

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, 15 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.