UNIFIED DEVELOPMENT CODE

(Solid Waste Terms)

AN ORDINANCE TO AMEND SECTIONS 5.18, 5.20, 5.29, AND 5.37 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 5.18.1.B of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended as follows:

B. Exceptions

1. All Zoning Districts

The following types of structures may be located anywhere on a lot, including in any required setback area:

a. Open and unroofed terraces, patios, stoops and steps, ramps for building access

b. Awnings

c. Flagpoles

d. Trellises

e. Retaining walls

f. Fountains

g. Outdoor cooking equipment

h. Sidewalks

i. Mailboxes

j. Light poles

k. Fences in accordance with Section 5.26 .

l. Parking lots and driveways if permitted by Sections 5.19 and 5.21

2. Residential Zoning Districts

In Residential Zoning Districts, the following types of structures may be located anywhere on a lot except in the front required setback area:

a. Curb carts consistent with Chapter 26 and the Solid Waste Regulations

b. Fire escapes

c. Mechanical equipment

3. Architectural Feature Projections

Certain architectural features, such as cornices, eaves, gutters, bay windows, and chimneys may project up to two feet into any required setback areas.

4. Front Porches

Unenclosed porches, decks and platforms covered by a roof or canopy which do not extend above the first floor of a residential structure, nor extend more than eight feet in depth from any point along the principal building, and located in an R1A, R1B, R1C, R1D, R1E, R2A, or R4C District may project up to eight feet into the front required setback area. No unenclosed porch, deck, or platform shall be located within five feet from the front lot line. For premises on which such encroachment occurs, the principal established front building line will continue to establish the existing front required setback.

Section 2. That Section 5.20.6 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended as follows:

5.20.6 Solid Waste Containers

Solid waste container points of storage, as provided in Chapter 26 and the Solid Waste Regulations, shall be screened from view and buffered from a public right-of-way (excluding an Alley), a private street, a public park, or a parcel in a Residential Zoning District by the following elements

A. Screening Wall or Fence

A six-foot high opaque wall or solid fence. Gates may be used if required screening conditions interferes with access to the solid waste containers. .

B. Buffer Strip

A buffer strip at least 15 feet in width with one tree for each 15 feet or fraction thereof. Trees shall be spaced between 15 and 30 feet apart and shall be at least 50% evergreen when more than one tree is required.

C. Single-Family and Two-Family Dwelling Exception

Curb cart points of storage on a parcel containing a single-family or two-family dwelling do not require screening or buffer strips.

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5.20.6 Solid Waste Containers

Solid waste container points of storage, as provided in Chapter 26 and the Solid Waste Regulations, shall be screened from view and buffered from a public right-of-way (excluding an Alley), a private street, a public park, or a parcel in a Residential Zoning District.

A. Screen Wall or Fence

A six-foot high opaque wall or solid fence. Gates may be used if required screening conditions interferes with access to the solid waste containers.

B. Buffer Strip

A buffer strip at least 15 feet in width with one tree for each 15 feet or fraction thereof. Trees shall be spaced between 15 and 30 feet apart and shall be at least 50% evergreen when more than one tree is required.

C. Single-Family and Two-Family Dwelling Exception

Curb cart points of storage on a parcel containing a single-family or two-family dwelling do not require screening or buffer strips.

Section 3**.** That Section 5.29.1.C of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended as follows:

C. Fences and Solid Waste Containers

A zoning permit is required for the construction of fences consistent with Section 5.26 and for the placement solid waste container points of storage per Chapter 26 and the Solid Waste Regulations and with required screening and buffering per Section 5.20.6, except curb carts placed on parcels containing a single-family or two-family dwelling.

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C. Fences and Solid Waste Containers

A zoning permit is required for the construction of fences consistent with Section 5.26 and the placement of solid waste container points of storage per Chapter 26 and the Solid Waste Regulations with required screening and buffering per Section 5.20.6, except curb carts placed on parcels containing a single-family or two-family dwelling.

Section 4. That Section 5.29.8.D of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended as follows:

D. Dimensional Layout Plan – For Site Plans Only

Drawings and written descriptions of the proposed development must be provided on the plans, demonstrating compliance with all applicable development standards such as building area, height and placement, off-street parking, Streets and access including the following:

1. Existing and proposed lot lines.
2. Minimum and maximum required setback lines, including established front building line and required increases to the normal minimum required side and rear setback lines, if applicable; existing and proposed front, side and rear yards.
3. Existing and proposed buildings.
4. Vehicle parking spaces, aisles and driveways. Identify any "no parking" areas or fire lanes and indicate any proposed signage.
5. Bicycle parking spaces, including detail of facilities.
6. Curb cuts, drive approaches and curb radii dimensions, including all curb cuts on the opposite side of the Street from the site. Dimensions of all Fire Department access roads or lanes, if applicable, including width at hydrant, dead end lengths, turn-around location, turning radii, etc.
7. Solid waste container points of storage and points of collection consistent with Chapter 26 and the Solid Waste Regulations.
8. Open space and active open space.
9. Wetland and watercourse buffer area.
10. Buffers and screening.
11. Perspective sketch of building showing streetwall height and offset, if applicable.

Section 5. That Section 5.29.8.H of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended as follows:

H. Landscape Plan

Drawings and written descriptions of proposed landscaping, screening and buffers demonstrating compliance with applicable development standards such as interior landscaping of vehicular use areas, right-of-way screening, buffers and screening, and natural features mitigation in order to determine compliance with applicable development standards must be provided on the plans, including the following:

1. Location, size and species of existing trees and vegetation, and natural features.

2. Location of light poles, solid waste container points of storage and points of collection, mechanical equipment and hydrants.
3. Limits of vehicular use area and notation of its size in square feet.
4. Proposed locations of required landscaping, screening and buffers, Street trees and plantings.
5. Table identifying vehicular use area, interior landscape islands, right-of-way screening, buffers and screening, and Street tree planting requirements and proposed plantings and areas to satisfy requirements.
6. Proposed plant list, including caliper sizes, root type, height of material, botanical and common name, type and amount of mulch, ground cover and grasses.
7. Notation of requested modifications if any.
8. Planting and staking details in accordance with the standards established by the PSA Administrator.
9. Specification for treatment of compacted soil on the entire site.
10. Specification for planting media in landscape areas.
11. Irrigation plan or water outlets (hose bibs).
12. Landscape maintenance program, including a statement that all diseased, damaged, or dead material shall be replaced in accordance with this chapter by the end of the following planting season as a continuing obligation for the duration of the site plan.
13. Identification of snow storage areas, including a statement that snow shall not be pushed onto interior landscape islands unless designed for snow storage.
14. Berms, retaining walls, screen walls, fences, tree wells to preserve existing trees, culverts to maintain natural drainage patterns, or any other construction details necessary to resolve specific site conditions.

Section 6. That the definition of Open Space in Section 5.37.2.O of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended as follows:

Open Space

The unenclosed portion of a lot that is devoted to space for recreation, greenery, and household activities. Open space area may include, but shall not be limited to, lawns, landscaping and gardens, wooded areas, sidewalks and walkways, active and passive recreational areas, unenclosed accessory structures used for recreation purposes, permanent or seasonal water surfaces, and protected natural areas. It shall not include areas covered by parking lots, driveways, solid waste container points of storage or points of collection, or enclosed accessory structures.

Section 7. This ordinance shall take effect and be in force on and after ten days from legal publication.