

Version date: 10/25/18

Proposed Ordinance Amendment:

Add Accessory Dwelling Units as a permitted accessory use in the R2A Zoning District.

Background:

On August 4, 2016, the City Council adopted Ordinance 16-16, which amended the Zoning Ordinance to convert Accessory Apartments into Accessory Dwelling Units and create additional standards regulating their placement in the City. Component to this ordinance was the establishment of Accessory Dwelling Units as an Accessory use in the R1A through R1E Zoning Districts. Based on the structure of the City's Zoning Ordinance at that time, in which the R2A Zoning District permitted any accessory use that is permissible in the R1 zoning Districts (i.e. a "flipback" reference), the allowable use was extended to the R2A District as well.

Through the adoption of the Unified Development Code (UDC), such flipback references were removed, and replaced by a comprehensive land use table. Through adoption of the UDC, Accessory Dwelling Units were not carried forward in the R2A Zoning District. This amendment proposes to remedy that situation, and modify the UDC for consistency with Ordinance 16-16.

Proposed Ordinance Language:

ACCESSORY DWELLING UNIT AS A PERMITTED ACCESSORY USE IN THE R2A
TWO-FAMILY DWELLING DISTRICT

AN ORDINANCE TO AMEND TABLE 5-15: PERMITTED USE TABLE 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: Permitted Use Table of Chapter 55 of Title V of the Code of the City of Ann Arbor be amended to read as follows:

TABLE 5-15: PERMITTED USE TABLE

P= PERMITTED

E = SPECIAL EXCEPTION

A= PERMITTED ACCESSORY USE

BLANK CELL = PROHIBITED

NOTE: ALL PROPERTIES ARE SUBJECT TO THE ADDITIONAL STANDARDS INDICATED FOR THAT USE IN THE RIGHT COLUMN

NOTE: ALL PROPERTIES IN OVERLAY DISTRICTS ARE SUBJECT TO THE ADDITIONAL USE REGULATIONS IN SEC. 5.13

NOTE: SPECIFIC USES IN THE C1A/R, RE, AND ORL DISTRICTS ARE SUBJECT TO ADDITIONAL STANDARDS FOUND IN SECTIONS 5.12.5, 5.13.4, AND 5.13.5 RESPECTIVELY

[illegible]

TABLE 5-15: PERMITTED USE TABLE

P= PERMITTED E = SPECIAL EXCEPTION A= PERMITTED ACCESSORY USE BLANK CELL = PROHIBITED

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USE CATEGORY AND TYPE		RESIDENTIAL														MIXED USE								NONRESIDENTIAL AND SPECIAL PURPOSE								USE-SPECIFIC STANDARDS		
		AG	R1A	R1B	R1C	R1D	R1E	R2A	R2B	R3	R4A	R4B	R4C	R4D	R4E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	R5	P	PL	RE	ORL	M1	M1A	M2	5.16
	School, Private		E	E	E	E	E	E	E	E	E	E	E	E		E	P	P	P	P	P	P	P	P										
	School, Public	P	P	P	P	P	E	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	School, Trade/Industrial																P	P	P	P	P	P	P	P			P		P	P	P	P		

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USE CATEGORY AND TYPE	RESIDENTIAL															MIXED USE								NONRESIDENTIAL AND SPECIAL PURPOSE								USE-SPECIFIC STANDARDS	
	AG	R1A	R1B	R1C	R1D	R1E	R2A	R2B	R3	R4A	R4B	R4C	R4D	R4E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	R5	P	PL	RE	ORL	M1	M1A	M2	5.16
Health Care																																	
Hospital											E	E	E	E		E	E	E	E	E							P			E	E		5.16.2D
Nursing Care Facility											P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P	5.16.2F
COMMERCIAL																																	5.16.3
Lodging																																	
Bed and Breakfast																					P	P	P	P	P								
Hotel																P	P	P	P	P	P	P	P	P	P								
Recreation, Entertainment, and Arts																																	
Adult Entertainment Business																														P		P	5.16.3A
Artist Studio																P	P	P	P	P	P	P	P	P						P	P	P	5.16.3B
General Entertainment																	P	P	P	P	P	E	P	P									5.16.3D
Indoor Recreation																E	P	P	P	P	P	P	P	P			P		E	E	E	E	5.16.3F
Outdoor Recreation	P	E	E	E	E	E	E	E	E	E	E	E	E	E									P	P			P		E				5.16.3H

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USE CATEGORY AND TYPE		RESIDENTIAL														MIXED USE								NONRESIDENTIAL AND SPECIAL PURPOSE								USE-SPECIFIC STANDARDS		
		AG	R1A	R1B	R1C	R1D	R1E	R2A	R2B	R3	R4A	R4B	R4C	R4D	R4E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	R5	P	PL	RE	ORL	M1	M1A	M2	5.16
Sales																																		
	Automobiles, Motorcycles, Recreational Vehicles, Equipment (Sales and Rental)																				E	E	P	P						P	P			
	Fueling Station																				E	E	E	P								P	5.16.3E	
	Outdoor Sales, Permanent																P	P	P	P	P	P	P	P									5.16.3I	
	Medical Marijuana Provisioning Center																E	E	E	E	E	E	E	E						E	E	E	5.16.3G	
	Restaurant, Bar, Food Service																P	P	P	P	P	P	P	P									5.16.3L	
	Retail Sales, General Merchandise																P	P	P	P	P	P	P	P										
	Wholesale, Resale, Building Material and Supplies																						P	P						P	P	P		

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USE CATEGORY AND TYPE		RESIDENTIAL														MIXED USE								NONRESIDENTIAL AND SPECIAL PURPOSE								USE-SPECIFIC STANDARDS		
		AG	R1A	R1B	R1C	R1D	R1E	R2A	R2B	R3	R4A	R4B	R4C	R4D	R4E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	R5	P	PL	RE	ORL	M1	M1A	M2	5.16
Services and Repair																																		
	Automobile, Truck, Construction Equipment Repair																				E	E	P	P						P	P	P	5.16.3C	
	Contractors, General Construction, and Residential Building																					P	P	P						P	P	P		
	Laundry, Cleaning, and Garment Services																P	P	P	P	P	P	P	P						P	P	P		
	Parking Lot or Structure																				E	E				P	P						5.16.3J	
	Personal Services															P	P	P	P	P	P	P	P										5.16.3K	
	Vehicle Wash																				E	E	E	P										
	Veterinary, Kennel, and Animal Boarding															E	E	E	E	E	P	P	P	P						P	P	P	5.16.3M	

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	AG	R1A	R1B	R1C	R1D	R1E	R2A	R2B	R3	R4A	R4B	R4C	R4D	R4E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	R5	P	PL	RE	ORL	M1	M1A	M2	5.16	
OFFICE AND RESEARCH																																		5.16.4
Office-Type																																		
Bank, Credit Union, Financial Services																P	P	P	P	P	P	P	P	P						P	P			
Office, General																P	P	P	P	P	P	P	P	P				P	P	P	P		5.16.4C	
Medical/Dental																P	P	P	P	P	P	P	P	P						P	P		5.16.4C	
Nonprofit Corporations		E	E	E	E	E	E	E	E	E	E	E	E	E		P	P	P	P	P	P	P	P	P				P	P	P	P		5.16.4B	
Research and Development																																		
Laboratory																												P	P	P	P	P		5.16.4A
Medical Laboratory																					P	P	P	P				P	P	P	P	P		
Medical Marijuana Safety Compliance Facility																												P	P	P				5.16.3G
Research/Development																												P	P	P	P	P		
TRANSPORTATION																																		
Medical Marijuana Secure Transporter																						P	P							P			5.16.3G	
Railroad and Public Transportation Rights-of-Way																					P	P	P	P			P			P	P	P		
Transit Center, Station, or Depot																					P	P	P	P			P			P	P	P		
Transportation Facilities																											P							

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	AG	R1A	R1B	R1C	R1D	R1E	R2A	R2B	R3	R4A	R4B	R4C	R4D	R4E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	R5	P	PL	RE	ORL	M1	M1A	M2	5.16
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	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	P	5.16.5D

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		AG	R1A	R1B	R1C	R1D	R1E	R2A	R2B	R3	R4A	R4B	R4C	R4D	R4E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	R5	P	PL	RE	ORL	M1	M1A	M2	5.16
	Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A										5.16.6A; 5.16.6H
	Incidental Services																A								A				A				5.16.6A; 5.16.6I	
	Management/Maintenance Office and Storage									A	A	A	A	A	A	A	A	A	A	A	A	A	A				A	A	A					5.16.6A
	Medical Marijuana Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A											5.16.6A; 5.16.3G
	Medical Marijuana Use or Cultivation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A											5.16.6A; 5.16.3G
	Office, Administrative/Executive																										A			A	A	A		5.16.6A;
	Outdoor Display and Vending Machines																	A	A	A	A	A	A	A										5.16.6A; 5.16.6J
	Outdoor Sales, Temporary																A	A	A	A	A	A	A	A										5.16.6A; 5.16.6K
	Parking Attendant Building																									A								5.16.6A;
	Restaurant, Bar, Food Service																								A									5.16.6A; 5.16.6L
	Retail Sales, General Merchandise																												A	A	A	A		5.16.6A; 5.16.6M
	Roadside Stand	A																																5.16.6A
	Solar Energy System	A								A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		5.16.6A 5.16.6N

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		AG	R1A	R1B	R1C	R1D	R1E	R2A	R2B	R3	R4A	R4B	R4C	R4D	R4E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	R5	P	PL	RE	ORL	M1	M1A	M2	5.16
	Solar Energy System, Personal-Scale		A	A	A	A	A	A	A	A	A																							5.16.6A 5.16.6O
	Wireless Communication Antenna	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	5.16.6A; 5.16.6P
TEMPORARY USES																																		5.16.7
	Christmas Tree Sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P										5.16.7A
	Outdoor Sales, Temporary by Others																E	E	E	E	E	E	E	E										5.16.7B
	Special Event Sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		5.16.7C

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