

To: Ann Arbor City Council and Mayor, Christopher Taylor  
From: Eleanor Linn, 1321 Forest Court  
June 4, 2018  
RE: ZORO Public Hearing this Evening

I will not be able to attend the public hearing, so I would like my comments to be included in the record.

The changes to the Zoning Ordinances are numerous and it is not clear how many of them will have a substantive import. Given that problem, I would urge you to **postpone** doing away with the old Ordinances, and also to find a **mechanism** through public education, text checking, and legal review **so we all actually know what has been changed**.

My own brief review shows some of the following:

p.8. R2A Two Family Dwelling District. "This district is intended to be similar to the **higher** density Single Family Detached Dwelling Districts." Clearly, the text should read **lower** density, as single family homes are less dense than two family homes.

p. 8. R2B. There was recently something passed about the fraternities, sororities, cooperatives having to be **affiliated with a local university**. That should be there. Also the term "vicinity" is vague and does not appear in the definitions.

p.9. R4C. The section is very short. There was a whole year of meetings about the R4C. I don't know that anything was ever changed, but here we have no information at all.

p.16. South University D2 Character District. "minimizing the impact on nearby residential **streets**." Does anyone care about the roads in the residential area near D2? Shouldn't it be residential neighborhoods? Residents? Buildings?

p.34. **Single Housekeeping Unit**. I could make jokes about what this means, as many people don't cook, clean, etc. It's not in the definitions, though **Functional Family** is. That term seems absurd. I don't think it was in the old rules.

p.62. The **charts about the zoning categories** and their width, setback etc have many **footnotes**, but not all the footnote numbers can be found at the bottom of the page. The same footnote letters repeat on subsequent pages with different meanings, but when a group of zoning categories goes from one page to the next, it's not always clear which A pertains to it.

p.72 Exceptions to height limits. I think **penthouse** was added, but it's not in the definitions. Who says a penthouse is smaller than the footprint of the building, or that it is only one story? Someone will propose a triplex penthouse larger than the footprint and the height limits will have been scratched.

p.112. Typo that makes text unreadable. It currently says "They can further developed or developed is necessary."

p.114. **Native Forest Fragments**. Size is not defined.

p.230 Non-conforming structure damage. Part D typo: "A Nonconforming Lin" is how it currently reads. The note about an entire section having been deleted here is not helpful, unless we know what was taken out. Was this part of the R4C committee work? There was a great deal of difficulty and disagreement about what would happen if/when nonconforming R4C buildings were damaged. I need to know more. Is my house insurance inadequate? Obsolete? Unenforceable? Could this give anyone an incentive to destroy property? I find this section very worrisome.