

City Code of
ANN ARBOR, MICHIGAN
Chapter 55 – Zoning

ARTICLE II. USE REGULATIONS

5:10.2. R1A, R1B, R1C, R1D single-family dwelling district

(1) Intent.

- (a) These single-family residential districts are designed to provide an environment of predominantly low-density, single-family detached dwellings, along with other related facilities which serve the residents in the district such as schools, recreational facilities, parks and churches. These districts should be convenient to commercial facilities and public transportation.
- (b) It is the purpose of these districts to encourage the preservation and the continuation of the longstanding residential fabric in existing neighborhoods of predominantly 1-family dwellings, along with other related facilities which serve the residents in these districts.
- (c) Application of the R1D district in newly developing areas may require a greater degree of services than the less dense 1-family dwelling districts. To assure health, safety and welfare, any future R1D zoning in newly developing areas should be contingent upon the availability or provision of adequate services to serve such higher densities, in addition to other pertinent planning considerations.

(2) Permitted principal uses.

- (a) Single-family dwelling firmly attached to a permanent foundation, connected to a public sewer and water supply, at least 14 feet wide and contain at least 900 square feet of floor area.
- (b) Public schools, libraries and cemeteries.

(3) Special exception uses pursuant to section 5:104.

- (a) Churches and private schools.
- (b) Child care centers and nursery schools located in R1 districts and R2 districts subject to the following standards:
 - 1. The parcel must have a minimum of 7,500 square feet of gross lot area.
 - 2. One off-street parking space for each care giver required to staff the facility at its state licensed capacity must be provided.
 - 3. Adequate off-street or on-street parking spaces available for drop off and pick up use within 250 feet of the child care center parcel must be documented on the site plan. The number

City Code of
ANN ARBOR, MICHIGAN
Chapter 55 – Zoning

- of drop-off and pick-up spaces shall be 2 plus 1 additional space for each 20 children that the facility is licensed to care for.
4. Occupancy may not be increased without amending a previously approved special exception use permit.
- (c) Private colleges, universities and other institutions of higher learning, offering courses in general, technical or religious education, subject to the following standards.
1. The site must contain at least 20 acres.
 2. No building or other use of land except landscaped areas shall be situated within 100 feet of any adjacent residential property.
- (d) Offices of non-profit corporations in buildings constructed prior to January 1, 1988, subject to the following standards:
1. The parcel must have a minimum of 80,000 square feet of lot area.
 2. The building must contain a minimum of 3,000 square feet of usable floor area, excluding basements or cellars, constructed prior to January 1, 1988.
 3. There shall be no more than 1 employee for each 300 square feet of usable floor area, constructed prior to January 1, 1988, excluding basements or cellars.
 4. Off-street parking in the amount of 1 space for each 300 square feet of usable floor area, constructed prior to January 1, 1988, excluding basements or cellars, shall be provided in accordance with the standards of Chapter 59.
 5. Signage shall be limited to one identification sign of no greater than 25 square feet in accordance with the provisions of Chapter 61.
 6. One dwelling unit within the existing structure may be approved as part of this special exception use approval.
 7. The use will result in preservation of open space and/or historic sites or structures.
 8. The nature of the use will not be of such intensity as to disrupt the peaceful enjoyment of the neighborhood, specifically the use shall not generate more than 20 office-related vehicle trips (excluding employee related trips) in any 1 day from the site.
 9. No building or other use of land except landscaped areas shall be situated within 30 feet of any adjacent residential property.

City Code of
ANN ARBOR, MICHIGAN
Chapter 55 – Zoning

(e) One accessory apartment, subject to the following standards:

1. The owner of the dwelling in which the accessory apartment is created shall occupy 1 of the dwelling units, except for temporary absences.
2. The accessory apartment shall be designed so that the appearance of the building remains that of a one-family residence. Any new entrances shall be located on the side or in the rear of the building and any additions shall not increase the square footage of the original house by more than 10%.
3. The accessory apartment shall not exceed 25% of the entire floor area of the structure, nor shall it be greater than 600 square feet in gross floor area.
4. The dwelling to which an accessory apartment is to be added must be owner-occupied and have been owner-occupied by the current owner for the 12 calendar months preceding the date of application.
5. No rent shall be paid for the accessory apartment.
6. The accessory apartment shall be occupied only by persons related by blood, marriage or adoption to the family occupying the principal dwelling or by not more than 2 employees not related to the family occupying the principal dwelling.
7. Accessory buildings may not be converted for accessory apartment use.
8. The total number of persons residing in the building shall not exceed the occupancy permitted by section 5:7.
9. At least 3 off-street parking spaces shall be provided for the dwelling and accessory apartment.

(f) Private swimming club, subject to the following standards:

1. For purposes of this section, a private swimming club is defined as property used by an association of persons, organized for the common purpose of outdoor swimming and accessory recreational activities who pay a fee for membership in a nonprofit organization established to provide outdoor swimming and accessory recreational facilities. Membership shall be open to residents of the subdivision or residential development in which the pool is located.
 - a. A private swimming club established prior to and continuing in use on August 1, 2000, and which is located in a district in which it is permitted under the terms of this ordinance shall be deemed a conforming use without further action, application or review.

City Code of
ANN ARBOR, MICHIGAN
Chapter 55 – Zoning

- b. Where one or more modifications of a private swimming club, described in subsection a., above, is desired, the requirements of this section and section 5:104(7) shall apply.
 2. For purposes of this section, an accessory recreational facility is defined as an outdoor playground, volleyball, basketball or tennis court, or other similar recreational facility where equipment is permanently installed.
 3. A landscape buffer shall be provided to screen accessory recreational facilities and outdoor swimming pools, pool decks and spas from adjacent residential properties. The landscape buffer shall consist of the following: (1) A landscaped strip at least 15 feet wide. (2) One tree for each 20 feet or fraction thereof of abutting land. At least 50 percent of the trees within a conflicting land use buffer shall be evergreen. Arrangement of trees in clusters or groupings is encouraged, but in no case shall trees be more than 50 feet apart. (3) A hedge, berm, wall, fence or combination thereof forming a continuous screen at least 4 feet high. The Planning Commission may establish greater or lesser buffer or screening materials for the recreational activity based on specifics of the parcel and the surrounding land uses.
 4. The required parking shall be one space per 200 square feet of usable floor area of the club building.
 5. For purposes of this section, any permanent addition, other than a fence, to an existing club building, accessory recreational facility, or outdoor swimming pool, pool deck, or spa, or the construction of a new club, club building, accessory recreational facility, or outdoor swimming pool, pool deck, or spa shall constitute a modification of the use which requires special exception use approval.
 6. For purposes of this section, any new accessory recreational facility or permanent addition to an existing accessory recreational facility at a private swimming club will require a plot plan showing the existing and proposed structures and improvements on the site, instead of a site plan, as part of the special exception use application.
- (4) Permitted accessory uses.
- (a) Family day care homes in any dwelling if licensed by the State of Michigan Department of Social Services.
 - (b) Group day care homes in one-family dwellings only if licensed by the State of Michigan Department of Social Services and if the following standards are met:
 1. A zoning compliance permit is obtained from the building department.
 2. Located on a lot with at least 5,000 square feet of gross lot area.

City Code of
ANN ARBOR, MICHIGAN
Chapter 55 – Zoning

3. At least 1 offstreet parking space for each care giver not living in the dwelling is provided.
 4. Two offstreet or onstreet parking spaces are shown to be available within 250 feet of the group day care home parcel for drop off and pick up children.
- (c) Home occupation, subject to the following performance standards:
1. Total floor area devoted to the home occupation in the principal or accessory building shall not exceed 25% of the gross floor area of the dwelling.
 2. Outside appearance of premises shall have no visible evidence of the conduct of a home occupation.
 3. No outdoor display of goods or outside storage of equipment or materials used in the home occupation shall be permitted.
 4. No article or service shall be sold or offered for sale on the premises except those which are produced by such home occupation on the premises.
 5. The nature of the home occupation shall not generate more than 10 business-related vehicle trips in any 1 day in the vicinity of the home occupation, and any need for parking generated by the conduct of such home occupation shall be provided offstreet in accordance with the offstreet parking requirements.
 6. No equipment or process shall be used in such home occupation which creates noise, dust, vibration, glare, fumes, odors or electrical interference detectable to the normal senses beyond the property boundary.
 7. The following are typical examples of uses which often can be conducted within the limits of these restrictions and thereby qualify as home occupations. Uses which may qualify as "home occupations" are not limited to those named in this paragraph (nor does the listing of a use in this paragraph automatically qualify it as a home occupation); accountant, architect, artist, author, consultant, dressmaking, individual stringed instrument instruction, individual tutoring, millinery, preserving and home cooking.
 8. The following uses are not permitted as home occupations if conducted as a person's principal occupation and the person's dwelling is used as the principal place of business: vehicle repair or painting, dental office and medical office.

City Code of
ANN ARBOR, MICHIGAN
Chapter 55 – Zoning

ARTICLE III. - AREA, HEIGHT AND PLACEMENT REGULATIONS

5:24. - Establishment of area, height and placement regulations.

Zoning District	Minimum Lot Area Per Dwelling Unit in Sq. Ft.	Required Setback Line Minimum and Maximum				Rear	Maximum Height In Feet	Minimum Gross Lot Size		
		Dimensions in Feet						Area in Sq. Ft.	Width in Feet	
		Minimum Front ⁽¹⁾⁽²⁾	Side		Total of Two					Maximum
			Least One	Total of Two						
5:26 R1A	20,000	40	7	18	50	30	20,000	90		
5:27 R1B	10,000	30	5	14	40	30	10,000	70		
5:28 R1C	7,200	25	5	10	30	30	7,200	60		
5:29 R1D	5,000	25	3	6	20	30	5,000	40		
5:29A R1E	4,000	15	3	6	20	30	4,000	34		
⁽¹⁾ Parking spaces or lots shall not be located in the front open space in accordance with Section 5:168 of Chapter 59 and Section 5:602 of Chapter 62.										
⁽²⁾ Also see additional regulations in Section 5:57 (Averaging an Existing Front Setback Line) and Section 5:62 (Required Additional Setback Regulations).										