

CITY OF ANN ARBOR

Chronology of Planning Efforts Related to the R4C Zoning District

1923 First city zoning ordinance adopted in September 1923

1957 Residential zoning districts in –

- “AA”, “AA-1” and “A” Residence Districts - Minimum lot area/lot area per family = 5000 sf
 - “AA” - Permitted single family dwellings, municipal buildings and churches.
 - “AA-1” - Permitted single family dwellings, municipal buildings and churches, and Women’s Clubs headquarters
 - “A” - Permitted single and two family dwellings, municipal buildings and churches
- “A-1” Residence Districts– Minimum lot area/lot area per family = 2500sf
 - Permitted single and two family dwellings, fraternities or sororities, co-operatives or league houses.
- “BB” Apartment House District – Minimum lot area = 7500 sf
 - Permitted multiple-family apartments containing three or more units only.
 - First mention of off-street parking requirements. “BB” requires one off street parking space per unit.
- “B” Residence District – Minimum lot area = 5000 sf; Minimum lot area per family = 1000 sf
 - Permitted all uses in “AA”, “A-1”, and “A” residence districts in addition to:
 - Multiple Dwellings
 - Board and Lodging Houses, League Houses and Co-ops
 - Institutions including educations, religious, philanthropic or eleemosynary, not including penal or correctional, but including hospitals.
 - Doctor’s and dentist’s offices

1957 City Council members initiated a comprehensive study of the zoning ordinance

1958 City Council authorized funding to develop a new zoning ordinance

1960 First draft of the new zoning ordinance is presented to City Council in March 1960.

1963 Current Zoning ordinance (Chapter 55) adopted January 1963.

- R4C created as a High Density Medium Rise District:
 - Minimum lot area = 4,000 sf;
 - Minimum lot area per unit - 0 Bedrooms (BR)=600 sf, 1 BR=800 sf, 2BR=1000 sf, 3BR=1200 sf
 - Setbacks: Front – 15 feet, sides – 5 feet, rear – 30 feet; MAX height 60 feet.

- Includes a MAX FAR by height of the building
- Planning Commission at the direction of City Council create Philosophy and Policy of Multiple Family Housing. The primary purpose of this document is to help further define the intent of each multiple-family zoning district.
- The intent of the R4C district is originally written as, “Multiple-family district designed primarily for the area proposed for multiple-family development” in A Guide to Action, i.e. the area surrounding the Central Business District. “

1964 City Council and Planning Commission recognize ‘problems’ with the multiple family developments and complete the Ann Arbor Multiple Family Report. The report helps identify issues and solutions to Multiple-family housing in the City. One key finding of the study was that the pattern of development in the R4C zoning district achieved maximum floor area ratio, but resulted in lower dwelling unit density. The report notes that this is probably due to the fact of larger dwelling units to accommodate more students. This document creates intent for the R4C district, but does not address the R2A district. One result of this plan is the modification to the intent of R4C zoning district.

- The intent of the R4C zoning district, “Multiple-family residential district intended to permit dwelling units to be arranged one above the other. Such developments, on smaller tracts of land, shall be generally limited to the Central Business District and Central area of the City. These areas are schematically shown in A Guide to Action, a part of the Ann Arbor General Development Plan. The guidelines and “Proposed Land Use Plan” suggested in the “Guide” are broad and schematic; consequently, the location of this multiple-family sub-classification is not absolutely de-limited thereto. Through this land use, it is intended that families and other unrelated groups who choose to live in the core area of the City may have available to them a living environment that is more than merely physically safe and healthy.”

1970 Changes incorporated to the zoning code for the R4C district:

- R4C:
 - Increased Minimum lot area = 7,920 sf; previously 4,000 sf
 - Minimum lot area per unit - 0 Bedrooms (BR) = 450 sf, 1 BR=550 sf, 2BR=775 sf, 3BR=1000 sf
 - Setbacks changed to current code requirement

1984 Changes to R4C district: As written today

- R4C:
 - Intent: The R4C multiple-family dwelling district is intended to be located in the central area of the City, in close

proximity to the central business district and The University of Michigan Campus.

- Minimum lot area = 8,500 sf; previously 7,920 sf
- Minimum lot area per unit = 2,175 sf; previously limited by bedrooms

1991 Residential Occupancy limits added to the Zoning Ordinance: 4 unrelated persons in the R2A and 6 unrelated persons in the R4C district.

1992 Central Area Plan adopted by City Council

- This plan addressed multiple-family zoning districts and issues related to them extensively. Among the recommendations, the Central Area Plan identified seven areas zoned for multiple-family residential use that should be rezoned to protect existing lower density development. These seven areas were: Belize Park/Summit Street, portions of the Old West Side, Hoover/Davis, Dewey/Packard/Brookwood, Prospect/Wells, Krause/Third and Golden Avenue.

1994 Belize Park/Summit Street rezoning from R4C to R2A

- As recommended by the Central Area Plan, this area was down zoned. The planning effort was originally initiated by neighborhood advocates in response to a proposed development in the neighborhood.

2008 Golden Avenue rezoning from R4C to R1D

- As recommended by the Central Area Plan, this area was down zoned. The planning effort was originally initiated by neighborhood advocates and supported by the City Council who passed a resolution (October 15, 2007) to study the Lower Burns Park area bounded by East Stadium Boulevard on the south, Packard Street on the east, Dewey Avenue on the north, and South State Street on the west.
Only the Golden Avenue blocks were down zoned, but the Planning Commission noted it may be appropriate to study the standards of the R4C and R2A district (the districts currently found in the designated study area), as well as to continue implementation of the Central Area Plan rezoning recommendations.
- Amendment to Chapter 55, Rezoning of Lower Burns Park Neighborhood from R4C (Multiple-Family Dwelling District) to R1D (Single-Family Dwelling District), Area bounded by East Stadium Boulevard on the south, Packard Street on the east, Dewey Avenue on the north, and South State Street on the west. City Planning Commission recommended approval on December 18, 2007

- City Council First Reading on January 24, 2008
 - City Council Second Reading on February 21, 2008
- 2009** City Council resolution to direct City Planning Commission and planning staff to review the R2A and R4C zoning districts in the Central Area.
 - City Council adopted resolution, process and schedule on March 2, 2009.
 - Staff prepared resolution to appoint an R4C and R2A advisory committee for City Council action on June 15, 2009.
 - Complete advisory committee appointed on September 8, 2009
 - The study process began in September 2009 and includes:
 - Issues and opportunities analysis
 - Study area alternatives
 - Action strategies development including a report that documents implementation of the future goals of the zoning district
 - May include recommendations for text amendments, plan modifications, boundary refinements, or other steps necessary to achieve community goals
 - Twelve month study outreach process includes:
 - Four advisory committee meetings
 - Community workshop
 - Optional joint planning session
 - Community meeting
 - Public hearings at Planning Commission and City Council.