



Legislation Details (With Text)

**File #:** 22-1051      **Version:** 1      **Name:** 7/5/22 - UDC Amendments - R2A Dimensions, M1 Religious Institutions

**Type:** Ordinance      **Status:** Passed

**File created:** 7/5/2022      **In control:** City Council

**On agenda:** 8/4/2022      **Final action:** 8/4/2022

**Enactment date:** 7/5/2022      **Enactment #:** ORD-22-11

**Title:** An Ordinance to Amend Tables 5.15-1 (Primary Use Table) and 5.17-2 (Two-Family Residential Zoning District Dimensions) of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor (ORD-22-11)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD-22-11 Briefed and Approved.pdf, 2. ORD-22-11 Briefed.pdf, 3. R2A Lot Size ORC 9-28-21.pdf, 4. 3-15-22 Planning Staff Report Delta Two UDC Amendments with Attachments.pdf, 5. Ordinance To Amend UDC (R2A Adjustments, M-1 Permitted Uses).pdf, 6. 3-15-2022 CPC Approved Minutes.pdf, 7. ORD-22-11 Approval Notice.pdf, 8. WLN clipping ORD-22-11 Two-Family Zoning - Public Hearing Notice.pdf

| Date     | Ver. | Action By    | Action                    | Result |
|----------|------|--------------|---------------------------|--------|
| 8/4/2022 | 1    | City Council | Held and Closed           |        |
| 8/4/2022 | 1    | City Council | Adopted on Second Reading | Pass   |
| 7/5/2022 | 1    | City Council | Approved on First Reading | Pass   |

An Ordinance to Amend Tables 5.15-1 (Primary Use Table) and 5.17-2 (Two-Family Residential Zoning District Dimensions) of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor (ORD-22-11)

Table 5.15-1 (Primary Use Table) is proposed for amendment to allow religious assembly use as a primary use in the M1 (Limited Industrial) district. This amendment was requested by Oxford Properties, who has an existing religious institution tenant operating in the M1 District as a non-conforming use. The petitioner concluded that religious assembly uses were compatible with other primary uses in the M1 district, a finding that was supported by the Planning Commission.

Table 5.17-2 (Two-Family Residential Zoning District Dimensions) is a proposed ordinance change initiated by the Planning Commission. The proposed amendments to this table would amend the dimensional requirements for the R2A zoning district in the following manners:

- Reducing Minimum Lot Size from 8,500 square feet to 5,000 square feet
- Reducing the minimum Lot Area per dwelling unit from 4,250 square feet to 2,500 square feet
- Reducing the Minimum Rear Setback from 30 to 20 feet

These amendments have the resulting impact of replicating the dimensional requirements for R1D Single-Family zoned properties, while providing for up to 2 dwellings in the R2A zoning district. The changes would result in an increase in the number of properties conforming to the zoning district, thus having the potential to be realized as duplexes.

These proposed changes would result in fewer non-conforming properties and an increased potential for the realization of additional dwelling units in the R2A zoning district. It is estimated that the proposed changes would have the following effect on R2A properties in the City:

- Increase the rate of existing R2A property compliance with lot size and width standards from 29% to 74%
- Increase the number of dimensionally compliant R2A lots that currently have a single unit from 346 to 895 lots.
- Increase the available of building footprint within required setback areas by an average of 460 square feet.

On March 15, 2022, the Planning Commission recommended approval of these amendments (8 yeas, 0 no, 1 recusal).

Attachments: Ordinance to Amend Tables 5.15-1 (Primary Use Table) and 5.17-2 (Two-Family Residential Zoning District Dimensions) of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor  
March 15, 2022 Planning Staff Report  
March 15, 2022 Planning Commission Minutes

Prepared by: Alexis DiLeo, City Planner  
Brett Lenart, Planning Manager

Reviewed by: Derek Delacourt, Community Services Area Administrator

Approved by: Milton Dohoney Jr., City Administrator  
(See Attached Ordinance)