



## Legislation Text

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**File #:** 22-1147, **Version:** 1

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An Ordinance to Amend Sections 5.16.1.A, 5.16.2.A, 5.16.2.B, 5.16.3.J, 5.16.3.P, 5.16.4.B, 5.16.6.C, 5.16.6.G, and to repeal and replace Section 5.19 of Chapter 55 (Unified Development Code) of Title V of Code of the City of Ann Arbor - (Amend Parking Standards) (ORD-22-13)

Amendments are proposed to the Unified Development Code (UDC) to eliminate minimum vehicular parking requirements for all uses, establish a maximum number of parking spaces in the TC1 zoning district, consolidate the requirement for EV-Ready spaces into EV-Capable spaces and change the applicability for EV facilities to apply to any new parking spaces proposed to be constructed, regardless of the site plan approving entity, and other organizational changes in the sections.

The proposed amendments are supported by:

The Master Plan: Land Use Element recommends that the City, “review and modify City codes to reduce the overall amount of impervious surfaces...” and “encourage developers to design commercial and office centers where the parking lot is not the dominant feature from the road”.

The Ann Arbor Moving Together Toward Vision Zero - Comprehensive Transportation Plan directs that the UDC be updated to remove parking minimums citywide by 2022.

Additionally, in 2020, the City’s Office of Sustainability produced the A2 ZERO Plan for Living Carbon Neutrality, which City Council accepted. This Plan calls for reducing miles traveled in vehicles by at least 50% since vehicle use is a major contributor to greenhouse gas emissions. One recommendation of the Plan is, “eliminating all parking minimums and setting low parking maximums through the Plan review process”.

Eliminating parking minimums is anticipated to result in a reduction of under-utilized impervious surfaces, land to be used more efficiently, incentivizing the construction of more residential units including more affordable housing units, and supporting transit. Planning & Development staff worked extensively with the Planning Commission’s Ordinance Revisions Committee to develop the framework of the proposed amendments. The full Planning Commission then hosted a working session to discuss the proposed amendments then hosted two public hearings prior to recommending approval of the amendments. The Planning Commission received public comment at each of the public hearings. Planning staff consulted with representatives of the Office of Sustainability regarding proposed amendments to the Electric Vehicle Parking requirements.

The Planning Commission recommended approval of the proposed amendments on May 17, 2022 (6 years, 0 days).

The Transportation Commission recommended approval of the proposed amendments on May 18, 2022 (6 years, 0 days).

Some minor amendments are provided in this version from review by Planning Commission to clarify language and add references.

Attachments: Ordinance to Amend Sections 5.16 and 5.19 of Chapter 55 Unified Development Code (Parking Regulations)  
Planning Staff Report - May 17, 2022  
Planning Commission Minutes - May 17, 2022

Prepared by: Jeff Kahan, City Planner; Brett Lenart, Planning Manager

Reviewed by: Derek Delacourt, Community Services Area Administrator

Approved by: Milton Dohoney Jr., City Administrator  
(See Attached Ordinance)