

Subject: Petition for Residential UDC Amendment from A2CLT
Attachments: A2CLT Cover Letter for Petition for Residential UDC Amendment 4-02-26.pdf; A2CLT Petition for Residential-UDC-Amendment 4-02-26.pdf

From: Sarah Lorenz
Sent: Monday, April 6, 2026 12:51 PM
To: City Council <CityCouncil@a2gov.org>; Planning <Planning@a2gov.org>
Subject: Petition for Residential UDC Amendment from A2CLT

Dear City Council and Planning Commissioners:

Last Friday, after considerable consultation with our A2CLT homebuyers, community stakeholders, and our board, we submitted the attached Petition for a Residential UDC Amendment. I wanted to inform you directly as well. I have attached a cover letter with additional information regarding this request for immediate implementation of the 3 dwelling units per parcel allowable under the new Comprehensive Land Use Plan.

This amendment would be a first step that requires no changes to existing lot sizes, setbacks, or building heights, other than a 6' separation between detached structures. We considered another ADU or Additional Dwelling Unit amendment or a Special Use Exception amendment, which we could revisit if needed, but consensus emerged around this simple step that aligns with the new plan.

We hope that the Ordinance Revision Committee and the Planning Commission can consider this petition as soon as possible, as we intend to apply these changes to our sites immediately. We look forward to working with you as A2CLT builds affordable homes for delivery in 2026 that are a tangible result of the new Comprehensive Land Use Plan. We expect widespread support in the community for these efforts, and with the help of our homebuyers, we'll be sharing our plans, our progress, and the affordability we are able to achieve.

Thank you for your hard work on behalf of our community.

Sarah Lorenz
Executive Director | Ann Arbor Community Land Trust

1100 N. Main Street
Ann Arbor, MI 48104
SLorenz@A2CLT.org
www.A2CLT.org



Check out our [Zillow listings](#).

Learn how to [Buy](#) and get on the [A2CLT Buyer List](#) for upcoming housing opportunities.

Become an [A2CLT Member](#), [Invest](#), [Volunteer](#), or [Sell Property](#) to A2CLT so we can BUILD THE HOMES WE NEED.

April 1, 2026

Mr. Lenart:

On behalf of the Ann Arbor Community Land Trust and the homebuyers we represent, I am submitting the attached Petition for a Residential UDC Text Amendment.

A2CLT was founded by a group of concerned community members in 2024 to address disappearing homeownership options for critical employees in the Ann Arbor area. Our expertise in real estate, construction, development, and sustainability led us to the conclusion that a community land trust that can build and steward new, permanently-affordable homes was one essential answer to this intractable problem. The new Comprehensive Land Use Plan now provides the possibility of building three homes on parcels owned by A2CLT, which are ready for immediate development. It would also allow us to convert the planned Accessory Dwelling Units on our sites, now limited to 800 sf and two bedrooms, into 1200+ sf homes with three bedrooms. Our buyers have urged us to pursue this opportunity. Many of them have children or wish to start a family, and three bedroom homes that are affordable to families are in devastatingly short supply. This is an urgent need for our long list of potential buyers, so we are requesting immediate action.

Our proposed amendment does not change the zoning map, districts, minimum lot area, lot width, or setback requirements. This simple amendment will allow A2CLT to immediately increase the number of homes we can build and their affordability, by sharing the cost of land, site work, and utilities among two or three units, which can result in savings of \$75,000-\$150,000 per home. A speedy approval process will mean that by the end of 2026, some of our buyers will be moving into new, affordable three bedroom homes instead of ADUs—homes where families can comfortably live for the rest of their lives, instead of facing ever-increasing rent or an unpredictable future search for a family-sized home.

We appreciate the intensive work of our Planning Staff, Planning Commission, City Council, and the community at large in developing the new Comprehensive Land Use Plan. A2CLT is committed to making “Ann Arbor for All” an immediate reality for as many families as possible, as soon as possible. We look forward to collaborating in any way needed on this process.

Warmly,

Sarah Lorenz
Executive Director
Ann Arbor Community Land Trust

Petition Statement Supporting Residential UDC Text Amendment

To: Ann Arbor Planning Commission

From: The Ann Arbor Community Land Trust

Date: April 2, 2026

Re: Petition for Chapter Text Amendment under UDC § 5.30.5

This memorandum supports the attached residential UDC text amendment. Consistent with **UDC § 5.30.5**, it identifies the requested text changes, their effect, and the changed conditions that make them reasonably necessary.

Requested Changes

- Add a direct rule providing that at least three dwelling units may be established on a lot in the Residential Zoning Districts, whether in one building or more than one building, while preserving any greater number otherwise allowed by the existing per-dwelling-unit standards.
- Permit **Dwelling, Two-Family, Dwelling, Three-Family**, and **Dwelling, Townhouse** in **R1** through **R3**, and redefine **Dwelling, Multi-Family** to mean four or more dwelling units.
- Revise the **R1** and **R2** multi-building spacing footnotes so the minimum spacing between buildings is **6 ft**.
- Update district names and obsolete references so the amended text reads consistently.

Why This Amendment Is Narrow

- It does not redraw the zoning map.
- It does not create new zoning districts.
- It does not change minimum lot area, lot width, or setback requirements.

Why This Amendment Is Needed Now

Changed conditions make this amendment necessary. The adopted Comprehensive Land Use Plan now supports broader residential permissions, but the current code can still reduce permitted units below three through per-dwelling-unit lot area standards and the current **R1** and **R2** building-spacing rules. For The Ann Arbor Community Land Trust, those barriers make it hard to create workable site layouts. These are narrow text barriers that can be removed now without waiting for a full district rewrite. This amendment is intended as an interim alignment measure and does not preclude or predetermine the form, structure, or dimensional standards of future Residential zoning districts currently under development.

Support from City Policy

The relevant change in city policy is the adopted Comprehensive Land Use Plan. It calls for allowing more housing units by right and permitting duplexes and triplexes citywide ([CLUP p. 60](#)), removing unnecessary barriers to duplexes and triplexes ([CLUP p. 62](#)), identifying broad permissions for up to three units in residential areas as appropriate ([CLUP p. 120](#)), stating that duplexes and triplexes should be permitted as primary uses in the Residential category ([CLUP pp. 117, 120](#)), and recommending adjusted regulations to create more flexibility in the built environment ([CLUP p. 136](#)).

This amendment satisfies the approval criteria in **UDC § 5.30.5(C)(1)** and **§ 5.30.5(C)(2)**. It promotes the health, safety, and general welfare of city residents by allowing a broader range of small-scale housing types in residential neighborhoods and removing code barriers that now prevent otherwise workable lots from accommodating up to three homes. Those changes support additional housing opportunities in existing neighborhoods while using land and infrastructure more efficiently. The amendment is consistent with the adopted plans of the city, especially the Comprehensive Land Use Plan.

Requested Action

The Ann Arbor Community Land Trust respectfully requests approval of the attached chapter text amendment.

In the event of an express conflict between the two sets of standards, the standards for the base zoning district shall control.

5.11 Residential Zoning Districts

5.11.1 AG Agricultural-Open Space District

This district is intended to preserve open areas and to provide a desirable environment in the City and to ensure that the benefits of open areas, light, air, and private recreational activities can exist in well-planned locations throughout the City; to provide areas where farming can exist in the City both as an industry and to preserve, for the residents of the City, examples of a lifestyle that is rapidly disappearing; and to control the proximity of these uses to other uses.

5.11.2 R1A, R1B, R1C, R1D and R1E ~~Single-Family Dwelling District~~ Low-Intensity Residential District

- A. These ~~Single-Family Zoning Districts~~ Low-Intensity Residential Zoning Districts are intended to provide an environment of ~~detached single-family dwellings~~ low-intensity residential uses, along with other related facilities that serve the residents in the district such as schools, recreational facilities, parks, and religious assembly. These districts should be convenient to commercial facilities in other zoning districts and to public transportation.
- B. These districts are intended to encourage the preservation and continuation of the longstanding residential fabric in existing neighborhoods of ~~predominantly single-family dwellings~~ predominantly low-intensity residential uses, along with other related facilities that serve the residents in these districts.
- C. *Accessory dwelling units* are allowed to enable a new housing prototype that respects the look and character of ~~single-family residential~~ neighborhoods while: supporting more efficient use of existing housing stock and infrastructure; providing housing that responds to changing *family* needs, smaller households, and increasing housing costs; providing accessible housing for seniors and Persons with disabilities; and supporting affordable housing goals.
- D. Application of the R1D and R1E district may require a greater degree of services than the less dense ~~Single-Family Zoning Districts~~ Low-Intensity Residential Zoning Districts. To assure health, safety and welfare, any future R1D and R1E zoning areas should be contingent upon the availability or provision of adequate public services to serve the higher densities permitted by that district, in addition to other pertinent planning considerations.

5.11.3 R2A ~~Two-Family~~ Moderate-Intensity Dwelling Residential District

~~This district is intended to provide residential areas in the City that are suitable for two-family dwellings. The district is intended to create areas of essentially single-family residential character utilizing two single family dwelling units that are attached either side to side or vertically. The district is intended to be similar to the higher density Single-Family Zoning Districts, except for the different type and slightly higher density of dwelling units~~ Low-Intensity Residential Zoning Districts, except it allows for higher dwelling unit density.

Location criteria for the application of this district should include the availability or provision

of adequate public services to serve such higher densities. It may be used as a transition zone between ~~single-family~~ low-intensity residential areas and other areas.

5.11.4 R2B ~~Two-Family Dwelling~~ Moderate-Intensity Residential and Student Housing District

This district is intended to permit ~~single-family dwellings and two-family dwellings~~ low- and moderate-intensity residential uses as well as to permit, in the vicinity of the University of Michigan campus, the operation of fraternities, sororities and student cooperatives affiliated with the University as well as other fraternities, sororities and student cooperatives. A further intent of this zoning district is to preserve the unique character and quality of the physical environment in this area of the City. The area is characterized by the presence of many large and architecturally distinctive houses set on relatively large lots. Many lots containing those houses are characterized by large front yard setbacks, mature and harmonious tree growth, and uniformity in architectural characteristics such as scale and use of materials. Any additions to existing houses and/or construction of new facilities should harmoniously reflect the overlying character of the surrounding environs.

5.11.5 R3 Townhouse Dwelling District

In addition to types of *dwelling units* permitted in the R1 and R2 districts, this district is intended to permit attached *dwelling units* to be arranged side by side in a low-density, *multiple-family dwelling* fashion. These developments are most appropriate in the established areas of the City for infill purposes and perimeter areas of the City for large new developments and should provide the physical and social amenities of *open space*, recreational facilities, and compatibility with other residential land uses.

5.11.6 R4A Multiple-Family Dwelling District

In addition to types of *dwelling units* permitted in the R1, R2, and R3 districts, this district is intended to permit attached *dwelling units* to be arranged either side by side or one above the other in a low-density, *multiple-family dwelling* fashion. These developments are most appropriate in perimeter areas of the City. *Developments* shall provide sufficient open land area to make them compatible with surrounding land uses and to provide for their residents an environment that is more than merely physically safe and healthy.

5.11.7 R4B, R4C, R4D, and R4E Multiple-Family Dwelling Districts

A. General Purpose Statement

In addition to the types of *dwelling units* permitted in the R1, R2, R3, and R4A districts, these Multiple-Family Zoning Districts are intended to permit attached *dwelling units* to be arranged one above the other or side by side.

B. Specific Purpose Statements

1. The R4B Multiple-Family Dwelling District is intended to allow small tracts of land in established areas for infill purposes or medium sized tracts of land for moderate-sized developments.
2. 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.

5.15.1 Primary Uses

TABLE 5.15-1: PRIMARY USE TABLE																						
See Table Notes (at bottom) for Important Information. Key: P = permitted E = special exception Blank = prohibited.																						
USES (BY CATEGORY AND TYPE)	RESIDENTIAL DISTRICTS						MIXED-USE DISTRICTS						NONRESIDENTIAL AND SPECIAL PURPOSE DISTRICTS						USE SPECIFIC STANDARDS			
	AG	R1 (ALL)	R2A	R2B	R3	R4 (ALL)	R6	O	C1 (ALL)	D1	D2	C2B	C3	TC1	R5	P	PL	RE		ORL	M1 (ALL)	M2
RESIDENTIAL																						5.16.1
HOUSEHOLD LIVING																						
<i>Adult Foster Care</i>		P	P	P	P	P		P	P	P	P	P	P	P			P					
<i>Dwelling, Assisted Living</i>						P		P	P	P	P	P	P	P			P					5.16.1B
<i>Dwelling, Multi-Family (4 or More Units)</i>						P		P	P	P	P	P	P	P			P	E				5.16.1A; 5.16.1D
<i>Dwelling, Single-Family</i>	P	P	P	P	P	P		P	P	P	P	P	P				P					5.16.1A; 5.16.1C
<i>Dwelling, Three-Family</i>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>				<u>P</u>	<u>E</u>				5.16.1A; 5.16.1D
<i>Dwelling, Townhouse</i>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		P	P	P	P	P	P	P			P					5.16.1A
<i>Dwelling, Two-Family</i>		<u>P</u>	P	P	P	P		P	P	P	P	P	P				P					5.16.1A
<i>House Trailer/Mobile Home Park</i>							P															5.16.1A
GROUP LIVING																						
<i>Emergency Shelter</i>						P ¹		P	P	P	P	P	P	P								
<i>Fraternities, Sororities, and Student Cooperative Housing</i>						E		E	P	P	P	P	P	P								5.16.1A; 5.16.1E
<i>Group Housing</i>						E		P	P	P	P	P	P	P								5.16.1A; 5.16.1F
<i>Guest House</i>						P		P	P	P	P	P	P	P								5.16.1A; 5.16.1G

¹ Except R4A. Emergency shelter use not permitted in R4A district.

section if it is reasonably necessary to give a handicapped Person (as defined in 42 USC Section 3602) equal opportunity to use and enjoy a *dwelling unit*.

5. Exceptions

The occupancy limits of this section do not apply to *group housing, fraternity or sorority houses, student cooperative housing, emergency shelters, or convalescent homes*.

Ordinance No. ORD-22-13, September 4, 2022.

B. Dwelling, Assisted Living

1. R4A, R4B, R4C, R4D, R4E Districts

Subject to providing a minimum of 400 square feet of *lot area* per occupant.

C. Dwelling, Single-Family

1. All Zoning Districts

No Person shall park or permit the parking of a *house trailer* for occupancy on any private property within the City, except in an authorized trailer camp licensed under the provisions of Act 143, Public Acts of 1939, State of Michigan, as amended.

2. R1E District

The *principal building* on the *lot* shall not exceed 2,000 square feet of *floor area*.

D. ~~Dwelling, Multi-Family~~ Dwelling, Three-Family and Multi-Family

1. RE District

~~Multiple-family~~ Three-family and multiple-family *dwellings* are subject to the density and dimensional standards of the R4B district, in accordance with Table 5.17-3.

E. Fraternity or Sorority House, and Student Cooperative Housing

1. R2B and Multiple-Family Zoning Districts

In addition to the *special exception use* standards in Section 5.29.5, the following standards apply:

- a. A resident manager shall be employed or appointed. For purposes of this section, a resident manager is one who lives on-site, serving in a regular or full-time capacity.
- b. A minimum *lot area* of 8,500 square feet subject to a minimum of 350 square feet of *lot area* per occupant shall be provided.
- c. The *floor area* of the *principal building* shall have a minimum of 5,000 square feet. *Single-family* or *two-family dwelling* containing 5,000 square feet or less may not be converted to a *fraternity or sorority house, or student cooperative housing*.
- d. A *fraternity or sorority house, or student cooperative housing* adjacent to a *single-family* or *two-family dwelling* shall have a hedge, berm,

fence, or wall, forming a continuous screen at least six feet high along the entire length of each *lot line* where the adjacency with the *single-family* or *two-family dwelling* occurs, except in the *front required setback area* or as restricted by other ordinance. Screening that continues into the *front required setback area* shall be consistent with Section 5.26 Fences.

- e. The maximum number of occupants shall be established by the special exception use, and any increase in occupancy shall require a new special exception use permit.
- f. Density increases and other modifications to existing *fraternity or sorority houses*, and *student cooperative housing* may be allowed pursuant to Section 5.30 except as provided in Subsection f below.
- g. Kitchen facilities, common areas for meeting and social space, or handicap accessibility may be expanded by 10% of the *floor area* or 1,000 square feet, whichever is less, without securing or modifying a *special exception use* permit if current parking ordinance standards for *fraternity or sorority houses*, and *student cooperative housing* are met.

Ordinance No. ORD-18-06, July 29, 2018.

F. Group Housing

1. R2B and R4A Districts

In addition to the *special exception use* standards in Section 5.29.5, the following standards apply:

- a. A resident manager must be employed or appointed if the owner does not reside at the *principal building*.
- b. The *floor area* of the *principal building* must exceed 5,000 square feet.
- c. Common kitchen facilities, including a dining area or room, must be provided within the *principal building*.

G. Guest House

A minimum of 400 square feet of *lot area* per occupant shall be provided.

5.16.2 Public/Institutional Uses

A. Adult Day Care Center

1. All ~~Single-Family~~R1 and ~~Two-Family~~R2 Residential Zoning Districts

In addition to the *special exception use* standards in Section 5.29.5, the following standards apply:

- a. The parcel must have a minimum of 7,500 square feet of *lot area*.

- b. Occupancy may not be increased without amending a previously approved *special exception use* permit.

Ordinance No. ORD-22-13, September 4, 2022.

B. Child Care Center

1. ~~All Single-Family~~**R1** and ~~Two-Family~~**R2** Residential Zoning Districts

The parcel must have a minimum of 7,500 square feet and the *child care center* must be licensed by the State of Michigan.

Ordinance No. ORD-24-29, January 5, 2025.

C. Club Headquarters or Community Center

1. **R2B and Multiple-Family Zoning Districts**

In addition to the *special exception use* standards in Section 5.29.5, the following standards shall apply:

- a. The facility shall only be used by members and guests.
- b. Lodging is not permitted.
- c. The service of meals, except as necessary for club activities, is prohibited.

D. Hospital

1. **R4B, R4C, R4D, R4E Districts**

In addition to the *special exception use* standards in Section 5.29.5, the following standards apply:

- a. Minimum of 1,500 square feet *lot area* per bed.

E. Institutions of Higher Learning, Private

1. **All Residential Zoning Districts**

In addition to the *special exception use* standards in Section 5.29.5, the following standards apply:

- a. The *lot* must contain at least 20 acres.
- b. No *building* or other use of land, except landscaped areas, shall be situated within 100 feet of any adjacent residential property.

F. Nursing Care Facility

1. **R4A, R4B, R4C, R4D Multiple-Family, O, R5 Districts**

- a. At least 400 square feet of *lot area* per occupant must be provided.

2. **C1 District**

At least 400 square feet of *lot area* per occupant must be provided.

8. Designated Marijuana Consumption Facility

A *lot* containing a *designated marijuana consumption facility* shall be located at least 1,000 feet from any *lot* on which a pre-existing *public school* or *private school*, but excluding dance or art schools, is located.

9. Medical Marijuana Home Occupations

Cultivation or other *medical use of marijuana* as a *medical marijuana home occupation* in *single-family dwellings* shall comply with the following standards:

- a. Medical marijuana home occupations are not permitted in two-family dwellings, three-family dwellings, or other multiple-family dwellings.
- b. In a *single-family dwelling* in any zoning district, no more than 72 *marijuana plants* shall be grown on the *premises*, regardless of the number of *primary caregivers* and/or registered *qualifying patients* residing in the *dwelling unit*. The *principal use* of the *single-family dwelling* shall be *residential occupancy* and shall be in actual use as such.
- c. All other performance standards for *home occupations* as provided in Section 5.16.6H shall be required.
- d. A zoning permit per Section 5.29.1 shall be required.

10. Medical Marijuana Use or Cultivation

When the cultivation or other *medical use of marijuana* in *dwelling units* is not a *medical marijuana home occupation*, it shall comply with the following standards.

- a. The *principal use* of the *dwelling unit* shall be *residential occupancy* and shall be in actual use as such.
- b. No more than 12 plants for each registered *qualifying patient* who resides in the *dwelling unit* shall be grown.
- c. No equipment or process shall be used in cultivation which creates noise, dust, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses beyond the property boundary.
- d. All aspects of the *medical use of marijuana* shall comply at all times with the provisions of the MMMA.

Ordinance No. ORD-19-32, October 27, 2019; Ordinance No. ORD-22-12, September 4, 2022.

G. Mobile Food Vending Services

Mobile food vending services shall meet the following requirements:

- 1. The *mobile food vending service* and associated fixtures shall not be located less than 10 feet from any *public right-of-way* or within any required sight distance triangle. A *mobile food vending service* is permitted in any Mixed-Use Zoning District or Nonresidential and Special Purpose Zoning District.

2. A site plan is not required for an *SES* of any size when all of the following conditions are met:
 - a. The *SES* does not result in an increase of *impervious surface* of the *site*.
 - b. The *SES* does not impact any landscaping, buffering, or screening requirements provided in Section 5.20 or any *natural features* provided in Section 5.23 .
 - c. The *SES* does not reduce the number of *parking spaces* to less than the requirements of Section 5.19.2 and the support *structures* do not reduce the width of any *parking space* to less than 8 feet.
 - d. A *SES* has maximum height of 21 feet.
 - e. The *solar collector surface* covers a minimum of 90% of the *SES*.
 - f. The location and dimensions of the *SES* does not interfere with vehicular and non-motorized safety, circulation, and visibility.
3. Installation, Use, and Maintenance
 - a. The *SES* shall be installed, maintained, and used only in accordance with the manufacturer’s specifications.
 - b. The *SES* and its installation and use shall comply with the Michigan Building Code, the Michigan Electrical Code and any other applicable State codes, and installation of a *SES* shall not commence until all necessary permits have been issued.

Ordinance No. ORD-20-30, January 10, 2021 (with editing for consistency).

O. Personal-Scale Solar Energy System

1. In ~~Single-Family and Two-Family Zoning Districts~~ [R1 and R2 Zoning Districts](#), a personal-scale *SES* is permitted subject to the following standards.
 - a. *Ground-Mounted SES.* *Ground-mounted SES* are subject to the requirements of Section 5.16.6A *accessory uses* and *structures*, except:
 - i) *Ground-mounted SES* shall not count toward *rear required setback area* limitations in Section 5.16.6.A.2.d
 - ii) *Gound-mounted SES* shall be permissible in a *front yard* but no closer than 10 feet to the *lot line*.
 - b. *Building-Mounted SES.* *Building-Mounted SES* are subject to the dimensional standards provided in Section 5.17 for the zoning district in which the *lot* is located.
2. Installation, Use, and Maintenance
 - a. The *personal-scale SES* shall be installed, maintained, and used only in accordance with the manufacturer’s specifications.

Article IV: Development Standards

5.17 Area, Height and Placement Regulations

5.17.1 Intent

The intent of this section is to provide clear and consistent area, height, and placement regulations, collectively known as dimensional standards, for construction in the City. The standards are intended to require the appropriate placement of *buildings* that result in improved non-motorized access, adequate *open space*, and the efficient use of land and infrastructure consistent with principles of sustainable land use practices described in adopted City master plans. Maximum *required setback* regulations are intended to result in the placement of *buildings* sufficiently close to the *public right-of-way* to better provide access for pedestrians, bicyclists and public transit passengers.

5.17.2 General Requirements

Except as otherwise provided in this chapter, regulations governing *lot area*, *lot width*, *lot area per dwelling unit*, *floor area ratio*, *open space*, *active open space*, *required setback lines*, *building height*, and other pertinent factors are as shown in Tables 5.17-1 through 5.17-5 and Section 5.18 .

5.17.3 Residential Zoning Districts

A. Determination of Number of Dwelling Units

The determination of the permitted number of *dwelling units* in the "R" Residential Zoning Districts shall be made as follows: The *lot area* of the parcel in question is divided by the "minimum *lot area per dwelling unit*" for the type of unit desired (or by the average for a variety of types) with the quotient being the number of *dwelling units* permitted. *Lot area* includes land donated or to be donated to the City for public park purposes, which is acceptable to the City. *Lot area* does not include the area of dedicated or proposed *public right-of-way* or the area of private street easements in the R1 and R2 districts. In no case shall this determination permit fewer than three dwelling units on a lot, whether in one building or more than one building. Where the minimum lot area per dwelling unit requirements would otherwise permit more than three dwelling units, the greater number shall apply.

Ordinance No. ORD-19-26, September 22, 2019.

B. Dimensional Tables for Residential Zoning Districts

Dimensional standards for Residential Zoning Districts provided in Tables 5.17-1, 5.17-2, and 5.17-3.

TABLE 5.17-1: SINGLE-FAMILY-LOW-INTENSITY RESIDENTIAL DISTRICTS

Other use and development standards also apply and may supersede or effect the requirements in this table, such as Sections 5.16 Use Specific Standards, 5.18 Special Dimensional and Site Layout Standards, 5.19 Parking Standards and 5.20 Landscaping, Screening, and Buffering.

DISTRICT	MIN. LOT AREA PER DWELLING UNIT	MIN. BUILDING SPACING	REQUIRED SETBACK				MAX. HEIGHT	LOT DIMENSIONS	
			MIN. FRONT	MIN. ONE SIDE	MIN. TOTAL OF TWO SIDES	MIN. REAR		MIN. AREA	MIN. WIDTH
AG	100,000 sq. ft.		40 ft. [A][B]	10% of lot width	20% of lot width	50 ft.	30 ft.	100,000 sq. ft.	200 ft.
R1A	20,000 sq. ft.	[C]	40 ft. [A]	7 ft.	18 ft.	50 ft.	30 ft.	20,000 sq. ft.	90 ft.
R1B	10,000 sq. ft.	[C]	30 ft. [A]	5 ft.	14 ft.	40 ft.	30 ft.	10,000 sq. ft.	70 ft.
R1C	7,200 sq. ft.	[C]	25 ft. [A]	5 ft.	10 ft.	30 ft.	30 ft.	7,200 sq. ft.	60 ft.
R1D	5,000 sq. ft.	[C]	25 ft. [A]	3 ft.	6 ft.	20 ft.	30 ft.	5,000 sq. ft.	40 ft.
R1E	4,000 sq. ft.	[C]	15 ft. [A]	3 ft.	6 ft.	20 ft.	30 ft.	4,000 sq. ft.	34 ft.

Footnotes:

[A] Also see additional regulations in Section 5.18.5 (Averaging an Established Front Building Line).

[B] For roadside stands only, the minimum *front required setback* is 30 ft.

[C] Where more than 1 residential *structure* is to be constructed on a *lot* in the R1 districts, or where *dwelling units* are served by a private street under the provisions of Section 5.21 the following placement regulations shall also be applied:

- (a) The minimum spacing between *buildings* shall be ~~twice the minimum side required setback dimension of the zoning district in which the lot is located~~ 6 ft.;
- (b) A minimum *rear required setback* of 30 feet must be provided between the rear of a residential *structure* and the adjacent (nearest) *lot line*;
- (c) A minimum *front required setback* of ten feet must be provided between all *structures* and the private street pavement.

TABLE 5.17-2: ~~TWO-FAMILY~~ MODERATE-INTENSITY RESIDENTIAL DISTRICTS

DISTRICT	MIN. LOT AREA PER D.U.	BUILDING SPACING	REQUIRED SETBACK				MAX. HEIGHT	LOT DIMENSIONS	
			MIN. FRONT	MAX. FRONT	MIN. SIDE	MIN. REAR		MIN. AREA	MIN. WIDTH
R2A	2,500 sq. ft.	[B]	25 ft. [A]	None	5 ft.	20 ft.	30 ft.	5,000 sq. ft.	40 ft.
R2B	4,250 sq. ft. [C]	[B]	25 ft. [A][B][D]	None	5 ft.	20 ft.	30 ft.	8,500 sq. ft.	60 ft.

Footnotes:

[A] Also see additional regulations in Section 5.18.5 (Averaging an Established Front Building Line).

[B] Where more than one residential *structure* is to be constructed on a *lot* in the R2 districts, or where *dwelling units* are served by a private street under the provisions of Section 5.21, the following placement regulations shall also be applied:

- (a) The minimum spacing between *buildings* shall be ~~twice the minimum side required setback dimension of the zoning district in which the lot is located~~ 6 ft.;
- (b) A minimum *rear required setback* of 30 feet must be provided between the rear of a residential *structure* and the adjacent (nearest) *lot line*;
- (c) A minimum *front required setback* of ten feet must be provided between all *structures* and the private street pavement.

[C] Except for fraternity houses, sorority houses, student cooperative housing, and group housings, for which minimum *lot area* shall be 350 sq. ft. per occupant.

[D] Or the *established front building line* existing on the date this ordinance is adopted, whichever is larger.

TABLE 5.17-3: MULTIPLE-FAMILY RESIDENTIAL DISTRICTS

DISTRICT	MIN. LOT AREA PER D.U. (SEE TABLE NOTES)	MIN. OPEN SPACE (% LOT AREA) AND ACTIVE OPEN SPACE (PER D.U)	REQUIRED SETBACK					MAX. HEIGHT	LOT DIMENSIONS	
			MIN. FRONT	MAX. FRONT	MIN. SIDE	MIN. BLDG SPACING	MIN. REAR		MIN. AREA	MIN. WIDTH
R3	4,300 sq. ft.	65% 300 sq. ft.	15 ft.	40 ft. [A]	20 ft. plus [B]	20 ft.	30 ft. plus [C]	35 ft.	21,780 sq. ft.	120 ft.
R4A	4,300 sq. ft.	65% 300 sq. ft.	15 ft.	40 ft. [A]	20 ft. plus [B]	20 ft.	30 ft. plus [C]	35 or 45 ft. when [D]	21,780 sq. ft.	120 ft.
R4B	2,900 sq. ft.	55% 300 sq. ft.	15 ft.	40 ft. [A]	12 ft. plus [B]	20 ft.	30 ft. plus [C]	35 or 45 ft. when [D]	14,000 sq. ft.	120 ft.
R4C	2,175 sq. ft.	40% 300 sq. ft.	25 ft. [E]	None	12 ft. plus [B]	20 ft.	30 ft. plus [C]	30 ft.	8,500 sq. ft.	60 ft.
R4D	1,740 sq. ft.	50% 300 sq. ft.	15 ft.	40 ft. [A]	30 ft. plus [B]	20 ft.	30 ft. plus	120 ft.	83,000 sq. ft.	200 ft.

TABLE 5.17-3: MULTIPLE-FAMILY RESIDENTIAL DISTRICTS

DISTRICT	MIN. LOT AREA PER D.U. (SEE TABLE NOTES)	MIN. OPEN SPACE (% LOT AREA) AND ACTIVE OPEN SPACE (PER D.U.)	REQUIRED SETBACK					MAX. HEIGHT	LOT DIMENSIONS	
			MIN. FRONT	MAX. FRONT	MIN. SIDE	MIN. BLDG SPACING	MIN. REAR		MIN. AREA	MIN. WIDTH
							[C]			
R4E	580 sq. ft.	40% 150 sq. ft.	15 ft.	40 ft. [A]	10 ft. plus [B]	20 ft.	30 ft. plus [C]	None	14,000 sq. ft.	120 ft.
R6	10 times the <i>floor area</i> for each <i>dwelling unit</i>	None	40 ft.	None	20 ft.	None	30 ft.	15ft, 12 ft. for accessory structures	170,000 sq. ft.	100 ft.

Table Notes:

The maximum density of each district, or the maximum number of *dwelling units* per acre based on the minimum *lot area per dwelling unit* requirement for each district, is: [as follows; however, in no case shall this determination permit fewer than three dwelling units on a lot.](#)

- R3 ... 10 *dwelling units* per acre
- R4A ... 10 *dwelling units* per acre
- R4B ... 15 *dwelling units* per acre
- R4C ... 20 *dwelling units* per acre
- R4D ... 25 *dwelling units* per acre
- R4E ... 75 *dwelling units* per acre

Footnotes:

- [A] Maximum *front required setback* applies to new detached *buildings*; no maximum *front required setback* for *buildings* or additions to *buildings* constructed before January 16, 2011. For *lots* with more than one *front lot line*, maximum *front required setback* shall only apply to one *front lot line*.
- [B] Plus 3 inches for each foot of *building height* over 35 feet and 1.5 inches for each foot of *building length* over 50 feet. (*Building length* is dimension of side parallel to the *side lot line* of a rectangle within which the *building* may be located.)
- [C] Plus 1.5 inches for each foot of *building height* over 35 feet and 1.5 inches for each foot of *building width* over 50 feet. (*Building width* is dimension of side parallel to the *front lot line* of a rectangle within which the *building* may be located.)
- [D] When *parking spaces* are below at least 35% of the *building*.
- [E] Additional regulations in Section 5.18.5 Averaging an Established Front Building Line.

Ordinance No. ORD-21-20, July 25, 2021. Ordinance No. ORD-22-11, August 21, 2022.

- D.** Nothing in this section is intended to allow a greater density of population, greater intensity of land use, or less required *open space* than that provided in the approved site plan or plat.

Ordinance No. ORD-21-20, July 25, 2021.

5.18.4 Exceptions to Height Limits

A. Certain Architectural and Mechanical Features

The height limits of this chapter may be excepted only as follows:

1. Enclosures for elevator, escalator, or stairwells that are not included in *floor area* or *FAR* of a *building* in Mixed-Use and Nonresidential and Special Purpose Zoning Districts may extend up to 12 feet above the height limit of the zoning district in which the *building* is located.
2. *Building-mounted SES* or *personal-scale SES* may extend up to 12 feet above the height limit of the district in which it is located.
3. *Wireless communication antennas* attached to a structure other than a *wireless communication tower* may exceed the height limit of the zoning district in which it is located. (See Section 5.16.5D for *wireless communication antennas* attached to a *wireless communication tower*.)

B. Sustainable and Affordable Housing Developments

The height limits of this chapter may be increased by up to 30% when the following conditions are met:

1. The development has an affordable housing component or a sustainability component.
2. For any portion of the *site* that is within 300 feet of any Residential Zoning District, the *side required setback* and *rear required setback* within that buffer shall be increased by the amount of the increased height limitation for the portion of the *buildings(s)* above the normal height limit. This requirement is intended to result in *buildings(s)* that comply with the normal *required setbacks* and have a step back above the normal height limit or *buildings(s)* that comply with the increased *required setbacks* without step backs.

C. Elevating Buildings in the Floodplain

Buildings in the *floodplain* may be elevated to bring the *lowest floor* above the *floodplain* and may exceed the height limit by the depth of the *flood protection elevation*.

Ordinance No. ORD-20-30, January 10, 2021; Ordinance No. ORD-20-33, January 31, 2021; Ordinance No. ORD-24-20, November 10, 2024.

5.18.5 Averaging an Established Front Building Line

In ~~Single-Family Zoning Districts, Two-Family Zoning Districts~~ [R1 and R2 Zoning Districts](#) and the R4C zoning districts, where the average of the established front building line of structures on all adjacent lots that are located within 100 feet of either side of a lot and on

3. A higher class of *parking space* may be used to provide bicycle or *electric vehicle* parking facilities when more than one class is required by this section.

C. Parking Requirements

Parking requirements for permitted land uses are provided in Table 5.19-1.

TABLE 5.19-1: REQUIRED PARKING							
USE (See Sec. 5.19.3 for Uses in D1, D2, TC1 Districts)	MAXIMUM VEHICLE PARKING SPACES (NONE IF BLANK)	MINIMUM BICYCLE PARKING SPACES			MINIMUM EV PARKING SPACES		
		SPACES	CLASS			CLASS	
			A	B	C	EV-C	EV-I
RESIDENTIAL USES (Number of Spaces/Dwelling Unit, unless otherwise noted)		% OF SPACES PROVIDED					
HOUSEHOLD LIVING							
<i>Adult Foster Care</i>		None	None			None	
<i>Dwelling, Assisted Living</i>		1/5 units	50%		50%	40%	10%
<i>Dwelling, Multi-Family (5 units or more)</i>		1/5 units	50%		50%	90%	10%
<i>Dwelling, Single-Family, Two-Family, Multi-Family (3 or 4 units)</i> <i>Dwelling, Single-Family, Two-Family, Three-Family, Multi-Family (4 units)</i>		None	None			See Section 5.19.8A	
<i>Dwelling, Townhouse</i>		1/5 units	50%		50%	100%	
GROUP LIVING							
<i>Emergency Shelter</i>		None				30%	5%
<i>Fraternities, sororities, student cooperatives</i>		1/2 beds	50%	50%		90%	10%
<i>Group Housing, Guest House</i>		1/5 beds	50%	50%		90%	10%
PUBLIC/INSTITUTIONAL USES		% OF SPACES PROVIDED					
COMMUNITY AND CULTURAL							
<i>Club Headquarters or Community Center</i>		1/1,000 sq. ft.			100%	25%	10%
<i>Conference Center</i>		1/1,000 sq. ft.			100%	40%	10%
<i>Designated Marijuana Consumption Facility</i>		1/100 sq. ft.	1/500 sq. ft.		50%	50%	
<i>Museum, Art Gallery</i>		1/265 sq. ft.	1/3,000 sq. ft.		50%	50%	30%
<i>Funeral Services</i>		None				None	
<i>Library</i>		1/265 sq. ft.	1/3,000 sq. ft.		50%	50%	30%
<i>Parks, Recreation, and Open Space</i>		None	None			30%	5%

3. Class C (Fixed Bicycle Racks)

Class C spaces shall store a bicycle for shorter periods, allowing both the wheels and frame of a bicycle to be securely locked. Class C is typically intended for use by customers and visitors of a residence, business, or office.

5.19.8 Design of Electric Vehicle Parking Spaces

A. General

1. Single-family dwellings, two-family dwellings, [three-family dwellings](#), and multiple-family dwellings with ~~three or~~ four units: All parking spaces on the lot shall be EV-C. For any garage or carport on the lot, at least one parking space shall be EV-I and the remainder of parking spaces inside the garage or carport shall be EV-C.
2. EV-I *parking spaces* shall have signage indicating it is to be used exclusively for *electric vehicles*.
3. Free-standing *electric vehicle charging stations* shall have bollards, bumper blocks, or raised curbs to protect the system.
4. *Electric vehicle charging stations* shall be wall-mounted, or located to accommodate the charging of more than one Parking Stall.
5. *Electric vehicle charging stations* shall not create a trip hazard or violation of the accessible path of travel when the cord is connected to an *electric vehicle*.
6. Where *parking lots* are separated into distinct areas or when *parking structures* have more than one level, the *electric vehicle* parking facilities shall be evenly distributed among the separate areas or levels.

B. Placement of Electric Vehicle Charging Stations

1. *Electric vehicle charging stations* may not reduce the required stall dimensions provided in Table 5.19-4 and must maintain compliance with state barrier-free design requirements.
2. *Electric vehicle charging stations* in any walkways must maintain at least four feet of walkway width for pedestrians.
3. *Electric vehicle charging stations* may not be located in any required interior landscape island, *right-of-way* screening, or buffer area.

C. Class Standards

1. EV-C (Electric Vehicle Capable)

EV-C are *parking spaces* having a capped cable/raceway connecting the *parking space* to an installed electric panel with a dedicated branch circuit(s) to easily install the infrastructure and equipment needed for a future *electric vehicle charging station*. The dedicated branch circuit panel space shall be stenciled or marked legibly with the following text: Future Electric Vehicle Charging Circuit. See Figure EV-C

3. For *lots* zoned for nonresidential use: A permanent recorded unobstructed access and utility easement that is a minimum of 30 feet in width as shown on an approved site plan may serve as the sole means of access to a *public right-of-way* or private street. The easement shall include provisions for the maintenance of improvements and utilities. For such *lots*, the *lot line* most parallel with the *public right-of-way* or private street shall be designated as the *front lot line*. Other *lot lines* shall be determined as provided in this ordinance. *Required setbacks* shall be provided in accordance with the Schedule of Area, Height, and Placement regulations in this ordinance, with the exception that if the distance between the *front lot line* and the *public right-of-way* or private street is more than the *front required setback* for the zoning district in which the *lot* is located, no *front required setback area* shall be required.
4. For ~~*lots zoned solely for single-family dwelling use*~~ *lots zoned R1 (Low-Intensity Residential)*: A permanent recorded unobstructed access and utility easement that is a minimum of 30 feet in width may serve as the only means of access to a public right-of-way or private street for a maximum of two lots or parcels subject to the following:
 - a. *Driveways* within the easement shall meet all applicable ordinances, including but not limited to Section 5.19 .
 - b. The easement shall include provisions for the maintenance of the *driveway* and any other improvements and utilities.
 - c. For *lots* where the easement is the only means of access, either the *lot line* most parallel with the *public right-of-way* or private street, or most perpendicular with the *public right-of-way* or private street, shall be designated by an *applicant* as the *front lot line*, and the minimum *front required setback area* shall be provided for the entire length of that *front lot line*.

5.22 Stormwater Management and Soil Erosion

No Person shall conduct activity for which a permit under this Section 5.22 or related Section 5.29.3 is required without first having obtained the required permit. After the permit has been obtained, no Person shall conduct any activity in violation of any condition of that permit, or without having the permit and plans on *site*. Throughout this section, the Washtenaw County Water Resources Commissioner, and the Commissioner's office, are referred to as "WCWRC".

5.22.1 Stormwater Management

A. Purpose

1. The City Council recognizes and is concerned that excessive quantities of soil are eroding from certain areas that are undergoing *development* for non-agricultural uses such as housing developments, industrial areas, recreational uses, and roads. This *erosion* makes necessary costly repairs to gullies, washed out Fills, roads, and embankments. The resulting *sediment* clogs storm sewers and road ditches, muddies *watercourses* and silts-in lakes and reservoirs, and is considered a major water pollutant,

TABLE 5.24-3: OTHER MIXED-USE AND NONRESIDENTIAL AND SPECIAL PURPOSE ZONING DISTRICTS PERMANENT SIGNS

SIGN TYPE	HEIGHT	PLACEMENT	MAXIMUM NUMBER
			frontage

C. Residential Zoning Districts

The type, area, height, placement, and number of *permanent signs* permitted in Residential Zoning Districts are provided in Table 5.24-4. Height and placement requirements include the *sign structure*, unless otherwise stated.

TABLE 5.24-4: RESIDENTIAL ZONING DISTRICTS PERMANENT SIGNS

LAND USE	SIGN TYPE	MAXIMUM SIGN AREA PER LOT	MAX. HEIGHT	PLACEMENT	MAXIMUM NUMBER
Single and Two-Family; Multiple-Family (up to six units) <u>Single, Two-, and Three-Family;</u> <u>Multiple-Family (up to six units)</u>	Wall Sign	1 sq. ft. per <i>building</i>	N/A	N/A	1 per building
Multiple-Family (7 or more units, other group housing)	Wall Sign	6 sq. ft. per <i>building</i>	10 ft.	Within 4 ft. of a door facing and visible from a public Street	1 per building
	Freestanding Sign	50 sq. ft.	1 ft. for each foot set back from the nearest <i>lot line</i> , up to 8 ft.	Min. required setback: 5 ft.	1 per <i>lot</i>
Nonresidential	Wall Sign		10 ft.	N/A	1 per street frontage
	Awning Sign	12 sq. ft. among these types	10 ft.	Entirely within <i>awning</i> face	1 per street frontage
	Canopy Sign		10 ft.	Entirely within <i>awning</i> face	1 per street frontage
	Freestanding Sign	50 sq. ft.	1 ft. for each foot set back from the nearest <i>lot line</i> , up to 8 ft.	Min. required setback: 5 ft.	1 per <i>lot</i>

5.24.6 Window Signs

Interior and *exterior window signs* are permitted as provided in Table 5.24-5 in addition to all other permitted *signs*.

TABLE 5.24-6: TEMPORARY SIGNS

ZONING DISTRICTS	SIGN TYPE	MAX. SIGN AREA		MAX. NUMBER	MIN. REQUIRED SETBACK	MAX. HEIGHT
		PER LOT	PER SIGN			
Single and Two-Family; Multiple-Family (up to six units) <u>Single, Two-, and Three-Family; Multiple-Family (up to six units)</u>	Freestanding Sign	20 sq. ft.	12 sq. ft.	6	5 ft.	6 ft.
	Wall Sign	3 sq. ft. per principal building	3 sq. ft.	2	N/A	10 ft.
Multiple-Family (7 or more units, other group housing)	Freestanding Sign	20 sq. ft.	12 sq. ft.	6	5 ft.	6 ft.
	Wall Sign	12 sq. ft. per principal building	12 sq. ft.	1	N/A	10 ft.
Nonresidential	Freestanding Sign	<i>Building frontage 166 ft. or less: 32 sq. ft.</i> <i>Building frontage more than 166 ft.: 0.6 sq. ft. per linear foot of building frontage up to 100 sq. ft.</i>	32 sq. ft.	4	5 ft.	6 ft.
	Wall Sign	20 sq. ft. per building	20 sq. ft.	No maximum	N/A	10 ft.

C. Materials and Construction

Temporary signs shall be constructed of durable, all-weather materials and designed to remain in place and in good repair so long as they remain on display. A *Temporary freestanding sign* larger than three square feet shall have a rigid frame or border.

5.24.8 Liability Insurance

If any *permanent sign* or *sign structure* is erected upon or projects into a *public right-of-way* or if the height of a *sign* or *sign structure* is greater than the distance from the *sign* or *sign structure* to a *public right-of-way*, then the owner of the *sign* or *sign structure* shall at all times maintain Commercial General Liability Insurance in the amount of \$1,000,000.00 covering collapse of the *sign* or *sign structure* and potential resulting injuries and damages. The Commercial General Liability Insurance policy shall include an endorsement, or policy language, naming the City of Ann Arbor as an additional insured.

Section 5.24 repealed and replaced by Ordinance No. ORD-20-27, December 20, 2020.

5.25 Outdoor Lighting

5.25.1 Purpose

The purpose of this section is to:

C. Posted Notice for Public Hearings

Notice shall be posted on a property that is the subject of a public hearing held by the Planning Commission not less than 7 days prior to the public hearing except for zonings associated with annexation and ~~Single-Family Zoning Districts~~ [R1 Zoning Districts](#) or chapter text amendments. Posted notices shall include the same information required for mailed notices of public hearings.

D. Published Notice of Amendments

Notice of an amendment this chapter, including an amendment to the Zoning Map, shall be published in a paper of general circulation within 15 days of adoption. The notice shall include:

1. Either a summary of the regulatory effect of the amendment, including the geographic area affected, or the full text of the amendment.
2. The effective date of the amendment.
3. The time and place where a copy of the amendment may be inspected or purchased.

Ordinance no. ORD-25-24, August 10, 2025.

5.28.3 Public Hearings

A. General Requirements

Public hearings shall be held by the City Council, Planning Commission, and Zoning Board of Appeals as required by the procedures in this chapter.

B. Continued, Delayed, or Substantially Revised

A public hearing that is continued to an unspecified date or when the subject of the public hearing has been substantially revised in the judgement of the Planning Manager shall be noticed as required by Section 5.28.2.

Ordinance no. ORD-25-24, August 10, 2025.

5.28.4 Community Participation Requirements

A. Purpose

The intent of this Section 5.28.4 is to:

1. Ensure that *applicants* seeking approval of certain applications that require public hearings pursue early and effective community participation in conjunction with their proposed *developments*, giving people an early opportunity to learn about, understand and comment upon proposals, and providing an opportunity for the community to be involved in the *development* of their city.
2. Provide clear expectations and formal guidance for *applicants* to gather community comments regarding their proposals so that they may respond and attempt to mitigate any real or perceived impacts of their proposed *development*.

- iii) Reports shall be provided to the PDSU within 15 days after the meeting.

C. Type 2 Community Participation

Type 2 Community Participation is required for any development activity approved by the Planning Commission that does not require a public hearing.

1. Procedures

a. Community Mailed Announcement

Applicants shall mail a written announcement to all property owners, addresses, and registered neighborhood groups within 500 feet of the proposed project site. Addresses shall be provided by the PDSU.

b. Announcement Content

Written announcements shall be prepared based on templates provided by the PDSU which identify the *applicants*, indicate that an application has been submitted and describe the application in writing and graphics, explain how recipients can learn more about the application, and the anticipated review and approval process.

c. Timing

Announcements shall be mailed to all addresses provided by the PDSU and a digital copy shall be provided to the PDSU within 15 days after the application has been accepted for review by the PDSU.

D. Waiver of Requirements

The Planning Manager may waive these requirements for applications to amend the Zoning Map when:

1. The requested zoning designation is PL (Public Land).
2. The application is to annex a parcel of less than two acres and ~~zone the parcel for single-family residential use~~ the requested zoning designation is R1 (Low-Intensity Residential).
3. There is no proposed change in land use and no *development* is proposed.
4. The application is for a special exception use that the Planning Manager has determined to be a temporary use.

Ordinance No. ORD-18-20, October 31, 2018; Ordinance No. ORD-25-25; August 10, 2025.

5.28.5 Design Review

A. Intent

The intent of this section is to foster excellence in the design of the City's built environment by reviewing certain projects in the downtown area for consistency and conformance to the Downtown Design Guidelines, as approved by City Council, by the PDUS. This section provides for the applicability, requirements, and expectations of the design review process.

1. Alterations to nonresidential *nonconforming structures*.

The *alteration* is approved by the Zoning Board of Appeals upon a finding that it complies as nearly as practicable with the requirements of this chapter and that it will not have a detrimental effect on neighboring property.

2. Alterations to residential *nonconforming structures*.

- a. The *alteration* does not expand an existing nonconformity.
- b. The *alteration* does not create a new nonconformity on the *lot*.
- c. The *alteration* maintains compliance with all other dimensional standards of the zoning district for the *lot* on which it is located.
- d. The alteration will meet all other code and ordinance requirements.

B. For purposes of this Section 5.32.2, *alteration* shall mean any change in a *building* that results in additional *floor area* being fit for occupancy, a greater number of *dwelling units* or rooming units or an increase in the exterior dimensions of the *building*.

C. A *nonconforming structure* shall not be replaced after damage or destruction of the *nonconforming structure* if the estimated expense of reconstruction exceeds 75% of the appraised value, as determined by the Building Official, of the entire *building* or *structure*, exclusive of foundations.

Ordinance No. ORD-25-05, April 27, 2025.

5.32.3 Nonconforming Lot

Where the owner of a *nonconforming lot* does not own and cannot reasonably acquire sufficient land to enable the owner to conform to the requirements of this chapter regarding *lot area*, *lot width*, or both, such a *nonconforming lot* may be used by such an owner under the following conditions.

A. Permitted Use

1. A nonconforming lot in ~~a Single-Family or Two-Family Residential District~~ an R1 or R2 zoning district may be used for ~~single-family use~~ any permitted principal use in the R1 district.
2. A nonconforming lot in a Multiple-Family Residential District may be used for ~~single-family use~~ any permitted principal use in the R1 district.
3. A nonconforming lot in a Mixed-Use Zoning District may be used for any permitted principal use in the O district.
4. A nonconforming lot a Nonresidential or Special Purpose Zoning District may be used for any permitted principal use in the RE or ORL district.

B. Area, Height and Placement Standards

Structures on *nonconforming lots* shall conform to the area, height, and placement standards of its zoning designation with the following exceptions:

Article VIII: Definitions

Words and phrases used in this chapter shall have their usual and customary meaning, except that the following terms shall have the meanings stated below. In addition to the definitions below, the definitions from the following documents shall apply to this chapter: (1) Part 91 of 1994 PA 451 (Michigan Compiled Laws) as amended; (2) Rules of the Washtenaw County Water Resources Commissioner; and (3) Ann Arbor City Code Chapter 103 *Historical Preservation*. All words defined in the Part 303 of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, and used in this chapter, shall have the meaning specified in that Act and the administrative regulations passed pursuant to that Act, unless a different definition for that term is provided in this Article VIII.

5.37.1 Generalized Terms

The following generalized terms are used for specific groupings of zoning districts as follows:

- A. ~~Single-Family Zoning Districts~~ Low-Intensity Residential Zoning Districts – collectively refers to the R1A, R1B, R1C, R1D, and R1E ~~Single-Family Dwelling~~ districts.
- B. ~~Two-Family Zoning Districts~~ Moderate-Intensity Residential Zoning Districts – collectively refers to the R2A and R2B ~~Two-Family Dwelling~~ districts.
- C. **Multiple-Family Zoning Districts** – collectively refers to the R3 Townhouse Dwelling district and the R4A, R4B, R4C, R4D, and R4E Multiple-Family Dwelling districts.

Ordinance No. ORD-20-27, December 20, 2020.

5.37.2 Specific Terms

Editor's Note: Specific terms defined below are italicized in this document.

A.

Accelerated Soil Erosion

The increased loss of the land surface that occurs as a result of human activities.

Accessory Building

See Building, Accessory

Accessory Dwelling Unit (ADU)

A *dwelling unit* for not more than one *family* which is an integral part of a *single-family dwelling* or is included in a detached *accessory building*, and that meets all of the requirements of Section 5.16.6D.

Accessory Use

See Use, Accessory

Adult Bookstore

An establishment having as a *principal activity* the sale of books, magazines, newspapers, video tapes, video discs, and motion picture films that are characterized by their emphasis on portrayals of human genitals and pubic regions or acts of human masturbation, sexual intercourse or sodomy.

pure thermal spectrum, for sources having CCT less than 5,000 K. A value of $CRI = 100$ indicates perfect correspondence.

Community Recreation

Use of a *buildings* and facilities accessory to *townhouse dwellings* ~~and *multiple-family dwellings*, *three-family dwellings*, and *multiple-family dwellings*~~ for a social, educational, or recreational purpose, to which residency of the *townhouse dwellings* ~~or *multiple-family dwellings*, *three-family dwellings*, or *multiple-family dwellings*~~ are required for participation and that does not render a service customarily carried on as a *business*.

Conceptual PUD Plan

A graphic depiction in plan form of the elements of a Planned Unit Development district that illustrates the *PUD Development Program* and the district's *Supplemental Regulations*.

Conference Center

A facility used for service organizations, business and professional conferences, and seminars, and limited to accommodations for conference attendees.

Contractors, General Construction and Residential Builders

Individuals or businesses offering services related to construction of *buildings* and *development* of land such as Residential Trade Contractors and home builders, Highway and Street, heavy construction and general *buildings*; *coal and coke dealers*.

Corner Lot

See Lot, Corner.

Correlated Color Temperature (CCT)

Quantity describing the perceived color of light. It is specified by the temperature of a pure thermal spectrum having the same perceived color. The corresponding thermal temperature is ordinarily given in degrees Kelvin.

Critical Facilities

As referenced in the Michigan Building Code, *critical facilities* are typically any facility which is critical to the health and welfare of the population and, if Flooded, would create an added dimension to the disaster. This category of buildings corresponds to Type III and Type IV buildings as defined in the ASCE 24-14. *Critical facilities* include, but are not limited to, schools hospitals, nursing homes, and housing likely to contain occupants not sufficiently mobile to avoid injury or death unaided during a *flood*; police stations, fire stations, emergency vehicle and emergency equipment storage facilities, and emergency operations centers likely to be called upon before, during, and after a *flood*; public and private utility facilities important to maintaining or restoring normal services before, during, and after a *flood*; and those *structures* or facilities which produce, use, or store highly volatile, flammable, explosive, toxic, and/or water reactive materials.

Correctional Facility

A publicly or privately operated facility to house Persons awaiting trial or Persons serving a sentence after being found guilty of committing a crime. This use includes a prison, jail, and adult or juvenile detention center.

Critical Root Zone

The circular area surrounding a tree that is considered to contain tree roots within 18 inches of

of the transaction.

Driveway

An access roadway between a public Street and a *parking space, parking structure, or parking lot*.

Dwelling Unit

One or more rooms with kitchen and sanitary facilities designed as a unit for occupancy by a single-family. See also *accessory dwelling unit, manager's dwelling unit, assisted living dwelling, multiple-family dwelling, single-family dwelling* (or *one-family*), [three-family dwelling](#), *townhouse dwelling, two-family dwelling*.

Dwelling Unit, Accessory

See Accessory Dwelling Unit.

Dwelling Unit, Manager's

An *accessory dwelling unit* located on a *site* used for nonresidential uses specifically for managers, security staff and caretakers of the *principal use*.

Dwelling, Assisted Living

A ~~multiple-family dwelling~~ [three-family or multiple-family dwelling](#) which may or may not be licensed by the State of Michigan where accessory services primarily for, but not limited to, older adults are provided to help with normal daily activities as an integral part of the *dwelling unit*. *Assisted living dwellings* may also be known as assistive living, continuing care community, senior independent living, senior living community, senior housing and care, and housing with services establishment, or other similar marketing term.

Dwelling, Multiple-Family

A building containing ~~three~~ [four](#) or more dwelling units arranged either side by side or one above the other.

Dwelling, Single-Family (or One-Family)

A detached *building* connected to public water and sanitary sewer services containing one *dwelling unit*.

[Dwelling, Three-Family](#)

[A building containing three dwelling units arranged either side by side or one above the other.](#)

Dwelling, Townhouse

A *building* containing three or more *dwelling units* arranged side by side, separated from each other by a firewall and having separate direct means of egress and ingress to each unit from the outside.

Dwelling, Two-Family

A detached *building* containing two *dwelling units*, but not including two otherwise freestanding *single-family* units that are attached at one point or by a non-structural decorative feature.

E.

Earth Change

Any *excavation* or *cut, fill* or *grading* as herein defined.

Electric, Gas and Sanitary Services

All lines and facilities related to the provision, collection, distribution, and transmission of