards set forth in Section 5:98(2).
- (f) Places of amusement, entertainment, or recreation, such as: dance hall, bowling alley, boat or canoe livery, private club or lodge, hall renting for meetings or social occasions, or similar recreation use or place of assembly.
- (g) Public utility uses, such as: electric substation, fire station, water reservoir, utility pumping station, garage for public utility vehicles, telephone exchange, terminal for intra-city or inter-city vehicles used for the movement of persons or freight.
- (h) Establishments serving food, beverages, or both.
- (i) Miscellaneous: police station, post office, or other governmental buildings and uses; radio, microwave, and

television broadcasting facilities (including transmitter and microwave towers); pet stores; enclosed building for storage and repair of automobiles, trucks and construction equipment, or of their parts and accessories; tire recapping; food locker plant (including the cutting and packaging of meats, renting of individual lockers for home-customer storage of food, sale at retail, delivery of individual home orders, but excluding slaughtering or eviscerating thereof).

(j) Outdoor recreation, such as: miniature golf, golf driving ranges, commercial swimming pools, outdoor theaters.

(k) Wholesaling.

(17) M1 Limited Industrial District.

(a) Special trade contractors, building materials and wholesalers.

(b) Public utilities and communications such as: electrical receiving or transforming stations; radio, microwave, or television broadcasting station, transmitting or receiving towers.

(c) Warehousing, refrigerated and general storage, bulk storage of refined petroleum products.

(d) Local and suburban transit and passenger transportation facilities; trucking transportation terminals, maintenance and service facilities.

(e) Laundries, laundry services, and cleaning and dyeing plants.

(f) Industrial plants, manufacturing, processing or assembling the following:

1. Agricultural products.
2. Food and kindred products, excluding slaughterhouse and abattoirs.
3. Furniture and fixtures.
4. Converted paper and paperboard products.
5. Printing, publishing and allied industries.
6. Biological products, drugs, medicinal, chemical and pharmaceutical preparation.
7. Glass products made of purchased glass.
8. Electrical machinery, equipment and supplies, electronic components and accessories.
9. Professional, scientific and controlling instruments, photographic and optical goods.
10. Jewelry, silverware and plated ware, musical instruments and parts, toys, amusement, sporting and athletic goods, pens, pencils and other office and artists' materials, costume jewelry and miscellaneous notions, and signs and advertising displays.
11. Canvas products made of purchased canvas.
12. Fabricated metal products, except heavy machinery and transportation equipment.

13. Metalworking machinery and equipment; general industrial machinery and equipment.
 14. Office, computing and accounting machines.
 15. Jobbing and repair machine shops.
 16. Monuments, cut stone, and stone products.
- (g) Any uses which are charged with the principal function of research, such as the following:
1. Industrial research, development and testing laboratories and offices.
 2. Scientific research, development and testing laboratories and offices.
 3. Business research, development and testing laboratories and offices.
- (h) Any other manufacturing plants and uses having performance characteristics similar to those listed in in this district in that they emit a minimum of noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, glare, electromagnetic or atomic radiation, and odor. All uses located within this district shall be so designed, constructed and operated that there is no production of sound discernible at the lot lines in excess of the average intensity of street and traffic noise at the lines, nor any production of heat or glare discernible at the same point.
- (i) General repair of automobiles, trucks, and construction equipment.
- (j) Places of recreation, such as: bowling alley, boat or canoe livery, indoor tennis courts and other indoor court game facilities, including, but not limited to, handball, racketball, paddleball, squash, ping-pong and similar uses shall be permitted only upon approval of the Zoning Board of Appeals pursuant to the conditions set forth in Section 5:98(2).

(17A) M1A Limited Light Industrial District.

- (a) Any permitted principal use in the M1 Limited Industrial District.
- (b) General sales, rental and repair of automobiles, trucks, trailers, campers, construction equipment, and recreation vehicles.

(18) M2 Heavy Industrial District.

- (a) Any principal use permitted in the M1 Limited Industrial District subject to all the regulations of the M2 District.
- (b) General construction contractors such as highway and street, heavy construction and general building; coal and coke dealers.
- (c) Bulk storage of refined petroleum products.
- (d) Railroad and railroad terminal facilities.
- (e) Air transportation companies and fixed facilities and services related thereto.
- (f) Transportation, communication, power and fuel rights-of-way.

(g) Industrial plants manufacturing, processing or assembling the following:

1. Prefabricated buildings and structural members.
2. Chemical products such as plastic materials, medicinal, chemicals, biological products, and pharmaceutical preparations.
3. Leather and leather products such as: industrial belting and packing; footwear; gloves and mittens; luggage and handbags.
4. Stone, clay and glass products such as: flat glass, pressed or blown glass and glassware; brick and structural clay tile; ceramic wall and floor tile; pottery products; concrete brick and block; concrete products; cut stone and stone products; abrasive, asbestos and miscellaneous non-metallic mineral products.
5. Wooden containers such as: boxes, crates and cooperage.
6. Aluminum, bronze, copper, copperbase alloy and other nonferrous castings.
7. Machinery such as: engines and turbines; farm machinery and equipment; industrial machinery and equipment.
8. Transportation equipment such as: motor vehicle equipment and parts, motorcycles, bicycles and parts.

(h) Gasoline service stations.

(i) Any of the following uses, subject to the approval of the Zoning Board of Appeals:

1. Junk yards, scrap and waste wholesaling when conducted entirely within a building enclosed on all sides or when entirely enclosed with a fence approved by the Zoning Board of Appeals.
2. Asphalt and concrete mixing plants.
3. Sand and gravel pits.
4. Slaughterhouse.

(27) PUD Planned Unit Development District.

Any combination of uses permitted in any residential, commercial, office, industrial, and/or research classifications in accordance with the regulations stated in Section 5:80 of this Chapter.

5:22. Permitted Accessory Uses.

(1) AG Agricultural-Open Space District.

- (a) Private garage.
- (b) Roadside stand.

(2) R1A, R1B, R1C, R1D One-Family Dwelling District.

- (a) Private garage.
- (b) Garden house, tool housing, swimming pool, play house or greenhouse not used for commercial purposes.

- (c) Home occupation.
 - (d) Not more than three (3) boarders or roomers per dwelling unit.
 - (e) Off-street parking, as required by Chapter 59.
 - (f) Any use customarily incidental to the permitted principal use.
- (3) R2A Two-Family Dwelling District.
- (a) Those permitted in the "R1" Districts.
- (4) R2B Two-Family Dwelling and Student Housing District.
- (a) Those permitted in the "R1" Districts.
 - (b) The serving of meals from a common dining room and kitchen.
 - (c) A Resident Manager is employed if the owner does not reside in the housing.
 - (d) The floor area of the existing structure exceeds 5,000 square feet.
- (5) R3 Townhouse (Terrace-Family) Dwelling District.
- (a) Those permitted in the "R1" Districts.
 - (b) Private garage or community garage for storage of non-commercial vehicles.
 - (c) Maintenance and management buildings incidental to the terrace-family dwelling development provided they are so located as not to be detrimental to the residential environs.
 - (d) Social clubs and community recreation buildings, except where a principal activity thereof is a service customarily carried on as a business.
 - (e) Off-street parking, as required by Chapter 59.
- (6) R4A Multi-Family Dwelling District.
- (a) Those permitted in the R3 District.
- (6A) R4A/B Multi-Family Dwelling District.
- (a) Those permitted in the R4B district.
- (6B) R4B, R4C, R4C/D, R4D Multi-Family Dwelling Districts.
- (a) Private garage or community garage for storage of non-commercial vehicles.
 - (b) Incidental services may be provided within apartment houses for the convenience of occupants, such as news, cigar or candy stands, delicatessens, restaurants, personal service shops and similar uses, provided the following conditions are fulfilled:
 - 1. At least one hundred (100) dwelling units shall be contained within the apartment building or apartment building group.
 - 2. Not more than two (2) percent, including hallway space, of the total floor area devoted to dwelling units within the apartment buildings shall be used.

3. All such incidental services shall be situated within the interior of the building, so that no part thereof shall be directly accessible to the general public or to tenants, from any street, public or private way.
 4. No sign or window display shall be discernible or visible from a sidewalk, street, public or private way.
 5. Such incidental services shall not be provided on the same floor as dwelling units are situated unless separated therefrom by an unpierced firewall.
- (c) Off-street parking, as required by Chapter 59.
- (d) Such accessory buildings and accessory uses as are customarily incidental to the permitted principal uses.
- (7) R5 Motel-Hotel District.
- (a) Restaurants, when planned, designed, developed and made an integral and unified part of a motel-hotel complex in such a manner as to not result in a separate, standing building.
 - (b) Other incidental services may be provided for the convenience of occupants of the permitted principal use such as cigar, news or candy stores, delicatessens, indoor recreational facilities, personal service shops and similar uses, provided that all such incidental services shall be situated within the interior of the principal building or buildings.
 - (c) Off-street parking, as required by Chapter 59.
- (8) R6 Mobile Home Park District.
- (a) Those uses customarily incidental to the permitted principal uses.
- (9) P Parking District.
- (a) Shelter building for attendants.
- (10) O Office District.
- (a) Any use customarily incidental to the permitted principal uses.
 - (b) Signs.
 - (c) Off-street parking, as required by Chapter 59.
- (11) PL Public Land District.
- (a) Any use customarily incidental to the permitted principal uses.
 - (b) Signs.
 - (c) Off-street parking, as required by Chapter 59.
- (12) RE Research District.
- (a) Any subordinate use customarily incidental to the permitted "principal use" of the premises.
 - (b) Limited manufacturing operations which are specifically related to and support the "principal use".
 - (c) Signs.

- (d) Off-street parking, as required by Chapter 59.
- (13) C1 Local Business District.
 - (a) Any use customarily incidental to the permitted principal use.
 - (b) Signs.
 - (c) Off-street parking, as required by Chapter 59.
- (13A) C1A Campus Business District.
 - (a) Any use customarily incidental to the permitted principal use.
 - (b) Signs.
 - (c) Off-street parking, as required by Chapter 59.
- (13B) C1B Community Convenience Center.
 - (a) Any use customarily incidental to the permitted principal use.
 - (b) Signs.
 - (c) Off-street parking, as required by Chapter 59.
- (13C) C-1A/R Campus Business Residential District.
 - (a) Any use customarily incidental to the permitted principal use.
 - (b) Signs.
 - (c) Off-street parking, as required by Chapter 59.
- (14) C2A Central Business District.
 - (a) Any use customarily incidental to the permitted principal uses (such as: warehousing, packaging, and trucking connected with the retail sales use).
 - (b) Signs.
 - (c) Off-street parking, as required by Chapter 59.
- (14A) C-2A/R Commercial Residential District.
 - (a) Any use customarily incidental to the permitted principal uses.
 - (b) Signs.
 - (c) Off-street parking, as required by Chapter 59.
- (15) C2B Business Service District.
 - (a) Any use customarily incidental to the permitted principal use.
 - (b) Signs.
 - (c) Off-street parking, as required by Chapter 59.
- (15A) C-2B/R Business Service Residential District.
 - (a) Any use customarily incidental to the permitted principal use.
 - (b) Signs.

- (c) Off-street parking, as required by Chapter 59.
- (16) C3 Fringe Commercial District.
- (a) Any use customarily incidental to the permitted principal use.
 - (b) Signs.
 - (c) Off-street parking, as required by Chapter 59.
- (17) M1 Limited Industrial District.
- (a) Any use customarily incidental to the permitted principal use.
 - (b) Signs.
 - (c) Off-street parking, as required by Chapter 59.
 - (d) Retail sales of products customarily incidental to the principal use, provided that the total amount of internal floor area of the structure devoted to sales and display does not exceed 10% of the floor area of the total establishment.
 - (e) One dwelling unit, provided that it is specifically required to house a security person or resident manager who is needed to properly carry on the business of the permitted use, and shall be used as a dwelling only by said security person or resident manager and members of said persons' family.
- (17A) M1A Limited Light Industrial District.
- (a) Any use customarily incidental to the permitted principal use.
 - (b) Signs.
 - (c) Off-street parking, as required by Chapter 59.
 - (d) Retail sales of products customarily incidental to the principal use, provided that the total amount of internal floor area of the structure devoted to sales and display does not exceed 10% of the floor area of the total establishment.
 - (e) One dwelling unit, as permitted in the M1 District.
- (18) M2 Heavy Industrial District.
- (a) Any use customarily incidental to the permitted principal use.
 - (b) Signs.
 - (c) Off-street parking, as required by Chapter 59.
 - (d) One dwelling unit, as permitted in the M1 District.
- (27) PUD Planned Unit Development District.
- Any accessory use permitted in any residential, commercial, office, industrial and/or research classifications in accordance with the regulations stated in Section 5:80 of this Chapter. Off-street parking, as required by Chapter 59, for the various uses contained within the development.

5:23. Intent.

(1) AG Agricultural-Open Space District.

In order to preserve open space and to provide a desirable environment in the City of Ann Arbor and to insure that the benefits of open space, light, air, and private recreational activities can exist in well-planned locations throughout the City; to protect vacant lands until their appropriate land usage can be determined; to provide areas where farming can exist in the City both as an industry and to preserve, for the residents of the City of Ann Arbor, examples of a lifestyle that is rapidly disappearing; and to control the proximity of these uses to other uses; it is deemed appropriate to designate areas in the City for farming and open space uses.

(2) R1A, R1B, R1C, R1D One-Family Dwelling District.

(A) These single-family residential districts are designed to provide an environment of predominantly low-density, single-family detached dwellings, along with other related facilities which serve the residents in the district such as schools, recreational facilities, parks and churches. These districts should be convenient to commercial facilities and public transportation.

(B) It is the purpose of these districts to encourage the preservation and the continuation of the long-standing residential fabric in existing neighborhoods of predominantly one-family dwellings, along with other related facilities which serve the residents in these districts.

(C) Application of the R1D District in newly-developing areas may require a greater degree of services than the less dense one-family dwelling districts. To assure health, safety and welfare, any future R1D zoning in newly-developing areas should be contingent upon the availability or provision of adequate services to serve such higher densities, in addition to other pertinent planning considerations.

(3) R2A Two-Family Dwelling District.

This district is intended to provide residential areas in the City which are suitable for two single-family attached dwellings occupying one lot. The district is intended to create areas of essentially single-family residential character, utilizing two single-family dwelling units which are attached either side to side or vertically. The district is intended to be similar to the R1D District, except for the different type, and slightly higher density, of dwelling units. Locational criteria for the application of this district should include the availability or provision of adequate services to serve such higher densities. It may be used as a transition zone between single-family areas and other areas.

(4) R2B Two-Family Dwelling and Student Housing District.

Intended to permit one and two-family dwellings as well as to permit, in the vicinity of The University of Michigan Campus, the operation of group housing affiliated with the University as well as privately owned group housing. It is the further intent of this zoning district to preserve the unique character and quality of the physical environment in this area of the City. The area is characterized by the presence of many large and architecturally distinctive houses set on relatively large lots. Many sites housing such structures are characterized by large front yard setbacks, mature harmonious tree growth, and a uniformity in architectural characteristics such as scale and use of materials. Any alteration to existing structures and/or construction of new facilities should harmoniously reflect the overlying character of the surrounding environs.

(5) R3 Townhouse (Terrace-Family) Dwelling District.

Multiple-Family Townhouse residential district intended to permit dwelling units to be arranged side by side in a low-density multiple-family fashion. Such developments are most appropriate in the established areas for in-fill purposes and perimeter areas of the City for large new developments, and should provide the physical and social amenities of open space, recreational facilities, and compatibility with other residential land uses.

(6) R4A Multiple-Family Dwelling District.

Multiple-family residential district intended to permit dwelling units to be arranged either side by side or one above the other in a low-density, multiple-family fashion. Such developments are most appropriate in perimeter areas of the City on substantial tracts of land. Such developments are intended to provide sufficient open land area to make them compatible with surrounding land uses and to provide for their residents an environment that is more than merely physically safe and healthy.

(6A) R4A/B Multi-Family Dwelling District.

Multiple-Family dwelling district intended to permit dwelling units to be arranged either side by side or one above the other in a low-density, multiple-family fashion. Such developments are most appropriate in the established areas for in-fill purposes and perimeter areas of the City for new developments. Such developments are intended to provide sufficient open land area to make them compatible with surrounding land uses and to provide for their residents an environment that is more than merely physically safe and healthy.

(6B) R4B Multi-Family Dwelling District.

Multiple-Family residential district intended to permit dwelling units to be arranged one above the other or side by side in a medium density multiple-family fashion. Such developments shall be located in intermediate areas of the City, situated on small tracts of land in established areas for in-fill purposes or medium tracts of land for moderate-sized developments. Such developments are intended to provide sufficient open land area to make them compatible with surrounding land uses and to provide for their residents an environment that is more than merely physically safe and healthy.

(6C) R4C Multi-Family Dwelling District.

Multiple-family residential district intended to permit dwelling units to be arranged one above the other. Such developments shall be limited to the central area of the City, in close proximity to the central business district and The University of Michigan Campus. Such developments are intended to provide sufficient open land area to make them compatible with surrounding land uses and to provide for their residents an environment that is more than merely physically safe and healthy.

(6D) R4C/D Multi-Family Dwelling District.

A special multiple-family residential use district designed to permit high density multiple-family development within the downtown area (which consists of the Special Parking Districts A, B, and C shown on map number 1 within Chapter 59 of this Code) of the City, thus adding interest to the vertical profile and variety to the texture of the area as well as a higher level of dwelling unit density. The PUD (Planned Unit Development) is also an appropriate zoning district for this type of residential use within the downtown area as defined above. Such developments are intended to provide sufficient open land area to make them compatible with surrounding land uses and to provide for their residents an environment that is more than merely physically safe and healthy.

(6E) R4D Multi-Family Dwelling District.

A special multiple-family residential use district designed to permit a higher density, in the form of a high-rise structure, on substantial tracts of land located in areas other than the central business district.

The elements of land use planning and site design should be such as to ensure that the significance and impact of such a possible bulk and intensity of land use on adjacent property, and on the community as a whole, is minimized. Some of the criteria used in determining the location of such zoning districts are:

1. The presence of natural land features that may be used to advantage in scaling down the potential structural massiveness.
2. The location of such a district would enhance the bypasses and entrance ways to the City and thereby provide a community focal or identity point.
3. The discriminating location of such a district would provide for a variety of housing types.
4. The location of such a district would provide housing opportunities near outlying centers of a commercial, service, or public nature.

(7) R5 Motel-Hotel District.

This district is intended to permit motels and hotels and certain institutional housing uses which provide nursing care for convalescence from illness or special care for the elderly along with uses which are accessory to these principal uses.

(8) R6 Mobile Home Park District.

A special residential district intended to serve families and individuals who prefer living in an environment that offers detached housing alternatives. This district is intended to permit a transportable dwelling unit that is suitable for year-round occupancy and contains the same kind of water supply and water disposal system as immobile housing, in accordance with State, County, and City statutes, ordinances and regulations. Such developments shall be located on sites of sufficient size that enable development to be interspersed with functional open space.

(9) P Parking District.

This district provides for off-street storage of non-commercial vehicles, where no repair, sales or services are rendered from the parking lot. The P Parking District will be located, in many instances, within 500 feet of a principal use to provide the parking required by Chapter 59 (or as modified by central area high-rise and parking report).

(10) O Office District.

This district is primarily for office buildings. The Office District classification will be applied as a transitional-use buffer between residential uses and uses which would be incompatible in direct contact with residential districts.

(11) PL Public Land District.

This district is designed to classify publicly-owned uses and land.

(12) RE Research District.

This district is designed for research facilities to serve the needs of commerce, industry and education. The prime characteristics of this district are the low intensity of land coverage and the absence of nuisance factors such as:

- (a) The production of sound discernible at the lot lines shall not exceed the average intensity of the street and traffic noise at the lot lines.
- (b) The production of heat or glare shall not be discernible at the lot lines.
- (c) The emissions of air pollution shall not be detrimental to the public welfare.
- (d) The production of detrimental waste water.

(13) C1 Local Business District.

A business district designed solely to serve the needs of the surrounding residential neighborhood, providing goods that are day to day needs and are classed by merchants as "convenience goods and services". The normal spacing between these shopping districts is approximately one mile, and the total area averages two acres.

Businesses which might tend to be a nuisance to the immediately surrounding residential development are excluded, even though the goods or services offered might be in the convenience category or classification. The regulations are designed to permit development of the enumerated functions as limited by the standards designed to protect the abutting or surrounding residential land. To these ends, the regulations establish standards comparable to the standards for residential districts resulting in similar area, height and placement regulations.

(13A) C1A Campus Business District.

This business district is designed primarily to serve as a neighborhood shopping area for the University oriented population which is concentrated around it, providing goods that are day-to-day needs, specialty shops and recreation. While the primary function of this district is to serve as a neighborhood shopping area for the student-faculty population concentrated around it, it also has a community-wide orientation, due to its unique and distinctive commercial function peculiar to University oriented population. These districts shall be located in close proximity to the central area of the City.

(13B) C1B Community Convenience Center.

A commercial service district designed primarily to serve the needs of the surrounding community. This includes establishments which although they serve primarily a surrounding neighborhood, could also serve a larger trade or service area. These districts tend to create greater environmental stresses than those districts permitted under C1, even though the goods or services offered might be in the convenience category or classification. Most persons entering this district will come by auto and typically park once. The economic welfare of merchandising activities in these districts depends on moderate development of comparison shopping. Office building activities are compatible with the purpose of the district as long as adequate and convenient automobile parking can be provided for both the office and the retail merchandising activity.

(13C) C-1A/R Campus Business Residential District.

This district is designed to encourage the orderly clustering and placement of high-density residential and complementary commercial development near the Campus Business District.

(14) C2A Central Business District.

These districts are designed to serve the central retail marketing function of the entire Ann Arbor trade area, which extends at least halfway to surrounding cities of comparable size. A prime characteristic of these districts is a core of intense pedestrian activity. Most persons entering the district will come by automobile and typically will park once to carry out several errands. The economic welfare of merchandising activities in these districts depend on intense development of comparison shopping. In these districts each establishment contributes to the whole shopping center by adding to the variety of goods available and to the comparison shopping opportunities. This essential interdependence of activities is given precedence in the regulation and the future planning of the district over any desire to permit automobiles to come directly to each establishment. Provision is made in the "C3" District for those uses that need to have the customer come directly to each establishment.

Office building activities are compatible with the purpose of the district as long as adequate and convenient automobile parking can be provided for both the office and the retail merchandising activity.

(14A) C-2A/R Commercial Residential District.

This district is designed to encourage the orderly clustering and placement of high-density residential and complementary commercial development within the Central Business District.

(15) C2B Business Service District.

This district is designed to provide for certain types of commercial activities which have functional and economic relationships to a Central Business or Fringe Commercial District. Such activities will include wholesale suppliers retail and supply warehouses, motor vehicle major repair and service agencies, carports and other parking establishments, equipment and machinery dealers, building materials dealers, food processing plants, farm and garden supply stores, places of entertainment or recreation, public utility facilities and retail establishments related in a peripheral manner to those of the Central Business District. In this district the customer may come to the particular establishment either by automobile or as an extension of his CBD pedestrian shopping activity. Since there is little essential interdependence of activities, each establishment can have its own automobile parking area. Good traffic accessibility is essential to this district, particularly for trucks and other freight-carriers. The uses permitted, because of their required contact with auto and truck traffic, would be incompatible in the Central Business District.

(15A) C-2B/R Business Service Residential District.

This district is designed to encourage the orderly clustering and placement of family-oriented high-density residential and commercial development within the Business Service District.

(16) C3 Fringe Commercial District.

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.

(17) M1 Limited Industrial District.

The regulations of this district are set up to provide land for various types of industrial and manufacturing uses that are compatible with one another. The lands included in this district are those suited for use primarily by industries characterized by low land coverage, the absence of objectionable external effects, and the possibility of large setbacks, attractive building architecture, and large, landscaped park-like areas. The purpose of the district is to provide suitable sites for such uses, while making certain that such uses will be compatible with adjacent or surrounding districts. To these ends, development is limited to a low concentration, external effects are minimized, and permitted uses are limited to those which are adapted to an environment of this nature. The regulations are also designed to stabilize and protect the essential characteristics of the district by excluding uses which would have a detrimental effect upon the orderly development and functioning of the district. Manufacturing plants and uses shall have performance characteristics similar to those uses listed in this district in that they emit a minimum of noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, glare, electromagnetic or atomic radiation. All uses located within this district shall be so designed, constructed and operated that there is no production of sound discernible at the lot lines in excess of the average intensity of street and traffic noise at the lines, nor any production of heat or glare discernible at the same point.

(17A) M1A Limited Light Industrial District.

The regulations of this district are set up to provide land for various types of industrial manufacturing and low intensity commercial activity uses that are compatible with one another. The lands included in this district are those suited for use primarily by industries characterized by low land coverage, the absence of objectionable external effects, and the possibility of large, landscaped, parklike areas. The purpose of the district is to provide suitable sites for such uses, while making certain that such uses are limited to those which are adapted to an environment of this nature. The regulations are also designed to stabilize and protect the essential characteristics of the district by excluding uses which would have a detrimental effect upon the orderly development and functioning of the district. Manufacturing plants and uses shall have performance characteristics similar to those uses listed in this district in that they emit a minimum of noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, glare, eletromagnetic or atomic radiation. All uses located within this district shall be so designed, constructed and operated that there is no production of sound discernible at the lot lines in excess of the average intensity of street and traffic noise at the lines, nor any production of heat or glare discernible at the same point.

(18) M2 Heavy Industrial District.

This district is designed to provide land for more intense types of industrial and manufacturing uses which are usually located deep within the industrial areas of the city and downwind from residential and business areas. Regulations to minimize their incompatibility with other districts are the minimum required for mutual protection of the industrial areas, and to that end, the district should not be adjacent to any residential or business district, if such abutment can possibly be avoided.

(27) PUD Planned Unit Development District.

This district is designed to achieve flexibility and efficiency of land use; to produce a variation in urban form; to conserve

land resources; to utilize new techniques and innovations; and is intended to provide a more convenient conflict free environment through the integration of commercial, office, industrial, research, educational, vocational, governmental and open space land uses with the varied residential land uses.

This district is restricted to developments with mixed and varied uses, and shall not be used under any circumstances where this zoning classification is sought primarily to avoid the imposition of standards and requirements of other zoning classifications rather than to achieve flexibility, efficiency of land use, or innovative design.

AREA, HEIGHT AND PLACEMENT REGULATIONS

5:24. Establishment of Area, Height and Placement Regulations.

- (1) Except as otherwise provided herein, regulations governing lot size, net lot area per dwelling unit, required usable open space, required setback lines, building height, and other pertinent factors are as shown in the Schedule of Area, Height and Placement Regulations.
- (2) The determination of the permitted number of dwelling units in the "R" Dwelling Districts shall be made in the following manner:
 1. The gross lot area of the parcel in question is divided by the "Minimum Net Lot Area per Dwelling Unit" (Column I) for the type of unit desired (or by the average for a variety of types) with the quotient being the number of dwelling units permitted under this control category.
- (3) The determination of the permitted density per acre in R3, R4A, R4A/B, R4B, R4C, R4C/D, and R4D Districts shall be made according to the following chart:

MAXIMUM PERMITTED DENSITY (DWELLING UNITS PER ACRE)

<u>District</u>	<u>(Dwelling Units Per Acre)</u>
R3 (Townhouse)	10
R4A (Multi-Family)	10
R4A/B (Multi-Family)	10
R4B (Multi-Family)	15
R4C (Multi-Family)	20
R4C/D (Multi-Family)	75
R4D (Multi-Family)	25

Section 2. This ordinance shall take effect and be in force on and after ten days from legal publication.

SCHEDULE OF AREA, HEIGHT, AND PLACEMENT REGULATIONS

Zoning District	Minimum lot Area Per Dwelling Unit In Sq. Ft.	Minimum Usable Open Space in Percentage of Lot Area	Required Setback Line Minimum Dimensions in Feet				Maximum Height		Minimum Gross Lot Size	
			Front	Side		Rear	In feet	In Stories	Area In Sq. Ft.	Width In Ft.
5:25 AG	100,000		40 Minimum for roadside stands only is 30	10% of the lot width	20% of the lot width	50	30		100,000	200
5:26 R1A	20,000		40	7	18	50	30		20,000	90
5:27 R1B	10,000		30	5	14	40	30		10,000	70
5:28 R1C	7,200		25	5	10	30	30		7,200	60
5:29 R1D	5,000		25	3	6	20	30		5,000	40

SCHEDULE OF AREA, HEIGHT, AND PLACEMENT REGULATIONS

Zoning District	Minimum Net Lot Lot Area Per Dwelling Unit In Square Feet	Required Setback Line Minimum Dimensions in Feet					Maximum Height		Minimum Gross Lot Size	
		Front	Side		Rear		In feet	In Stories	Area In Sq. Ft.	Width In Ft.
			Least One	Total of Two						
5:30 R2A	4,250	25	5	10	30		30	None	8,500	60

In addition to the required setback lines, the following minimum distances between principal buildings within the project shall apply, providing that the horizontal distance between buildings shall be not less than 20 feet.

(a) When there is no overlap or when the overlapping walls are without windows. $HD = \frac{La - Lb - 2(Ha - Hb)}{10}$

(b) When one or both of the overlapping walls are window walls. $HD = \frac{La - Lb - 2(Ha - Hb)}{6}$

KEY: HD = Horizontal Distance; H = Height of building; L = Overlapping length of buildings; a, b = The structures concerned. See Section 5:7(1) for illustrations.

5:31 R2B	4250 except for fraternities, sororities, co-operative houses and boarding houses for which minimum net lot area shall be 350 sq. ft. per occupant	25, or the established front yard setback existing on the date this ordinance is adopted, whichever is larger.	8 or 10% of the lot width, whichever is larger	18 or 25% of the lot width, whichever is larger	30	30	None	8,500	60
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SCHEDULE OF AREA, HEIGHT, AND PLACEMENT REGULATIONS

Zoning District	Minimum Lot Area Per Dwelling Unit In Sq. Ft.	Minimum Usable Open Space in Percentage of Lot Area	Required Setback Line Minimum Dimensions in Feet				Maximum Height		Minimum Gross Lot Size	
			Front	Side Least One Total of Two		Rear	In feet	In Stories	Area In Sq. Ft.	Width In Ft.
5:32 R3	4,300	65%	Setback as provided in Section 5:62, otherwise: 40	20	40	40	30		21,780	120
				and building spacing as provided in Section 5:30						
5:32A R4A	4,300	65%	40	20	40	40	30		217,800	200
5:32B R4A/B	4,300	65%	40	20	40	40	30		21,780	120
5:33 R4B	2,900	55%	Setback as provided in Section 5:62, otherwise: 25	12	26	30	30		14,000	120
				and building spacing as provided in Section 5:30						
5:34 R4C	2,175	40%	Setback as provided in Section 5:62, otherwise: 25	12	26	30	30		8,500	60

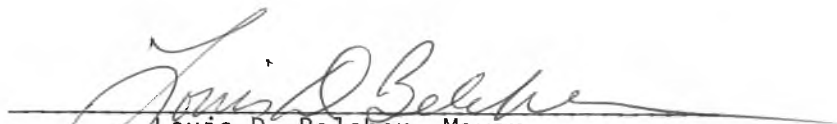
SCHEDULE OF AREA, HEIGHT, AND PLACEMENT REGULATIONS

Zoning District	Minimum Lot Area Per Dwelling Unit In Sq. Ft.	Minimum Usable Open Space in Percentage of Lot Area	Required Setback Line Minimum Dimensions in Feet					Maximum Height		Minimum Gross Lot Size	
			Front	Side		Rear	In feet	In Stories	Area In Sq. Ft.	Width In Ft.	
				Least One	Total of Two						
5:35 R4C/D	580	40%	Setback as provided in C2A District							14,000	120
			25	10	30	30					
5:36 R4D	1,740	50%	Setback as provided in Section 5:62, otherwise:					60		83,000	200
			40	30	60	30					
5:37 R5	900 per BR	50%	50	25	50	15	40	4	20,000	100	
5:38 R6	Ten times the usable floor area for each dwelling unit	None	40	20	40	30	15; 12 for accessory structures	1	170,000	100	

I hereby certify that the foregoing ordinance was adopted by the Council of the City of Ann Arbor at its regular session of September 8, 1980, held in the Council Chamber, City Hall.

September 25, 1980



E. F. Vollbrecht, City Clerk

Louis D. Belcher, Mayor

I hereby certify that the foregoing ordinance received legal publication in the Ann Arbor News on September 20, 1980.



E. F. Vollbrecht, City Clerk