

ANN ARBOR CITY APPROVAL NOTICE

ORDINANCE NO. ORD-21-37

STORM WATER MANAGEMENT AND SOIL EROSION AND SITE PLANS

AN ORDINANCE TO AMEND SECTION 5.22 STORM WATER MANAGEMENT AND SOIL EROSION AND SECTION 5.29.6 SITE PLANS OF CHAPTER 55 (UNIFIED DEVELOPMENT CODE) OF TITLE V OF CODE OF THE CITY OF ANN ARBOR

The City Charter allows summary publication of ordinances that are in excess of 500 words in length:

Ordinance No. 21-37 amends Sections 5.22.3 and 5.29.6 of Chapter 55 (Unified Development Code) of Title V of The Code of The City of Ann Arbor.

The amendments to Section 5.29.6(Site Plans) amend regulations in the following ways:

- In lieu of the current text of the UDC, the ordinance includes a table, which provides a matrix where a user can either start with the type of development activity or the use of the property and learn the required level of review.
- The ordinance establishes that only those uses described in the table require site plan review, and all other activity may be conducted through the building/zoning permit process.
- Change of approval level from City Council to City Planning Commission for site plans that are NOT associated with a rezoning petition.
- Building additions 300 square feet and less will be exempt from site plan review. All projects that do not require a site plan will be subject to zoning review during the Building Permit review process. Currently, any increase in building floor area requires site plan review.
- Construction of up to four dwelling units is exempt from site plan review. Currently, only sites with one or two-family dwelling units are exempt.
- Construction of five or six dwelling units requires site plan for Planning Manager approval.
- Removal of Planning Commission approval of Administrative Level changes when no site plan is on file. Currently, the UDC specifies a list of changes that can be submitted for Planning Manager approval, so long as the site has a previously approved site plan.

The amendments to Section 5.22.3 (Storm Water Management and Soil Erosion) amend regulations in the following ways:

- Adding language that Storm Water requirements are triggered by a Grading permit or a site plan.
- Provides an exemption for grading permits for demolition, vegetation, removal of impervious surface or other activities as approved by the Public Services Area Administrator.

- Eliminates the current standard that sites (other than single or two-family) with less than 5,000 square feet of impervious surface are exempt from storm water management systems.

The effective date of the Ordinance is 10 days after publication.

The complete text of this ordinance is available for inspection at the City Clerk's office on the 2nd Floor of the Guy C. Larcom Municipal Building, 301 E. Huron St., Ann Arbor or at www.a2gov.org.

I hereby certify that the foregoing ordinance was adopted by the Council of the City of Ann Arbor, Michigan, at its regular session of January 3, 2022.

Jacqueline Beaudry, Ann Arbor City Clerk
Christopher Taylor, Ann Arbor Mayor

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