



Legislation Text

File #: 24-1443, **Version:** 1

An Ordinance to Amend Sections 5.20.3 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor (Vehicular Use Area Buffer) CPC Recommendation: Approval (6 years, 0 nays) (ORD-24-17)

Approval of this ordinance will add a paragraph to the Landscaping, Screening and Buffering standards (Section 5.20) in the Unified Development Code (Chapter 55) for vehicular use area buffers that were inadvertently omitted from Ordinance no. ORD-24-02 (Conflicting Land Use Buffer), approved on February 20, 2024 and effective March 10, 2024.

Staff proposed amendments in 2023 regarding conflicting 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, and amendments to move conflicting land use buffer requirements for vehicular use areas and refuse/recycling containers to those subsections.

The version of the draft ordinance considered by the Planning Commission following a public hearing on June 6, 2023 included proposed Section 5.20.3.C, moving the conflicting land use buffer requirements for vehicular use areas from the conflicting land use buffer section to the vehicular use areas section. This section was omitted from the City Council adopted version from February 20, 2024.

The attached ordinance will add Section 5.20.3.C as intended to complete the updates to Section 5.20 Landscaping, Screening and Buffering to include all requirements for vehicular use areas (screening from right-of-way, landscaping with interior landscape islands, and buffers adjacent to parks and residentially-zoned parcels).

Attachments: Ordinance (Vehicular Use Area Buffer)
Draft Ordinance 24-02 as Recommended by Planning Commission
Ordinance ORD-24-02 Briefed and Approved
June 6, 2023 Planning Staff Report
June 6, 2023 Planning Commission Minutes

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Reviewed by: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator

Approved by: Milton Dohoney Jr., City Administrator

(See Attached Ordinance)