

From: Ezra Keshet <ezrakeshet@gmail.com>
Sent: Wednesday, February 03, 2021 9:27 AM
To: Planning <Planning@a2gov.org>
Subject: ADUs

Dear Planning Commission,

Thanks so much for taking up the issue of ADUs. Personally, I think it's important to pursue every avenue for increasing housing affordability in our city, as well as increasing density for environmental and financial stability reasons. The changes you are proposing are a great first step, but probably not enough, for instance, to convince me to build an ADU.

Honestly, what is stopping me from building an ADU is the deed restriction, the owner occupancy requirement, and the anti-short-term rental requirement. The height restriction also cuts down on some design options. This proposal does not change those, if I am reading it correctly.

I have an old garage that will need to be rebuilt soon, and I'd love to put an apartment above it, for long-term rental or for aging relatives. But those restrictions tie my hands in how to pursue the project. No short-term rentals between tenants would cut down on income. And the deed restriction would be a drag on eventually selling the house.

Thanks so much for your work!
Ezra

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Ezra Keshet
<http://www.ezrakeshet.com>

From: Pat Zabawa <patzabawa@gmail.com>
Sent: Thursday, February 04, 2021 4:42 PM
To: Planning <Planning@a2gov.org>
Subject: Support for the Proposed Changes Allowing ADUs

Hi Team,

I'm a Ann Arbor resident living at 402 E Jefferson St. :)

As per <https://www.a2gov.org/departments/planning/Pages/Accessory-Dwelling-Units.aspx>, I want to write you that **I'm in support** of "the proposed changes include[ing] allowing ADUs in more zoning districts and relaxing the standards in zoning districts where ADUs are currently allowed."

Thanks for receiving feedback!

Pat Zabawa
402 E Jefferson St
Ann Arbor, MI 48104
(215) 687-7127

From: Nishant Kheterpal <nishantkheterpal@gmail.com>

Sent: Wednesday, February 03, 2021 5:40 PM

To: Planning <Planning@a2gov.org>

Subject: Comments on Proposed ADU Changes 2021

To Whom It May Concern,

As an Ann Arbor native, resident, and University of Michigan graduate student, I am writing to support changes to Ann Arbor's ADU ordinance:

- ADUs should be permitted in newly constructed detached units
- ADUs should be allowed in R3 and R4A,B,C,D,E districts
- The owner occupancy restriction should be eliminated
- Short-term rentals of ADUs should be permitted
- No off-street parking spaces should be required for ADU construction

Thanks,

Nishant Kheterpal

48105

From: Jeff Crockett <jeffcrockett8@gmail.com>
Sent: Tuesday, February 09, 2021 12:12 PM
To: Planning <Planning@a2gov.org>
Subject: On the ADU Ordinance Provision Proposal

Dear Members of the Planning Commission and Mr. Lenart,

Tonight, you are having a working session on the ADU Ordinance revision proposal that is attached.

Of particular importance to me and, expectedly, to a sizeable majority of Ann Arbor residents is the owner-occupancy requirement which reads:

"2. The owner shall occupy either the ADU or the Single-Family Dwelling on the property, except for temporary absences not to exceed a combined total of six months in a calendar year."

There are some in his community, as you are most certainly aware, who would like to remove this requirement altogether. I would strongly advise you to reject that action. If the removal of this residency requirement passes without sufficient citizen engagement, I predict that there will be a huge outcry from the community.

But, let's assume that the removal of the residency requirement is off the table and let's look carefully at provision 2 above.

I would argue that, as written, the temporary absence provision of a maximum of six months is virtually unenforceable. First, there is no provision for monitoring temporary absences. Let's say that a neighbor reports to the City a suspicion that the ACU owner has been away for more than six months. In response, the ADU owner could say, "That's not true. I have occupied the primary residents less than six months." It would seem that, as written, the burden is on the City or the neighbor to show that the ordinance has been violated. And, therein lies the problem. There is no provision for tracking temporary absences.

Secondly, there does not appear to be a penalty for violating the ordinance. Let's say the property owner flouts the ordinance and is absentee for the entire time, What happens? A hand slap? If there is no penalty or a small penalty, the property owner will simply ignore this provision.

Thirdly, there does not appear to be a provision for budgeting the additional staff needed to properly enforce this ordinance. With no budget for enforcement and no additional staff, who will be left holding the bag? You guessed it. The neighbors and the neighborhood.

Finally, I believe that, while the concept of ADUs is being marketed as a way to improve housing opportunities, there has been no indication about who will be able to afford building ADUs in the first place. It certainly won't be the middle-class property owner with a mortgage. It most likely will be a well-off individual with a mortgage completely paid who would like a residence for a relative.

But, if the residency requirement is eliminated, it could also be foreign or otherwise well-heeled investors looking to maximize their return by increasing a property's density. To be perfectly honest, I think the people most in favor of this ordinance revision are developers and those

who want OTHERS to build ADUs rather than themselves building ADUs in their own backyard.

In any case, this ordinance revision merits a much larger community discussion before moving this ordinance forward. Please direct Brett Lenart to hold a number of community forums before further action on this ordinance revision and provide information about the economics of ADUs. What has worked in the past in other locations? This seems like a reasonable question to ask.

Thanks for your consideration,

Jeff Crockett
506 E. Kingsley
Attachments area

AMENDMENTS TO THE ACCESSORY DWELLING UNIT REQUIREMENTS

AN ORDINANCE TO AMEND SECTION 5.15 (TABLE 5-15) AND SECTION 5.16.6 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 Table 5-15: Permitted Use Table of Chapter 55 of Title V of the Code of the City of Ann Arbor be amended to read as follows:

TABLE 5-15: PERMITTED USE TABLE

P= PERMITTED

E = SPECIAL EXCEPTION

A= PERMITTED ACCESSORY USE

BLANK CELL = PROHIBITED

NOTE: ALL PROPERTIES ARE SUBJECT TO THE ADDITIONAL STANDARDS INDICATED FOR THAT USE IN THE RIGHT COLUMN

NOTE: ALL PROPERTIES IN OVERLAY DISTRICTS ARE SUBJECT TO THE ADDITIONAL USE REGULATIONS IN SEC. 5.13

NOTE: SPECIFIC USES IN THE C1A/R, RE, AND ORL DISTRICTS ARE SUBJECT TO ADDITIONAL STANDARDS FOUND IN SECTIONS 5.12.5, 5.13.4, AND 5.13.5 RESPECTIVELY

USE CATEGORY AND TYPE	RESIDENTIAL														MIXED USE							NONRESIDENTIAL AND SPECIAL PURPOSE						USE-SPECIFIC STANDARDS						
	AG	RIA	RIB	RIC	R1D	R1E	R2A	R2B	R3	R4A	R4B	R4C	R4D	R4E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	R5	P	PL	RE	ORL	M1	M1A	M2	5.16	
PRIMARY USES																																		
RESIDENTIAL																																		5.16.1
Household Living																																		
Adult Foster Care		P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P				P						
Dwelling, Assisted Living											P	P	P	P		P	P	P	P	P	P	P	P				P						5.16.1B	
Dwelling, Multi-Family											P	P	P	P		P	P	P	P	P	P	P	P				P	E					5.16.1A; 5.16.1D	
Dwelling, Single-Family	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P				P						5.16.1A; 5.16.1C	
Dwelling, Townhouse									P	P	P	P	P	P		P	P	P	P	P	P	P	P				P						5.16.1A	
Dwelling, Two-Family							P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P				P						5.16.1A	
House Trailer/Mobile Home Park															P																		5.16.1A	
Group Living																																		
Emergency Shelter											P	P	P	P		P	P	P	P	P	P	P	P											
Fraternities, Sororities, and Student Cooperative Housing								E		E	E	E	E	E		E	P	P	P	P	P	P	P										5.16.1A; 5.16.1E	
Group Housing								E		E	P	P	P	P		P	P	P	P	P	P	P	P										5.16.1A; 5.16.1F	
Guest House										P	P	P	P	P		P	P	P	P	P	P	P	P										5.16.1A; 5.16.1G	

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USE CATEGORY AND TYPE	RESIDENTIAL														MIXED USE							NONRESIDENTIAL AND SPECIAL PURPOSE						USE-SPECIFIC STANDARDS					
	AG	R1A	R1B	R1C	R1D	R1E	R2A	R2B	R3	R4A	R4B	R4C	R4D	R4E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	R5	P	PL	RE	ORL	M1	M1A	M2	5.16
School, Private		E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	P	P	P	P	P	P	P	P									
School, Public	P	P	P	P	P	E	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
School, Trade/Industrial																	P	P	P	P	P	P	P	P			P		P	P	P	P	

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USE CATEGORY AND TYPE	RESIDENTIAL														MIXED USE							NONRESIDENTIAL AND SPECIAL PURPOSE						USE-SPECIFIC STANDARDS						
	AG	R1A	R1B	R1C	R1D	R1E	R2A	R2B	R3	R4A	R4B	R4C	R4D	R4E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	R5	P	PL	RE	ORL	M1	M1A	M2	5.16	
Sales																																		
Automobiles, Motorcycles, Recreational Vehicles, Equipment (Sales and Rental)																					E	E	P	P							P	P		
Fueling Station																					E	E	E	P									P	5.16.3E
Outdoor Sales, Permanent																	P	P	P	P	P	P	P	P										5.16.3I
Medical Marijuana Provisioning Center																	E	E	E	E	E	E	E	E							E	E	E	5.16.3G
Restaurant, Bar, Food Service																	P	P	P	P	P	P	P	P										5.16.3L
Retail Sales, General Merchandise																	P	P	P	P	P	P	P	P										
Wholesale, Resale, Building Material and Supplies																							P	P							P	P	P	

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USE CATEGORY AND TYPE	RESIDENTIAL														MIXED USE						NONRESIDENTIAL AND SPECIAL PURPOSE						USE-SPECIFIC STANDARDS							
	AG	R1A	R1B	R1C	R1D	R1E	R2A	R2B	R3	R4A	R4B	R4C	R4D	R4E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	R5	P	PL	RE	ORL	M1	M1A	M2	5.16	
Services and Repair																																		
Automobile, Truck, Construction Equipment Repair																					E	E	P	P							P	P	P	5.16.3C
Contractors, General Construction, and Residential Building																						P	P	P							P	P	P	
Laundry, Cleaning, and Garment Services																	P	P	P	P	P	P	P	P							P	P	P	
Parking Lot or Structure																					E	E					P	P						5.16.3J
Personal Services																P	P	P	P	P	P	P	P											5.16.3K
Vehicle Wash																					E	E	E	P										
Veterinary, Kennel, and Animal Boarding																E	E	E	E	E	P	P	P	P							P	P	P	5.16.3M

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USE CATEGORY AND TYPE	RESIDENTIAL														MIXED USE							NONRESIDENTIAL AND SPECIAL PURPOSE						USE-SPECIFIC STANDARDS						
	AG	R1A	R1B	R1C	R1D	R1E	R2A	R2B	R3	R4A	R4B	R4C	R4D	R4E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	R5	P	PL	RE	ORL	M1	M1A	M2	5.16	
OFFICE AND RESEARCH																																	5.16.4	
Office-Type																																		
Bank, Credit Union, Financial Services																P	P	P	P	P	P	P	P	P						P	P			
Office, General																P	P	P	P	P	P	P	P				P	P	P	P			5.16.4C	
Medical/Dental																P	P	P	P	P	P	P	P						P	P			5.16.4C	
Nonprofit Corporations		E	E	E	E	E	E	E	E	E	E	E	E	E	E	P	P	P	P	P	P	P	P				P	P	P	P			5.16.4B	
Research and Development																																		
Laboratory																												P	P	P	P	P		5.16.4A
Medical Laboratory																					P	P	P	P				P	P	P	P			
Medical Marijuana Safety Compliance Facility																												P	P	P				5.16.3G
Research/Development																												P	P	P	P	P		
TRANSPORTATION																																		
Medical Marijuana Secure Transporter																							P	P						P				5.16.3G
Railroad and Public Transportation Rights-of-Way																					P	P	P	P				P			P	P	P	
Transit Center, Station, or Depot																					P	P	P	P				P			P	P	P	
Transportation Facilities																												P						

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USE CATEGORY AND TYPE	RESIDENTIAL														MIXED USE							NONRESIDENTIAL AND SPECIAL PURPOSE						USE-SPECIFIC STANDARDS							
	AG	R1A	R1B	R1C	R1D	R1E	R2A	R2B	R3	R4A	R4B	R4C	R4D	R4E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	R5	P	PL	RE	ORL	M1	M1A	M2	5.16		
Utilities and Communications																																			
Broadcasting Facility																					P	P	P	P								P	P	P	
Data Processing and Computer Centers																P	P	P	P	P	P	P	P				P	P		P	P	P			
Electric, Gas, and Sanitary Services																														P	P	P			
Power and Fuel Rights-of-Way																																	P		
Wireless Communication Facilities	P															P	P			E	E	E	P	P	E		P	P	P	P	P	P		5.16.5D	

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USE CATEGORY AND TYPE	RESIDENTIAL														MIXED USE							NONRESIDENTIAL AND SPECIAL PURPOSE						USE-SPECIFIC STANDARDS								
	AG	R1A	R1B	R1C	R1D	R1E	R2A	R2B	R3	R4A	R4B	R4C	R4D	R4E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	R5	P	PL	RE	ORL	M1	M1A	M2	5.16			
Warehousing and Storage																																				
Outdoor Storage																																	P	P	P	
Warehousing and Indoor Storage																							P	P									P	P	P	
ACCESSORY USES																																				5.16.6
All Accessory Buildings																																			5.16.6A;	
Bed and Breakfast, Accessory		A	A	A	A	A	A	A	A	A	A	A	A	A																					5.16.6A	
Community Recreation									A	A	A	A	A	A																					5.16.6A;	
Dish Antenna		A	A	A	A	A	A	A	A	A	A	A	A	A																					5.16.6A; 5.16.6A.3; 5.16.6B	
Drive-Through Facility																E						E	E	E	E									5.16.6A; 5.16.6A.3; 5.16.6C		
Dwelling Unit, Accessory		A	A	A	A	A	A	A	A	A	A	A	A	A																					5.16.6A; 5.16.6D	
Dwelling Unit, Manager's																																			5.16.6A; 5.16.6E	
Family Day Care Home	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A											5.16.6A; 5.16.6F	
Group Day Care Home	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A											5.16.6A; 5.16.6G	

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USE CATEGORY AND TYPE	RESIDENTIAL														MIXED USE							NONRESIDENTIAL AND SPECIAL PURPOSE				USE-SPECIFIC STANDARDS							
	AG	R1A	R1B	R1C	R1D	R1E	R2A	R2B	R3	R4A	R4B	R4C	R4D	R4E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	R5	P	PL	RE	ORL	M1	M1A	M2	5.16
Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A										5.16.6A; 5.16.6H
Incidental Services																A									A								5.16.6A; 5.16.6I
Management/Maintenance Office and Storage									A	A	A	A	A	A	A	A	A	A	A	A	A	A				A	A	A					5.16.6A
Medical Marijuana Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A										5.16.6A; 5.16.3G
Medical Marijuana Use or Cultivation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A										5.16.6A; 5.16.3G
Office, Administrative/Executive																										A			A	A	A		5.16.6A;
Outdoor Display and Vending Machines																	A	A	A	A	A	A	A	A									5.16.6A; 5.16.6J
Outdoor Sales, Temporary																A	A	A	A	A	A	A	A										5.16.6A; 5.16.6K
Parking Attendant Building																									A								5.16.6A;
Restaurant, Bar, Food Service																								A									5.16.6A; 5.16.6L
Retail Sales, General Merchandise																												A	A	A	A		5.16.6A; 5.16.6M
Roadside Stand	A																																5.16.6A
Solar Energy System	A								A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	5.16.6A 5.16.6N	

Section 2. That Section 5.16.6 of Chapter 55 of Title V of the Code of the City of Ann Arbor be amended to read as follows:

5.16.6 Accessory Uses and Structures

A. All Accessory Uses and Structures

1. General

No Accessory Building shall be used prior to the Principal Building or Principal Use, except as a construction facility for a Principal Building. Such construction facility shall not be used for residential purposes. This exception is a temporary Accessory Building which shall lapse 30 days after completion of the Principal Building or Buildings.

2. In R-1, R-2, R-3, R-4, R-5, R-6, and P Zoning Districts

Accessory Buildings in these districts shall conform to the following regulations, except as may otherwise be provided in this chapter:

- a. Accessory Buildings shall not exceed 21 feet in height, except in the R-6 District Accessory Buildings shall not exceed 15 feet.
- b. Accessory Buildings shall not be erected in any Required Front Setback Area.
- c. Detached Accessory Buildings may occupy the Side Setback Area provided that such Buildings are set back farther from the street than any part of the Principal Building on the same Lot and any part of the Principal Building on any Lot abutting said required Side Setback Area. Accessory Buildings shall not be located closer than three feet to any Lot Line.
- d. Accessory Buildings may occupy Rear Setback Areas provided that such Buildings do not occupy more than 35% of the required Rear Setback Area and are not closer than three feet to any Lot Line.
- e. Attached Accessory Buildings shall not occupy any portion of the required Side Setback Area.

3. In All Other Districts

Accessory Structures and Accessory Buildings are subject to the Area, Height, and Placement regulations of the zoning district in which they are located as provided in **Error! Reference source not found.****Error! Reference source not found.** and **Error! Reference source not found.****Error! Reference source not found.**

B. Dish Antenna

1. General

- i. No Person shall install a Dish Antenna greater than three feet in diameter without having obtained a building permit and an electrical permit.
- ii. Dish Antennas in any zoning district shall be installed and maintained in compliance with applicable building and electrical codes.

- iii. Not more than one Dish Antenna greater than three feet in diameter shall be allowed on any Lot unless shown on an approved site plan.
- iv. Dish Antennas must be solid in color.
- v. Dish Antennas must be permanently mounted except under the following circumstances:
 - i.) The Dish Antenna has been designed and sold as a portable antenna not intended for permanent installation, and the diameter of the Dish Antenna does not exceed six feet. Portable Dish Antennas shall meet the requirements of Section c through e of this Section.
 - ii.) Portable Dish Antennas may be installed at locations other than required in Subsections 2, 3, and 4 for not more than seven days in any 30-day period.

2. R-1, R-2, R-3 or R-6 Districts

- a. Dish Antennas shall be ground mounted.
- b. The diameter shall not exceed ten feet.
- c. The height shall not exceed 12 feet.
- d. Dish Antennas shall be located only in the area between the rear of the principal Structure and the Rear Lot Line.
- e. Dish Antennas shall not be placed closer to any Lot Line than its height.

3. R-4 District

Dish Antennas may be erected in any R-4 zoning district in accordance with the standards of Subsection 2, but they may be mounted on a Roof if they do not exceed the height limit of the district.

4. All Districts Other Than R-1, R-2, R-3, R-4 and R-6 Districts

- a. The diameter shall not exceed 12 feet.
- b. A ground-mounted Dish Antenna shall comply with the setback requirements established for its zoning district, but shall not be located in the Front Yard.
- c. The height for a ground-mounted Dish Antenna shall not exceed 25 feet.
- d. The height of a Roof-mounted Dish Antenna shall not exceed 15 feet, nor shall it exceed the height limit established within its zoning district.

C. Drive-Through Facility

1. O District

- a. Drive-Through Facilities are only permitted for financial uses, and are subject to Special Exception Use approval pursuant to Section **Error! Reference source not found.**
- b. The Drive-Through Facility may not be located between a street and the Principal Building, and the vehicular circulation to enter and exit the facility may not impair the general vehicular circulation on the Site or the pedestrian circulation on and off the Site.

2. D1, D2, and C2B Districts

- a. Drive-Through Facilities are permitted for any Principal Use of property, subject to Special Exception Use approval pursuant to Section **Error! Reference source not found.**
- b. In the C2B district, the Drive-Through Facilities may not be located between a street and the Principal Building, and the vehicular circulation to enter and exit the facility may not impair the general vehicular circulation on the Site or the pedestrian circulation on and off the Site.

3. C3 District

- a. The Drive-Through Facilities may not be located between a street and the Principal Building, and the vehicular circulation to enter and exit the facility may not impair the general vehicular circulation on the Site or the pedestrian circulation on and off the Site.

D. Accessory Dwelling Unit (ADU)

- 1. An ADU is permitted on a parcel that has one Single-Family Dwelling as the permitted principal use.
- 2. The owner shall occupy either the ADU or the Single-Family Dwelling on the property, except for temporary absences not to exceed a combined total of six months in a calendar year.
- 3. ~~The ADU shall be designed so that the appearance of the Building remains that of a Single-Family residence or detached Accessory Building such as a garage or carriage house. Any new entrances shall be located on the side of the Building or in the rear of the Building. A deed restriction that runs with the land, on a form to be provided by the City, shall be filed with the Register of Deeds prior to occupancy, and it shall incorporate the following restrictions:~~
 - a. The ADU may not be sold separately from the Single-Family dwelling.
 - b. The owner occupancy requirement of Section 5.16.6.D.2.
 - c. The deed restriction shall be in effect until the ADU is removed.
- 4. The ADU shall not be occupied by more than the number of occupants permitted by Section 5.16.1A except that only two unrelated Persons plus their offspring living as a single Housekeeping Unit may occupy the ADU. The minimum Lot area for an ADU is 5,000 square feet. For Lots from 5,000 to 7,200 square feet in size, the maximum size of an ADU is 600 square feet of Floor Area or the size of the Floor Area of the ground Floor of the primary dwelling, whichever is less. For Lots 7,200 square feet or greater in size, the maximum size of an ADU is 800 square feet of Floor Area or the size of the Floor Area of the ground Floor of the primary dwelling, whichever is less.
- 5. ~~The ADU shall not be occupied by more than the number of occupants permitted by Section 5.16.1A except that only two unrelated Persons~~

~~plus their offspring living as a single Housekeeping Unit may occupy the ADU. The total number of Persons residing in the primary Dwelling Unit and the ADU combined shall not exceed the limits on occupancy established by Section 5.16.1.A.~~

- ~~6. Leasing or rental of an ADU for less than a term of 30 consecutive days is prohibited. An ADU is permitted in a legally conforming Accessory Building that was constructed before December 31, 2016. Additionally, if the existing Accessory Building is more than 200 square feet of Floor Area then it may be replaced or modified and used as an ADU as long as the new or modified Accessory Building is legally conforming. A nonconforming Accessory Building that was constructed before December 31, 2016 which is over 200 square feet of Floor Area may be replaced or modified and used as an ADU as long as the new or modified Accessory Building is legally conforming.~~
- ~~7. The total number of Persons residing in the primary Dwelling Unit and the ADU combined shall not exceed four Persons plus their Offspring, except when a Functional Family is allowed by Special Exception Use. For Lots up to 7,200 square feet in size, the maximum size of an ADU is 600 square feet of Floor Area. For Lots 7,200 square feet or greater in size, the maximum size of an ADU is 800 square feet of Floor Area.~~
- ~~8. At least one off-street Parking Space shall be provided for the ADU unless the property is within ¼ mile of a bus stop, then no additional Parking Space is required. Tandem or stacked parking in a Driveway may count toward the off-street parking requirement if not located in the Front Yard setback. An ADU is permitted as or within any legally conforming Accessory Building.~~
- ~~9. An ADU or Single-Family Dwelling that is not owner-occupied shall be subject to periodic housing inspections as required by Section 8:511. At least one off-street Parking Space shall be provided for the ADU unless the property is within ¼ mile of a bus stop, then no additional Parking Space is required. Tandem or stacked parking in a Driveway may count toward the off-street parking requirement if not located in the Front Yard setback.~~
- ~~10. Leasing or rental of the ADU for less than 30 days is prohibited. An ADU or Single-Family Dwelling that is not owner-occupied shall be subject to periodic housing inspections as required by Section 8:511.~~
- ~~11. A deed restriction that runs with the land, on a form to be provided by the City, shall be filed with the Register of Deeds prior to occupancy, and it shall incorporate the following restrictions:
 - ~~a. The ADU may not be sold separately from the Single-Family dwelling.~~
 - ~~b. The owner occupancy requirement of Section 5.16.6D.2~~
 - ~~c. The deed restriction shall be in effect until the ADU is removed.~~~~

E. Manager's Dwelling Unit

1. M1, M1A, and M2 Districts

Limited to one Dwelling Unit, provided that it is specifically required to house a security guard or resident manager who is needed to properly

carry on the business of the permitted use, and shall be used as a dwelling only by that security guard or resident manager and members of that Person's family.

F. Family Day Care Home

1. All Residential Zoning Districts

Must be licensed by the State of Michigan Department of Licensing and Regulatory Affairs.

G. Group Day Care Home

1. All Residential Zoning Districts

- a. Shall be licensed by the State of Michigan Department of Licensing and Regulatory Affairs.
- b. A zoning permit shall be obtained from the PDSU.
- c. Shall be located on a Lot with at least 5,000 square feet of Lot Area.
- d. Shall provide at least one off-street Parking Space for each caregiver not living in the dwelling.
- e. Shall show that two off-street or on-street Parking Spaces are available within 250 feet of the parcel for drop off and pick up of children.

H. Home Occupation

1. All Residential Zoning Districts

- a. The total Floor Area devoted to the Home Occupation in the Principal or Accessory Building shall not exceed 25% of the Floor Area of the dwelling.
- b. Outside appearance of the Premises shall have no visible evidence of the presence of a Home Occupation.
- c. No outdoor display of goods or outside storage of equipment or materials used in the Home Occupation shall be permitted.
- d. No article or service shall be sold or offered for sale on the Premises except those that are produced or administered by such Home Occupation on the Premises.
- e. The nature of the Home Occupation shall not generate more than 10 Business-related vehicle trips in any one day in the vicinity of the Home Occupation, and any need for parking generated by the conduct of such Home Occupation shall be provided off-street in accordance with the off-street parking requirements.
- f. No equipment or process shall be used in such Home Occupation which creates noise, dust, vibration, glare, fumes, odors or electrical interference detectable to the normal senses beyond the Lot Line.
- g. The following are typical examples of that which often can be conducted within the limits of these restrictions and qualify as Home Occupations. Uses that may qualify as "Home Occupations" are not limited to those named in this paragraph

(nor does the listing of a use in this paragraph automatically qualify it as a Home Occupation); accountant, architect, artist, author, consultant, tailor, individual musical instrument instruction, individual academic tutoring, millinery, preserving, and home cooking.

- h. The following uses are not permitted as Home Occupations if conducted as a Person's principal occupation and the Person's dwelling is used as the principal place of Business: vehicle repair or painting; office, medical or dental.

I. Incidental Services

1. O District

Incidental Services other than Beauty Salons may be provided within an Office Building or Buildings for the convenience of occupants of that Building, provided the use meets the following standards:

- a. Not more than 5% of the Floor Area is used for Incidental Services.
- b. All Incidental Services shall be situated within the interior of the Building or Buildings so that no part of the Incidental Services use shall be directly accessible from the outside of the Building.
- c. No Sign or window display shall be discernible or visible from a public Sidewalk or Street.

2. R5 District

All Incidental Services shall be situated within the interior of the Principal Building or Buildings.

3. ORL District

- a. Not more than 25% of the Floor Area of any one Building and not more than 5% of the total Floor Area of all Buildings within the continuous boundary of the area zoned ORL may be used for Incidental Services.
- b. All such services shall be situated to conveniently serve the employees of the district.

J. Outdoor Display and Vending Machines

1. The Display or Vending Machine:

- a. Shall be located within ten feet of Principal Building.
- b. Shall not be located in any Setback Area.
- c. Shall maintain adequate pedestrian access and circulation.
- d. Is only permitted in an area specifically designated for outdoor sales and display on an approved site plan.

K. Outdoor Sales, Temporary

1. Temporary Outdoor Sales:

- a. Require the issuance of a zoning permit.
- b. Are limited to a maximum of 180 days per calendar year.

- c. Shall occupy an area of 10% or less of the Floor Area of the Principal Building or Principal Use.
- d. Shall not be located in any setback area, interior vehicular landscape area, Right-of-Way buffer area or conflicting land use buffer.
- e. Shall maintain adequate pedestrian and vehicular circulation.

L. Restaurant, Bar, Food Service

1. R5 District

Must be planned, designed, developed and made an integral and unified part of a Hotel so as to not result in a separate, freestanding Building.

M. Retail Sales, General Merchandise

1. ORL District

- a. Retail Sales of products or services produced on the Site shall be permitted as an Accessory Use.
- b. Floor Area used for sales and display shall not exceed 5% of the total Floor Area of the Principal Use.

2. M1 and M1A Districts

- a. Limited to Retail Sales of products customarily incidental to the Principal Use;
- b. Floor Area used for sales and display shall not exceed 10% of the total Floor Area of the Principal Use.

N. Solar Energy System

In the R3 and R4 zoning districts, Lots that contain a Single-Family Dwelling use are limited to a Personal-Scale SES.

O. Solar Energy System, Personal-Scale

- 1. In the R3 and R4 zoning districts, Lots that contain a Single-family Dwelling use are limited to a Personal Scale SES.
- 2. Application
 - a. A Personal-Scale SES requires a Zoning Permit, and additional permits may be required as stated in Section b below. An application for a Zoning Permit shall include the following additional information:
 - i.) Renderings and/or specifications of the proposed Solar Energy System.
 - ii.) A description of the screening to be provided for Ground-Mounted SES.
- 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.

4. Ground-Mounted SES

Ground-Mounted, Personal-Scale SES shall comply with all regulations in Section 5.16.6.A. Accessory Uses and Structures except may not be located in a Front Yard. :

5. Building-Mounted SES

Building-Mounted Personal-Scale SES shall comply with the following additional standards:

- a. A Building-Mounted SES shall comply with Area, Height, and Placement requirements for Principal Building or Accessory Building standards, as applicable to placement of SES.

P. Wireless Communication Antenna

The provisions of Section 5.16.6 shall apply as applicable to accessory antennas rather than freestanding Towers.

Section 3. This ordinance shall take effect and be in force on and after ten days from legal publication.

From: Tom Stulberg <tomstulberg@hotmail.com>
Sent: Tuesday, February 09, 2021 12:27 PM
To: Planning <Planning@a2gov.org>
Cc: Disch, Lisa <LDisch@a2gov.org>; Hayner, Jeff <JHayner@a2gov.org>
Subject: ADU discussion tonight

Planning Commissioners:

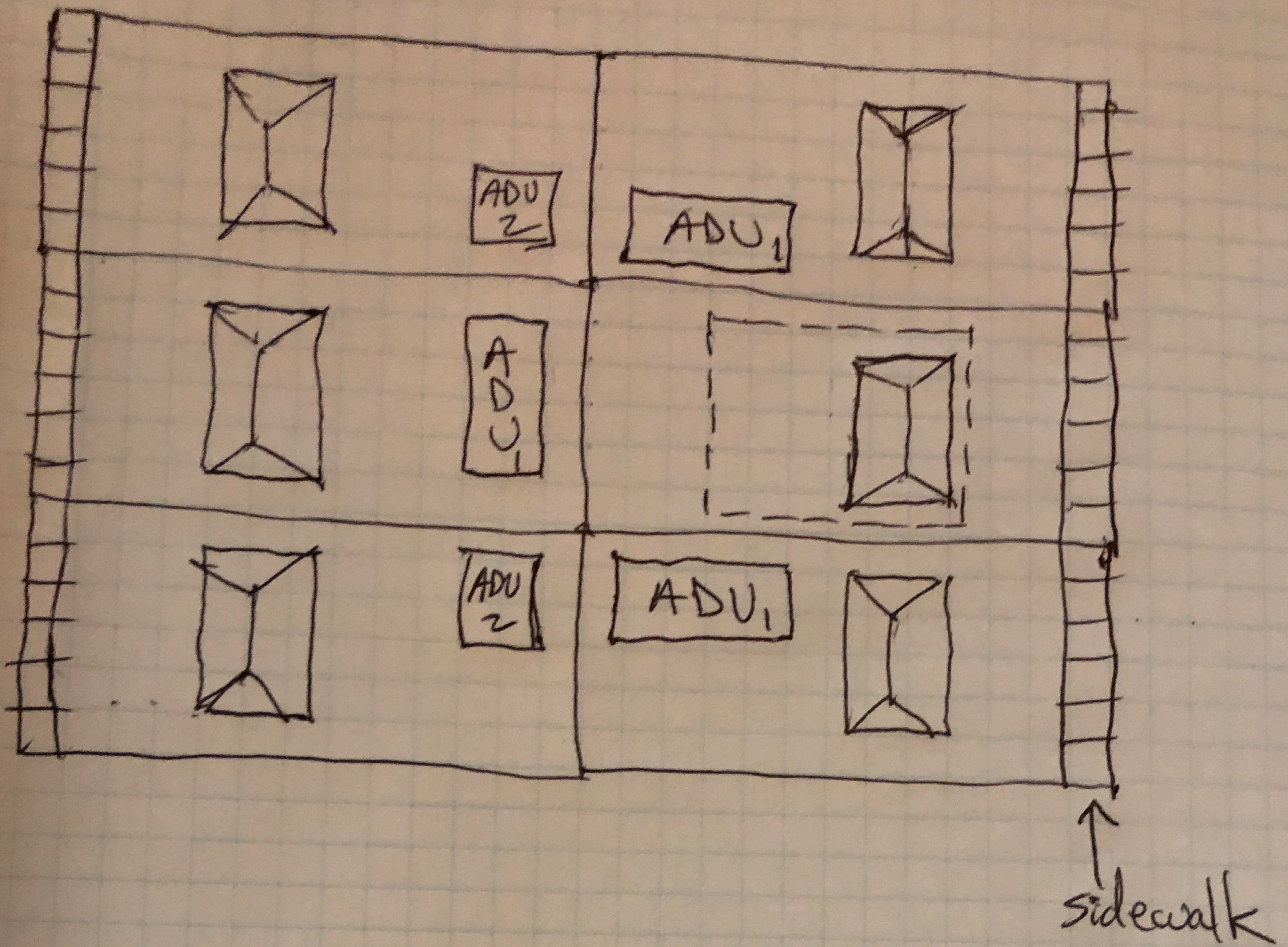
Two years ago, the proposed ADU revisions were voted down by City Council primarily because the revisions created a By Right condition that the vast majority of the 19,000 impacted residences were entirely unaware of.

Here is my attempt at a scale drawing of what could be permitted. Is it likely that all five neighbors of one residence would build ADUs - probably not? But zoning is law. When you make or change law, it is imperative that ALL of those impacted be made aware of the full spectrum of possibilities of the new law. They have the right to know. At a minimum, this possibility serves as a discussion starter.

I look forward to a lively discussion about the Pros and Cons of ADUs tonight. Whatever is decided, I trust that we will notify ALL impacted residences this time before we vote to decide their fate.

Thanks,

Tom



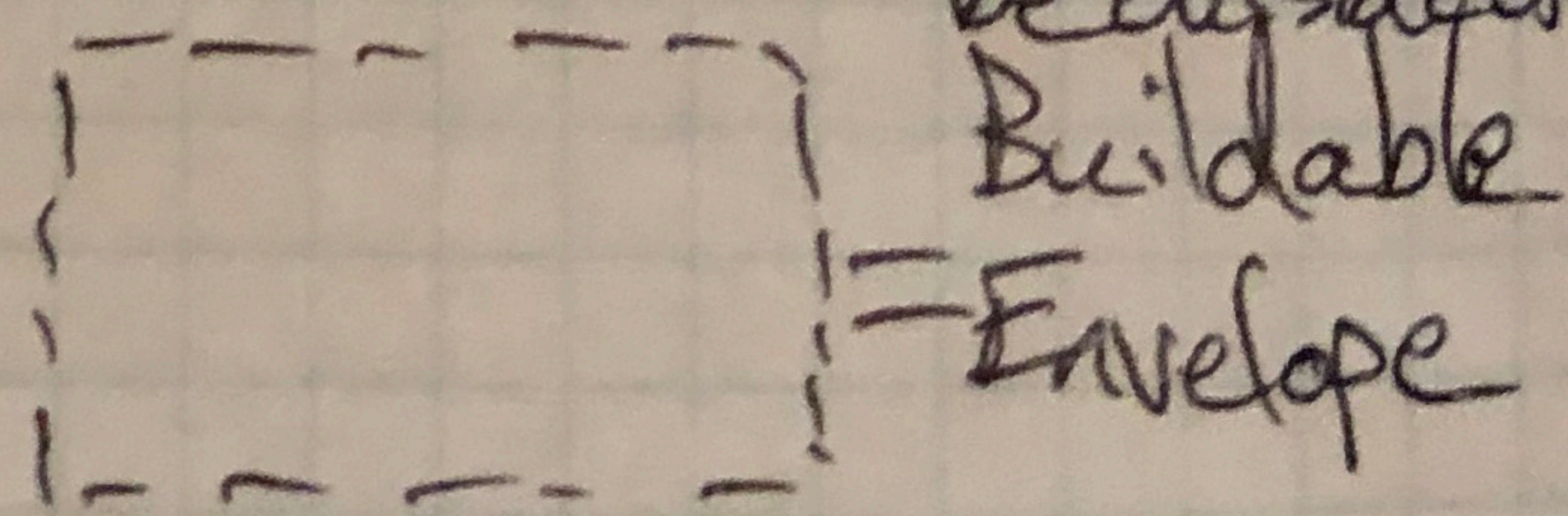
Key:

R1C lot minimum = 60 x 120

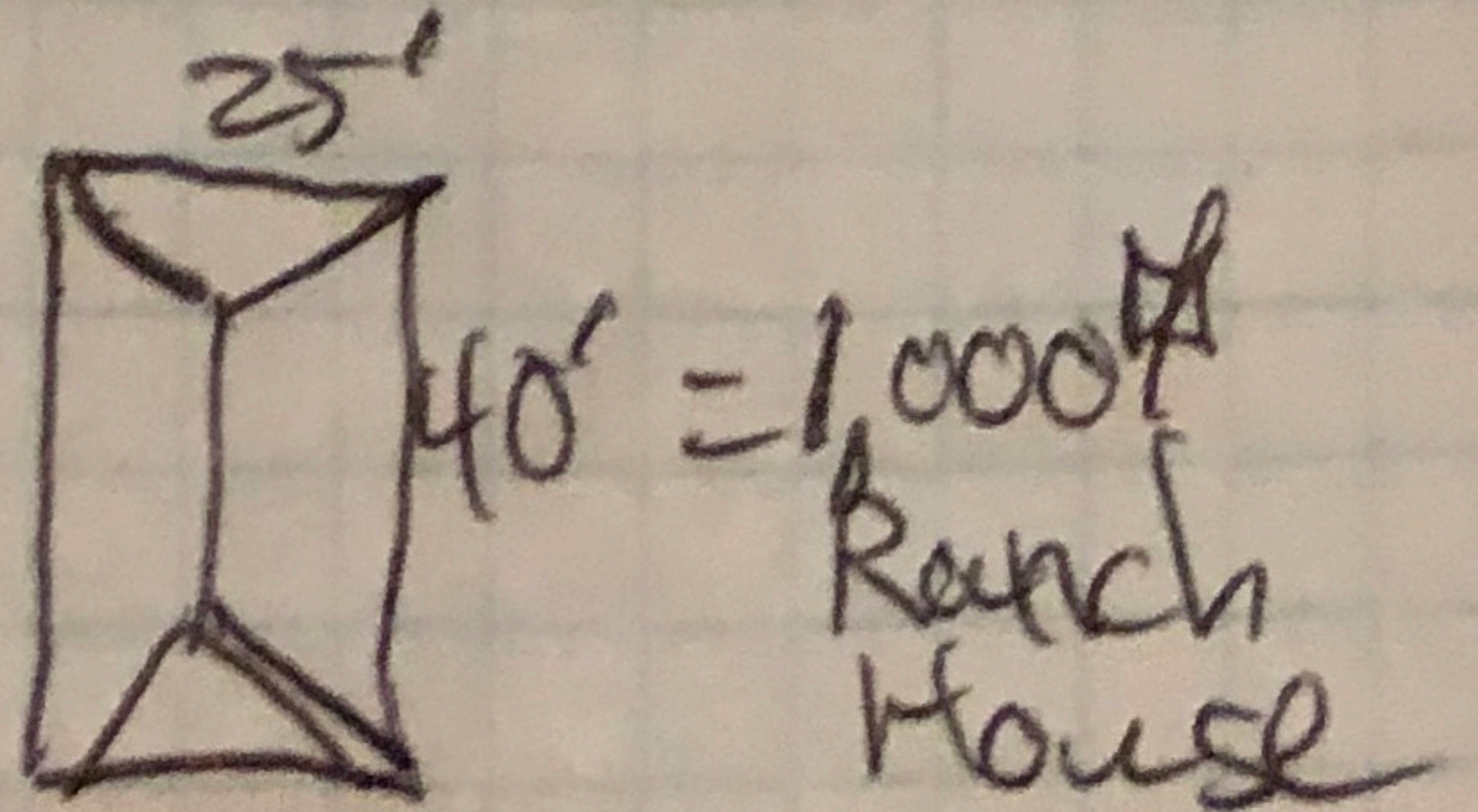
Front Setback = 25'

Side Setback = 5'

Rear Setback = 30'



The House cannot be outside the Buildable Envelope



40' = 1,000 sq ft Ranch House

ADU can be built outside of the buildable envelope

- ADU₁ = 1 story ADU 800 sq ft.
- ADU₂ = 2 story ADU 800 sq ft.

From: Kitty B. Kahn <kkahn@comcast.net>
Sent: Tuesday, February 09, 2021 12:36 PM
To: Planning <Planning@a2gov.org>
Cc: Lenart, Brett <BLenart@a2gov.org>
Subject: ADU changes

I am concerned about the proposed changes to the ADU ordinance. I don't think many in our community are even aware of the zoom work session tonight, and the fact that it is not being televised decreases the chance they will watch it. Please have a televised presentation with images, including elevations and property lines, so people can really see the impact a neighbor's ADU will have on their backyard. The images on the City's website do not sufficiently portray this impact. After the televised presentation, there should be an opportunity for the public to ask questions and have them answered. Thank you. -Peace, Kitty