



Legislation Details (With Text)

**File #:** 23-1981      **Version:** 1      **Name:** 1/22/24 - Unified Development Code Amendment (Conflicting Land Use Buffer)

**Type:** Ordinance      **Status:** Passed

**File created:** 1/22/2024      **In control:** City Council

**On agenda:** 2/20/2024      **Final action:** 2/20/2024

**Enactment date:** 2/20/2024      **Enactment #:** ORD-24-02

**Title:** An Ordinance to Amend Sections 5.20.3, 5.20.4 and 5.20.6 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor (Conflicting Land Use Buffer) - CPC  
Recommendation: Approval (6 yes, 0 no) (ORD-24-02)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD-24-02 Briefed and Approved.pdf, 2. ORD-24-02 Briefed.pdf, 3. Ordinance 2023-11-21 (CLUB) rev.pdf, 4. June 6, 2023 Planning Staff Report, 5. June 6, 2023 Planning Staff Presentation, 6. June 6, 2023 Planning Commission Minutes, 7. ORD-24-02 Approval Notice.pdf, 8. WLN clipping ORD-24-02 Conflicting Land Use Buffer - Public Hearing Notice.pdf, 9. WLN clipping ORD-24-02 Conflicting Land Use Buffer - Approval Notice.pdf

Date	Ver.	Action By	Action	Result
2/20/2024	1	City Council	Held and Closed	
2/20/2024	1	City Council	Adopted on Second Reading	Pass
1/22/2024	1	City Council	Approved on First Reading	Pass

An Ordinance to Amend Sections 5.20.3, 5.20.4 and 5.20.6 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor (Conflicting Land Use Buffer) - CPC  
Recommendation: Approval (6 yes, 0 no) (ORD-24-02)

Amendments are proposed to revise the applicability of conflicting land use buffers and reorganize the section to reduce nonconformities, further the goals of the Comprehensive Plan, and improve clarity.

Staff proposed amendments to Section 5.20.4 Conflicting Land Use Buffers to remove the requirement to provide such buffer when adjacent to land principally used as residential, and between multiple-family residential districts and residential uses or zones. Staff also propose amendments to move conflicting land use buffer requirements for vehicular use area to the Vehicular Use Area Landscaping and Screening section.

Finally, staff proposed amendments to move the conflicting land use buffer requirements for refuse/recycling containers to the Refuse/Recycling Container Screening section, to update terms, and to make the screening and buffering requirements consistent with other screening and buffering requirements.

These changes will eliminate the requirement to buffer the same uses from each other, specifically multiple-family dwellings from multiple-family dwellings in the same district, which offer several benefits. See June 6, 2023 Planning Staff Report page 3. These changes will also make Section 5.20 more user-friendly overall by better organizing and heading the requirements.

Attachments: Ordinance (Conflicting Land Use Buffer)  
June 6, 2023 Planning Staff Report  
June 6, 2023 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)