



Legislation Details (With Text)

**File #:** 23-1541      **Version:** 1      **Name:** 2023-09-19 Amendment to UDC (Premiums)  
**Type:** Resolution/Public Hearing      **Status:** Filed  
**File created:** 9/13/2023      **In control:** City Planning Commission  
**On agenda:** 9/19/2023      **Final action:** 9/19/2023  
**Enactment date:**      **Enactment #:**

**Title:** Amendment to Unified Development Code, Chapter 55 of Ann Arbor City Code: Premiums - Amendments to Sections 5.17.4 (Multiple Family Zoning Districts) and 5.18.6 (Premiums) are being proposed to eliminate all premium floor area options offered in Section 5.18.6 to exceed the normal floor area ratios in certain zoning districts and eliminate the maximum floor area ratio (FAR) standards in the D1 (Downtown Core) and D2 (Downtown Interface) zoning districts provided in Table 5.17-4, of Section 5.17.4, of the Unified Development Code (UDC). With these amendments, no additional floor area beyond the normal limits will be offered as incentives for amenities, and development in the D1 and D2 districts will be only regulated by maximum height, minimum or maximum setbacks, and building massing regulations, plus any other applicable development standards currently provided in code. Staff Recommendation: Approval

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Planning Staff Report (Premiums Public Hearing) 2023-09-19.pdf, 2. 2023-09-19 CWA Premiums Memo.pdf, 3. Ordinance to Amend (Premiums) 2023-09-13.pdf, 4. 2023-09-19 CWA Premiums Memo Appendix.pdf

Date	Ver.	Action By	Action	Result
9/19/2023	1	City Planning Commission		
9/19/2023	1	City Planning Commission	Approved by the Commission	Pass

Amendment to Unified Development Code, Chapter 55 of Ann Arbor City Code: Premiums. Amendments are proposed to Sections 5.17.4 (Mixed Use Zoning Districts) and 5.18.6 (Premiums) to remove the premium floor area options to exceed the normal floor area ratios in certain zoning districts and remove the maximum floor area ratio (FAR) standards in the D1 (Downtown Core) and D2 (Downtown Interface) zoning districts. Staff Recommendation: Approval