

Memorandum

To: Planning Commission
From: Brett Lenart, Planning Manager
Date: March 13, 2026
Subject: Michigan Legislature – Housing Bills



Introduction

At a recent Planning Commission meeting, the Commission inquired about any City action related to a series of Housing Bills being considered by the Michigan Legislature. The City of Ann Arbor has submitted a card of support for the bills but has not yet provided any written or oral testimony. Here is an overview of several of the bills that modify the Michigan Zoning Enabling Act, their status, and my notes on how I think the bill would impact the city:

HB 5530 – Minimum Residential Lot Size Requirements

This bill was introduced on 2/18/26 and current likes with the Committee on Government Operations. The bill would amend the MZEA to prohibit a zoning ordinance from imposing a 1,500 square foot size on land zoned for a detached single-family residence.

City Impact: This would require UDC amendments to the AG, all residential zones, the Office, Local Business, Community Convenience, Business Service District, and Fringe Commercial District.

HB 5531 – Limit Required Studies for Site Plan Approval

This bill was introduced on 2/18/26 now lies with the Committee on Government Operations. The bill would amend the MZEA to specify limits of studies or documentation only as “reasonably necessary.” The proposed amendment would prohibit a local unit of government from requesting additional requirements for issues “previously reviewed and approved.” The bill would also require action on a site plan within 60 days of receipt.

City Impact: This amendment would likely result in the need for additional staff resources to complete technical review of site plans within 60 days, and would likely result in an increase in denials or conditional approvals for site plans. It may also result in the City’s need to revisit site plan civil engineering review and site plan extension procedures.

HB 5532 – Amend Zoning Protest Petition Rules

This bill was introduced on 2/18/26 and currently lies with the Committee on Government Operations. This bill modifies MZEA by amending the requirement for owners of property in an area extending outward from the proposed rezoning area. The amendment would change the outward limit from 100 to 300 feet for all rezonings.

Additionally, it would increase the threshold of property owners from 20% to 60% if the proposed rezoning would “increase the authorized number of dwelling units.” It would also increase the required specific information on a petition, including warnings, circulator information, and specific ordinance and property descriptions.

City Impact: This would require the city to amend the UDC to reflect new standards, and would increase the staff resources necessary for evaluating such petitions.

HB 5581 – Limit Minimum Home Size Requirements

This bill was introduced on 2/24/26 and currently lies with the Committee on Government Operations. The bill would amend the MZEA to prohibit a local unit of government from imposing a minimum dwelling area requirement greater than 500 square feet.

City Impact: No impact.

HB 5582 – Limit Minimum Residential Parking Space Requirements

This bill was introduced on 2/24/26 and currently lies with the Committee on Government Operations. This bill would amend the MZEA to limit any minimum requirement of parking spaces per dwelling unit. The bill would also require the inclusion of a Mobile Home as permissible in any residential zone.

City Impact: This amendment would require modifications to the UDC to permit Mobile Homes in the AG, R1, R2, R3, R4 districts, and perhaps the O, C1, D1, D2, C2B, C3, and TC1 (based on interpretation).

HB 5583 – Prohibition on Setbacks Greater than 25 feet

This bill was introduced on 2/24/26 and lies in the Committee on Government Operations. The bill would amend the MZEA to limit a zoning ordinance from imposing setback requirements for a dwelling or outbuilding of more than 15 feet from the front

property line, or 5 feet from any rear or side property line (in Metropolitan Statistical Area communities).

City Impact: This amendment would require UDC modifications for the following Zoning Districts (to the noted setbacks):

- AG (front, side, rear)
- R1A (front, side, rear)
- R1B (front, side, rear)
- R1C (front, rear)
- R1D (front, rear)
- R1E (rear)
- R2A-R2B – (front, rear)
- R3 (side, rear)
- R4A, R4B, R4D, R4E (side, rear)
- R4C (front, side, rear)
- R6 (front, side, rear)
- O, C1, C1B, C2B, C3 (side, rear)
- TC1 (front, side, rear)

HB 5584 – Permit duplexes in Single-Family Residential Zones

This bill was introduced on 2/24/26 and currently lies with the Committee on Government Operations. The bill would modify the MZEA to define and permit duplexes wherever single-family dwellings are permitted. The bill would also prohibit any regulation that would prevent duplexes with at least 1,000 square feet of space per unit from being constructed.

City Impact: This amendment would require modification to the UDC to allow duplexes in the AG and all R1 zoning Districts.

HB 5585 – Accessory Dwelling Units (ADU)

This bill was introduced on 2/24/26 and lies with the Committee on Government Operations. The bill modifies the Michigan Zoning Enabling Act (MZEA) providing prescriptions on Accessory Dwelling Units.

City Impact: No anticipated impact on the City's current ADU regulations.

Conclusion

If the Commission desires any additional information on these, or other legislation, I'd be happy to provide any desired information.