# Legislation Details (With Text)

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| **File #:** | 20-1431 | **Version:** | 1 | **Name:** | 12/21/20 -- Ordinance to Amend Chapter 55 (Unified Development Code) |
| **Type:** | Ordinance | | | **Status:** | Passed |
| **File created:** | 12/21/2020 | | | **In control:** | City Council |
| **On agenda:** | 1/19/2021 | | | **Final action:** | 1/19/2021 |
| **Enactment date:** | 12/21/2020 | | | **Enactment #:** | ORD-20-34 |

**Title:** An Ordinance to Amend Sections 5.16.6.D, 5.17.4, 5.17.6.C, 5.26.2.A, and 5.28.8, and Tables 5.15-1, 5.15-2, and 5.15-3 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor (Marijuana Processor, ADU, Security, Building Materials, FAR Determination, Fence Graphic, Use Tables) (ORD-20-34)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD-20-34 Briefed and Approved.pdf, 2. ORD-20-34 Briefed and Approved.docx, 3. ORD-20-34 Approval notice.pdf, 4. ORD-20-34 Briefed.pdf, 5. Planning Staff Report 8-18-20 UDC Charlie.pdf, 6. Ordinance to Amend UDC (Charlie 11-30-20).pdf, 7. WLN clipping ORD-20-34 - Public Hearing Notice.pdf, 8. WLN clipping ORD-20-34 - Approval Notice.pdf

| Date | Ver. | Action By | Action | Result |
|---|---|---|---|---|
| 1/19/2021 | 1 | City Council | Held and Closed | |
| 1/19/2021 | 1 | City Council | Adopted on Second Reading | Pass |
| 12/21/2020 | 1 | City Council | Approved on First Reading | Pass |

An Ordinance to Amend Sections 5.16.6.D, 5.17.4, 5.17.6.C, 5.26.2.A, and 5.28.8, and Tables 5.15-1, 5.15-2, and 5.15-3 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor (Marijuana Processor, ADU, Security, Building Materials, FAR Determination, Fence Graphic, Use Tables) (ORD-20-34)

An amendment is proposed to the Unified Development Code to correct errors and make changes as summarized below.

- Change to Section 5.16.6.D Accessory Dwelling Unit and correction to Table 5.15.2 Accessory Uses. A previous ordinance (ORD-16-16) to revise and expand accessory dwelling units into the R2A district was not carried forward to the UDC when it was adopted. A P is added to the use table and amendments are proposed to the use specific standards to reinforce and complement the change to the use table. Two paragraphs in the use specific standards have been converted to tables for simplification.
- Change to Section 5.17.4 Mixed Use Zoning Districts by adding a new section for determining FAR. The proposed change will include right-of-way dedications for public sidewalks in the lot area for FAR purposes. The proposed language is modeled after how density is determined in residential zoning districts, where parkland dedications are included in the lot area.
- Change to Section 5.17.6.C Building Design Requirements on Primary and Secondary Streets by adding a new subparagraph indicating fiber cement board is permitted only as a trim or accent material. This material is currently unregulated.
- Correction to Section 5.26.2.A with the proper labels for the front and middle portions of a lot in

the graphic.

- Change to Section 5.28.8 Security for Completion of Improvements to expand when security can be given for incomplete site improvements in order to receive a temporary certificate of occupancy. The proposed change will allow for all required site improvements at any time of the year to be considered for security when acceptable to the Planning Manager, with requirements for essential elements that must be completed to support the development.
- Correction and changes to Tables 5.15-1, 5.15-2 and 5.15-3 to correctly allow marijuana processors in the M2 district, and delete the words “permitted” and match the table keys to the table contents. Note that the changes to Table 5.15-3 are newly proposed since the Planning Commission’s public hearing and recommendation of August 18, 2020 for consistency.

Corrections and changes to the Dimensional Standards tables in Section 5.17, presented to the Planning Commission on August 18, 2020, have been removed from this amendment so that the Planning Commission can review the changes to each table individually. A separate ordinance to amend the Dimensional Standards tables in Section 5.17 will be prepared and presented for approval following public hearings and discussion by the Planning Commission, to be scheduled soon.

Attachments: Ordinance to Amend Chapter 55 (Marijuana Processor, ADU, Security, Building Materials, FAR Determination, Fence Graphic, Use Tables)
August 18, 2020 Planning Staff Report
August 18, 2020 Planning Commission Minutes
Prepared by: Alexis DiLeo, City Planner
Reviewed by: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator
Approved by: Tom Crawford, City Administrator
(See Attached Ordinance)