

Unified Development Code & A2Zero Goals

Michigan Zoning Enabling Act (definitions)

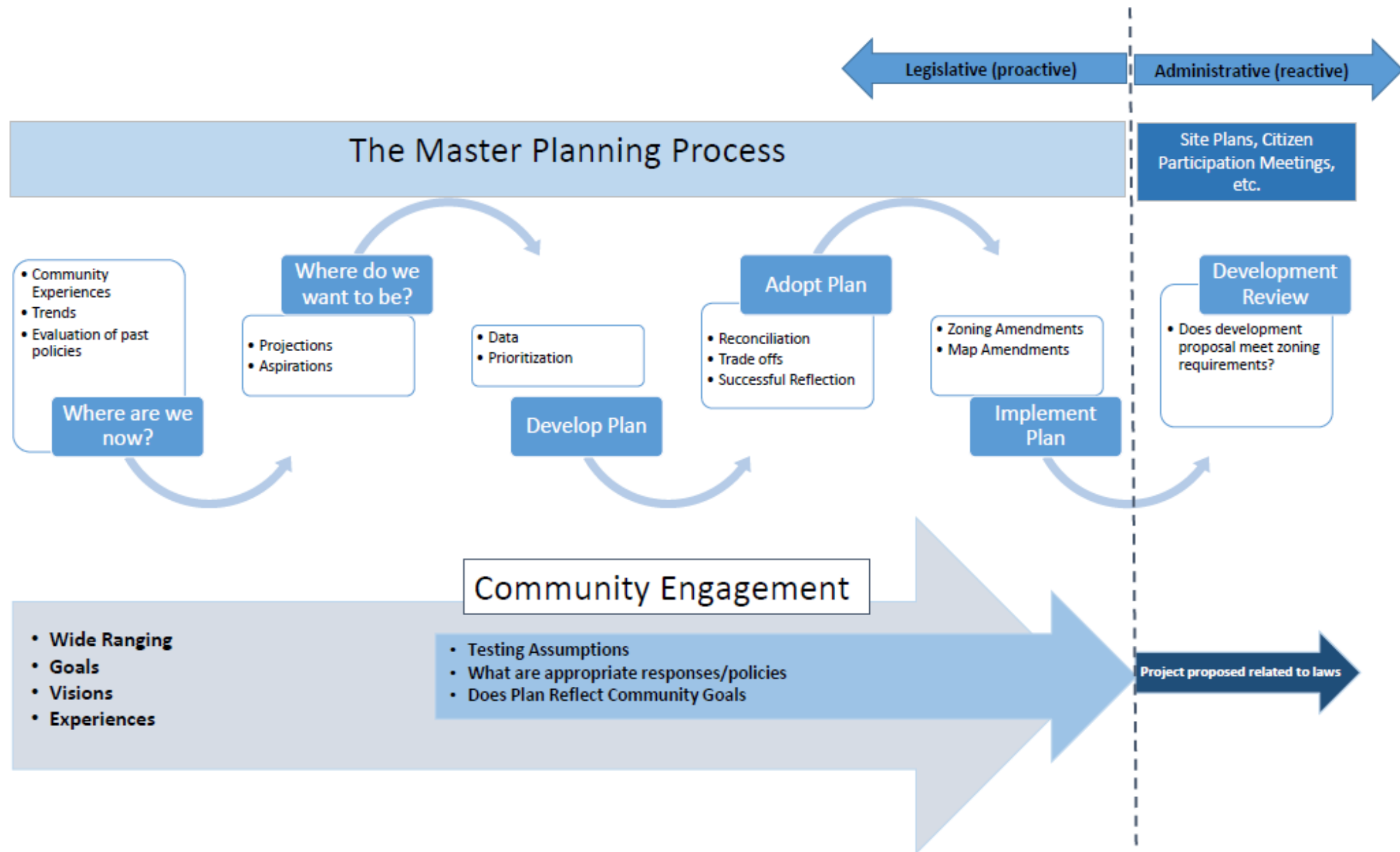
- “Intensity of development” means the height, bulk, area, density, setback, use, and other similar characteristics of development.
- “Site plan” includes the documents and drawings required by the zoning ordinance to ensure that a proposed land use or activity is in compliance with local ordinances and state and federal statutes.

Michigan Zoning Enabling Act (regulations)

- [Ann Arbor] may provide by zoning ordinance for the regulation of land development and establishment of 1 or more districts . . .
- . . .the regulations shall be uniform for each class of land or buildings, dwellings, and structures within a district.
- [Ann Arbor] may adopt land development regulations under the zoning ordinance designating or limiting the location, height, bulk, number of stories, uses, and size of dwellings, buildings, and structures that may be erected or altered. . .
- A zoning ordinance shall be based upon a plan. . .

Michigan Zoning Enabling Act (site plan)

- The procedures and requirements for the submission and approval of site plans shall be specified in the zoning ordinance.
- A decision rejecting, approving, or conditionally approving a site plan shall be based upon the requirements and standards contained in the ordinance, other statutorily authorized and properly adopted local unit of government planning documents, other applicable ordinances, and state and federal statutes.
- A site plan shall be approved if it contains the information required by the zoning ordinance and is in compliance with the conditions imposed under the zoning ordinance, other statutorily authorized and adopted local unit of government planning documents, other applicable ordinances, and state and federal statutes.



What is Ann Arbor's "Plan"?

- The Michigan Planning Enabling Act defines plans as adopted pursuant to the Act.
- Ann Arbor plans:
 - Natural Features Plan – 2004
 - Downtown Plan – 2009
 - Land Use Element – 2009
 - Sustainability Framework – 2013
 - State Street Corridor Plan – 2013
 - Parks and Recreation Open Space Plan – 2016
 - Treeline Allen Creek Urban Trail Plan -2017
 - Moving Together Toward Vision Zero - 2021

What do our Plans say about carbon goals?

- Natural Features Plan – Amend code to create definitions for savannas and prairies for areas that can help combat climate change.
- Downtown Plan – Look to decrease use of non-renewable energy sources and increase the use of renewable sources.
- Sustainability Framework – Increase use of renewable energy; Reduce energy consumption, carbon impact/gas emissions, and construction waste.
- Transportation Plan – Transition to a carbon-neutral transportation system by 2030.
- Land Use Plan – None.

What does the UDC allow?

- Solar permitted accessory use in all zoning districts.
- Solar Energy Systems are exempt from site plan review in defined circumstances.
- Height flexibility for solar panels on roofs.
- Height flexibility for building heights when solar energy provided.
- Premium FAR in exchange for some LEED energy efficiency attainment

What does the UDC require?

- 10% of a marijuana grower or microbusiness facility's energy usage must be provided by solar panels on site.

UDC Site Plan Review Standards

- The contemplated Development shall comply with all applicable local, state, and federal law, ordinances, standards and regulations.
- The Development shall limit the disturbance of Natural Features to the minimum necessary to allow a reasonable use of the land, applying criteria for reviewing a Natural Features Plan as provided in Section 5.29.6F.
- The Development shall not cause a public or private nuisance and shall not have a detrimental effect on the public health, safety or welfare.

A2 Zero Goals (excerpts)

- Bulk purchase of renewables.
- Adjust state legislation to allow on-bill credit for solar installations on or off one's property.
- Promote electrification of heating and cooking systems through codes, incentive programs, and other avenues.
- Work to change the State building code to reduce greenhouse gas emissions in buildings.
- Require sustainable materials in new and existing developments; ensure 100% of debris is captured and repurposed.

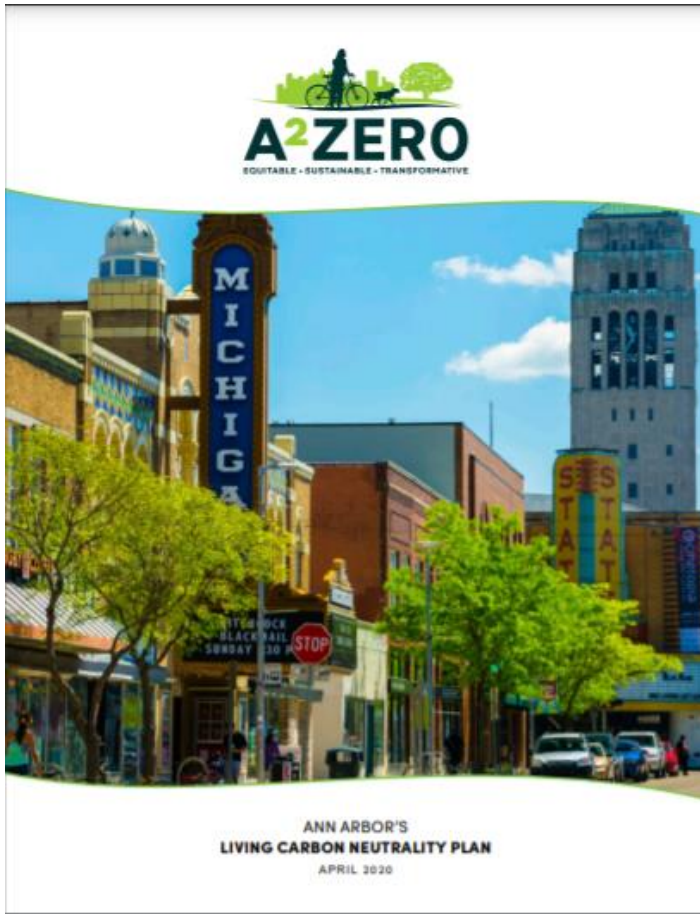
Zoning

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Building Codes

STILLE-DEROSSETT-HALE SINGLE STATE CONSTRUCTION CODE ACT - Act 230 of 1972 – An act to create a construction code commission and prescribe its functions; to authorize the director to promulgate rules with recommendations from each affected board relating to the construction, alteration, demolition, occupancy, and use of buildings and structures; to prescribe energy conservation standards for the construction of certain buildings . . .

A2Zero



- Adopted in June 2020
- Amendments specifically clarifying distinction of the document from City Comprehensive Plans
- Not adopted pursuant to the provisions of Michigan Planning Act

Why does this matter?

