



Legislation Text

File #: 24-1560, **Version:** 2

Resolution to Consider Allowing More Flexibility for Home Occupations in Residential Neighborhoods
Reviewed by: Kevin S. McDonald, Chief Deputy City Attorney

Whereas, City Council acknowledges that there have been changes in commerce, work patterns and methods, and for some, a blurring between residence and workplace;

Whereas The City's Unified Development Code regulates Home Occupations, and allows these uses in the principal residence as well as in accessory structures, sometimes generally referred to as Accessory Commercial Units (ACUs);

Whereas, City Council recognizes the need to allow for Home Occupations, or business and professional activity as an accessory use to a dwelling-unit, within City limits and their importance in promoting the local economy, empowering entrepreneurs, and creating sustainability among neighborhoods;

Whereas, Providing access to affordable commercial spaces is important for the growth of small businesses and sustainability of the environment;

Whereas, Increased integration of ACUs has been studied in other communities as a means of stimulating small businesses, improving the experience of residential neighborhoods, encouraging neighborhood walkability, reducing commuting and carbon emissions, and increasing vibrancy;

Whereas, More flexibility in the requirements for Home Occupations in the City of Ann Arbor may lead to these benefits, as well as offering income opportunities for residents; and

Whereas, City Council is committed to preserving the stability of residential neighborhoods and promoting cross collaboration among neighbors;

RESOLVED, That City Council directs the City Administrator and Planning Commission to consider and propose recommended ordinance amendments to the City's home occupation ordinance for the purpose of allowing more flexibility in the City's requirements regarding home occupations (including ACUs) in the City's residential neighborhoods, including but not limited to: considering increasing the maximum permissible floor area, the number of customers per day and customers at a time, increasing the allowed number of non-resident employees, and possibly allowing uses that are not customarily incidental and secondary to a residential use;

RESOLVED, That City Council directs the City Administrator and the Planning Commission to provide a report and, as feasible, proposed ordinance amendments by December 31, 2024.

Sponsored by: Councilmembers Song, Eyer, Cornell, Watson, Harrison, Disch, Radina and Ghazi Edwin

As Amended and Approved by Ann Arbor City Council on September 3, 2024