

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of May 19, 2020

SUBJECT: Amendment to Chapter 55 (Unified Development Code) regarding Sign Ordinance Amendments

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the amendments to Chapter 55 Unified Development Code, Section 5.24.

STAFF RECOMMENDATION:

Staff recommends that the proposed **amendments** to the Unified Development Code be approved because the proposed changes follow best practices in the sign industry and is based on sign and speech related case law. It is intended that these proposed amendments supersede the version previously considered by Planning Commission.

STAFF REPORT:

This petition was postponed at the December 17, 2019 City Planning Commission Meeting to give staff time to address their comments. Staff met with members of the Ordinance Revisions Committee at the March 10th Planning Commission Working Session to present their findings and discuss proposed sign ordinance changes. The results from this meeting are below.

- Temporary real estate signs will not require a sign permit and cannot remain for longer than 65 days. Posting these temporary signs off-site requires permission from the property owner hosting the sign. The maximum size of these signs is 12 square feet per side.
- Single and two-family zoning districts (R1 and R2) allows for one 1-square foot wall sign fully affixed to the wall. This sign will not be restricted on location of the structure.
- Planning staff sent a survey to City residents inquiring about preferences for size and location of wall signs in the single and two-family residential zoning districts. Results of the City's sign survey are attached.

The Sign Survey was distributed to the following groups:

- Registered Commercial and Neighborhood Associations
- Subscribers of Planning Updates
- Subscribers of Historic Preservation
- Facebook
- Twitter
- Posted on NextDoor to neighborhood groups.

- Proposed Planned Unit Development (PUD) zoning districts address sign requirements in the supplemental regulations. Previously approved PUD zoning districts address sign requirements with the following language and chart.

PUD Districts

For purposes of these sign regulations, PUD districts shall be considered as follows:

1. Approved PUD Zoning Districts and Supplemental Regulations
 - a. When an approved PUD Zoning District is located within or abutting the Downtown Development Authority boundary, it shall be considered as D1, D2, and C1A/R Districts in this section.
 - b. When an approved PUD Zoning District is not within or abutting the Downtown Development Authority boundary and its Supplemental Regulations only allow residential uses, it shall be considered as a Residential Zoning District in this section.
 - c. When an approved PUD Zoning District is not within or abutting the Downtown Development Authority boundary and its Supplemental Regulations either do not allow residential uses or allow residential use and nonresidential uses together, it shall be considered as an Other Mixed Use and Nonresidential and Special Purpose District in this section.
2. Proposed PUD Zoning Districts and Supplemental Regulations
 - a. The Supplemental Regulations for all proposed PUD Zoning Districts shall either declare its sign regulation classification for purposes of applying this section or, in accordance with Section 5.29.10.B shall propose modifications that increase, decrease or eliminate the requirements of this section 5.24.

TABLE 5.24-?: APPLICATION IN APPROVED PUD DISTRICTS			
WHEN	SHALL BE CONSIDERED IN THIS SECTION AS		
	D1, D2, and C1A/R	Other Mixed Use and Nonresidential and Special Purpose	Residential
1. PUD Zoning District is located within or abutting the DDA boundary	+		
1. PUD Zoning District not within or abutting the DDA boundary, and 2. Supplemental Regulations only permit residential use			+
1. PUD Zoning District not within or abutting the DDA boundary, and A. Supplemental Regulations do not permit residential use, or B. Supplemental Regulations allow for mixed uses		+	

Attachment: [12/13/19 Draft Sign Ordinance](#)
Sign Survey

c: City Attorney's Office