

Version date: 11/21/18

Proposed Ordinance Amendment:

Change definition of Front Lot Line to remove highways as a designated front. Highway frontage designation(setback and open space) will be determined according to existing definitions of Lot Line.

Background:

At the direction of Planning Commission, Planning Staff has modified the existing definition of Front Lot Line which currently results a lot line adjacent to a highway be determined as a 'front' for the purposes of Planning and Zoning. The proposed modification to the code specifically removes highways as designated front lot lines and requires them to be regulated as side or rear lot lines depending on the orientation of the parcel.

While Chapter 55 (Unified Development Code) does not specifically name highways as fronts, City Code Chapter 1 (Adoption, Contents and Interpretation) includes street, highway, alley in the same definition. As a result, any subsequent zoning codes that refer to lot lines adjacent to streets also applies to highways. This affects zoning setbacks, open space and fence placement. Over the last couple years this issue has resulted in several requests for variances for fences along highways.

Proposed Ordinance Language:

HIGHWAY LOT LINE NO LONGER CONSIDERED A FRONT LOT LINE ACCORDING
TO LOT LINE DEFINITION

AN ORDINANCE TO SECTION 5.37.2 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 Section 5.37.2 of Chapter 55 of Title V of the Code of the City of Ann Arbor be amended to read as follows:

Lot Line

The boundary of a Lot (see Figures 2 and 3).

Front Lot Line

The Lot Line separating a Lot from a street. Front Lot Line does not include frontage along a highway (I-94, US-23, M-14). The designation of the lot line along a highway shall follow determination for Rear or Side Lot Line as included in Lot Line definition.

Rear Lot Line

The Lot Line opposite and most distant from the Front Lot Line; or in the case of irregularly-shaped Lots, a line ten feet in length entirely within the Lot, parallel to and at a maximum distance from the Front Lot Line.

Side Lot Line

Any Lot Line other than a Front or Rear Lot Line.

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

