



Legislation Details (With Text)

File #: 20-1309 **Version:** 1 **Name:** 11/16/20 - Ordinance to Amend Section 5.16.6N and 5.18.4 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor (Solar Energy Systems; Exceptions to Height Limits)

Type: Ordinance **Status:** Passed

File created: 11/5/2020 **In control:** City Council

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Title: An Ordinance to Amend Sections 5.16.6 and 5.18.4 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor (Solar Energy Systems; Exceptions to Height Limits)

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD-20-30 Briefed and Approved.pdf, 2. 5-5-2020 CPC Approved Minutes w Links.pdf, 3. Solar Amendments Staff Report w Attachmnt 5-5-2020.pdf, 4. Solar Systems Ordinance.pdf, 5. ORD-20-30 Approval notice.pdf, 6. WLN clipping Solar Energy Systems - Public Hearing Notice.pdf, 7. WLN clipping ORD-20-30 Solar Energy Systems - Approval Notice.pdf

Date	Ver.	Action By	Action	Result
12/21/2020	1	City Council	Held and Closed	
12/21/2020	1	City Council	Adopted on Second Reading	Pass
11/16/2020	1	City Council	Approved on First Reading	Pass

An Ordinance to Amend Sections 5.16.6 and 5.18.4 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor (Solar Energy Systems; Exceptions to Height Limits) Amendments are proposed to the Unified Development Code to allow solar panel installation as carports without a site plan requirement and to allow an exemption for up to 12 feet above the height limit for a district solely in order to permit the installation of Solar energy system.

The Unified Development Code (UDC) currently designates a freestanding solar panel installation as an accessory structure. As such, the total size is limited to 240 square feet without the requirement for a site plan. Recently, a site has proposed a larger structure for covering existing parking while providing a larger surface for solar collection. Under current code, this proposal would trigger a full site plan review for the site making the installation of the solar structure possible but cost prohibitive. Staff anticipates other possible sites in the City to have similar considerations making larger ground-mounted solar installations challenging to install.

The UDC currently counts rooftop solar panels toward meeting the height maximum height requirement. This discourages the installation of solar panels on flat roofs since they would protrude beyond the flat top of the roof.

Both amendments were presented to the January 28, 2020 Ordinance Revisions Committee meeting of the Planning Commission and May 5, 2020 to the entire Planning Commission. Feedback and additional comments were incorporated into the revised draft as attached.

Attachments: Proposed Ordinance to Amend Chapter 55
Planning Staff Report - May 5, 2020
Planning Commission Minutes - May 5, 2020

Prepared by: Matt Kowalski, City Planner

Reviewed by: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator

Approved by: Tom Crawford, City Administrator
(See Attached Ordinance)