

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of July 20, 2010**

**SUBJECT: Text Amendment to Chapter 55 (Zoning Ordinance), Section 5:10.6(2)(c)**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the text amendment to Chapter 55 (Zoning Ordinance) pertaining to principal uses in the R4A (Multiple-Family Dwelling) zoning district, Section 5:10.6(2)(c).

**STAFF RECOMMENDATION**

Staff recommends this proposed text amendment be **approved** to allow greater housing diversity in Ann Arbor, including guest houses for relatives of hospital patients.

**STAFF REPORT**

Chapter 55 (Zoning) lists a number of permitted principal uses that are allowed in R4A (Multiple-Family Dwelling) zoning districts in Ann Arbor, including multiple-family, townhouse, duplex and single family uses as well as convalescent homes, nursing homes and hospitals.

This text amendment proposes to add the phrase, "guest houses for relatives of hospital patients" in section (c) of the permitted principal uses section of the R4A zoning district. Currently, Chapter 55 does not explicitly allow such a use in any residential zoning district.

This proposed amendment would allow group housing such as the "Ronald McDonald House" to be located in the R4A district as long as a minimum of 400 square feet of net lot area is provided per occupant.

The proposed amendment is consistent with the Master Plan: Land Use Element which supports a diversity of housing options. The proposed amendment is also consistent with the intent section of the R4A district which encourages a diversity of multiple-family development in a "low density" fashion.

**PROPOSED AMENDMENT**

**Section 5:10.6. R4A Multiple-Family Dwelling District.**

(2)(c) Convalescent homes and nursing homes, guest houses for relatives of hospital patients, and homes of the elderly, subject to providing 400 square feet of lot area per occupant.

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jsj/7/7/10

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