

## City of Ann Arbor | Zoning Ordinance | Area, Height and Placement Regulations

### Single and Two-Family Dwelling District Quick Chart

| Zoning District | Minimum Lot Size (Min. Lot Area per Dwelling Unit) | Minimum Lot Width | Minimum Front Setback | Minimum Side Setbacks              | Minimum Rear Setback | Maximum Height |
|-----------------|--|-------------------|-----------------------|------------------------------------|----------------------|----------------|
| R1A             | 20,000 sq ft                                       | 90 ft             | Average or 40 ft      | 7 ft one side, 18 ft total of both | 50 ft                | 30 ft          |
| R1B             | 10,000 sq ft                                       | 70 ft             | Average or 30 ft      | 5 ft one side, 14 ft total of both | 40 ft                | 30 ft          |
| R1C             | 7,200 sq ft  | 60 ft             | Average or 25 ft      | 5 ft each side                     | 30 ft                | 30 ft          |
| R1D             | 5,000 sq ft  | 40 ft             | Average or 25 ft      | 3 ft each side                     | 20 ft                | 30 ft          |
| R1E             | 4,000 sq ft  | 34 ft             | Average or 15 ft      | 3 ft each side                     | 20 ft                | 30 ft          |
| R2A             | 8,500 sq ft (4,250 sq ft per dwelling unit)        | 60 ft             | 25 ft                 | 5 ft each side                     | 30 ft                | 30 ft          |

**Notes:**

- The minimum lot size required in the R1E district is less than the minimum lot size required for accessory dwelling units. Conforming lots in the R1E district must still have at least 5,000 square feet to have an ADU.
- The minimum front setback is the average setback within 100 feet on either side of the lot, up to 40 feet maximum. If there are no existing homes in the area, the minimum front setback is provided in the Zoning Ordinance.
- The minimum front setback applies to every property line that abuts a public street. Corner lots have two front property lines, one side and one rear property line. Thru-lots have two fronts and two sides and no rear property line.
- The minimum front, side and rear setback requirements listed above are for the principal building (i.e. the house). Accessory buildings, such as sheds and detached garages, have a minimum side and rear setback of 3 ft as long as they are entirely behind the house.
- Setbacks are always measured from the property line (not the curb or center of the street). Usually, the house-side of the sidewalk edge is also the front property line.