

Charge to the Planning Staff and Planning Commission <sup>1</sup>	Advisory Committee recommendations	Planning Commission Ordinance Review committee recommendations
Analyze zoning nonconformities related to area, height and placement regulations	<ul style="list-style-type: none"> <li>• Allow non-conforming structures to be rebuilt within a limited time frame (18 months?) to the same massing and scale as the original</li> </ul>	<ul style="list-style-type: none"> <li>• Same</li> </ul>
	<ul style="list-style-type: none"> <li>• Alter the minimum lot size and lot width to bring more properties into conformance.</li> </ul>	<ul style="list-style-type: none"> <li>• Same</li> </ul>
	<ul style="list-style-type: none"> <li>• Retain the existing front, rear and side setback criteria</li> </ul>	<ul style="list-style-type: none"> <li>• Have varying setback criteria, depending on parcel size</li> </ul>
	<ul style="list-style-type: none"> <li>• Establish new requirements for lot area / number of units. Actually reduces density allowed per acre in some situations.</li> </ul>	<ul style="list-style-type: none"> <li>• Same</li> </ul>
	<ul style="list-style-type: none"> <li>• Marginally changes the required number of parking spaces.</li> </ul>	<ul style="list-style-type: none"> <li>• Marginally changes the required number of parking spaces; requires more spaces for 4-6 bedroom units on large lots, fewer on small ones</li> </ul>
Amend the zoning ordinance and map to clearly identify areas to be maintained or encouraged as housing	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> </ul>
Reinforce student neighborhoods in the area south and west of Central Campus by developing new zoning definitions and standards that support organized group housing opportunities	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• Establish an area adjacent to Packard and another adjacent to Washtenaw where cooperative housing, fraternities and sororities can be built without requiring a special use permit</li> </ul>
Develop site design standards that encourage creative design while maintaining sensitivity for existing neighborhood character	<ul style="list-style-type: none"> <li>• Create Zoning Overlay Districts as a tool to prevent out of scale development, design that is not compatible with neighborhoods, and modification of area, height and placement standards to match the underlying neighborhood massing and scale.</li> </ul>	<ul style="list-style-type: none"> <li>• Control design and massing for large parcels through (not yet drafted) lot combination standards. Control designs of new construction in 'group housing area' based on the type of development proposed</li> </ul>

<p>Protect the livability of residentially zoned areas adjacent to downtown (not really a charge, but a statement in the resolution)</p>	<ul style="list-style-type: none"> <li>• Rezone Davis/Hoover from R4C to R2A to reflect the current housing pattern.</li> </ul>	<ul style="list-style-type: none"> <li>• Same</li> </ul>
<p><b>Not in the charge</b></p>	<p><b>Advisory Committee recommendations</b></p>	<p><b>Planning Commission Ordinance Review committee recommendations</b></p>
<p>Address lot combination regulation:</p> <p><i>Identify sites where the compilation of small parcels for larger developments is appropriate; otherwise, the combining of smaller parcels in subdivided residential areas is considered inappropriate.</i></p>	<ul style="list-style-type: none"> <li>• Establish a <i>maximum</i> lot size (6,525 square feet, sufficient for 3 units, just over the average 6000 sq. ft. for R4C lots); require that all lot combinations require planning commission approval (no longer just done as part of the assessor's office duties).</li> </ul>	<ul style="list-style-type: none"> <li>• Require that all lot combinations require Planning Commission approval; condition approval of lot combinations on approval of site plan; establish standards for approval with character and scale of street block as part of those standards.</li> </ul>