



Legislation Details (With Text)

**File #:** 23-1990      **Version:** 1      **Name:** 12/18/23 Unified Development Code Amendment (Personal Scale SES)  
**Type:** Ordinance      **Status:** Passed  
**File created:** 12/18/2023      **In control:** City Council  
**On agenda:** 1/22/2024      **Final action:** 1/22/2024  
**Enactment date:** 1/22/2024      **Enactment #:** ORD-23-38

**Title:** An Ordinance to Amend Sections 5.16 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor (Personal Scale SES) CPC Recommendation: Approval (8 yes, 0 no) (ORD-23-38)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD-23-38 Briefed and Approved.pdf, 2. ORD-23-38 Briefed.pdf, 3. Ordinance 2023-11-21 (Personal Scale SES).pdf, 4. December 6, 2022 Planning Staff Report, 5. December 6, 2022 Planning Commission Minutes, 6. ORD-23-38 Approval Notice.pdf, 7. WLN clipping ORD-23-38 Pers Scale SES - Public Hearing Notice.pdf, 8. WLN clipping ORD-23-38 Pers Scale SES - Approval Notice.pdf

Date	Ver.	Action By	Action	Result
1/22/2024	1	City Council	Held and Closed	
1/22/2024	1	City Council	Adopted on Second Reading	Pass
12/18/2023	1	City Council	Approved on First Reading	Pass

An Ordinance to Amend Sections 5.16 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor (Personal Scale SES) CPC Recommendation: Approval (8 yes, 0 no) (ORD-23-38)

Amendments are proposed to facilitate installing a personal scale solar energy system as an accessory structure in single-family and two-family residential districts.

Personal Scale Solar Energy Systems are currently more restricted than other accessory buildings and structures. Accessory structures, in general, are allowed in front of a building but behind the Front Setback Line and are allowed to occupy up to 35% of the required Rear Setback Area.

Currently, Personal Scale Solar Energy Systems are prohibited in Front Yards, meaning anywhere in front of a building even if behind the Front Setback Line. The proposed amendments would provide greater flexibility by allowing Personal Scale SES in Front Yards, up to ten feet from the Lot Line, allowing unlimited coverage in the Rear Setback Area.

These amendments are proposed in response to City Council direction to staff to develop a Solar Access Ordinance (see Resolution R-19-087), its declaration of a climate emergency (see Resolution R-19-498), and the adopted Living Carbon Neutrality Plan.

**Attachments:** Ordinance (Personal Scale SES)  
December 6, 2022 Planning Staff Report  
December 6, 2022 Planning Commission Minutes

Prepared by: Alexis DiLeo, City Planner

Reviewed by: Brett Lenart, Planning Manager

Derek Delacourt, Community Services Area Administrator

Approved by: Milton Dohoney Jr., City Administrator

(See Attached Ordinance)