

08

Land Use

Zoning

Future Land Use and
Developable Land

Complete Neighborhoods

Zoning

Table
Density of Units per Acre by Zoning Code

(as of December 14th, 2024)

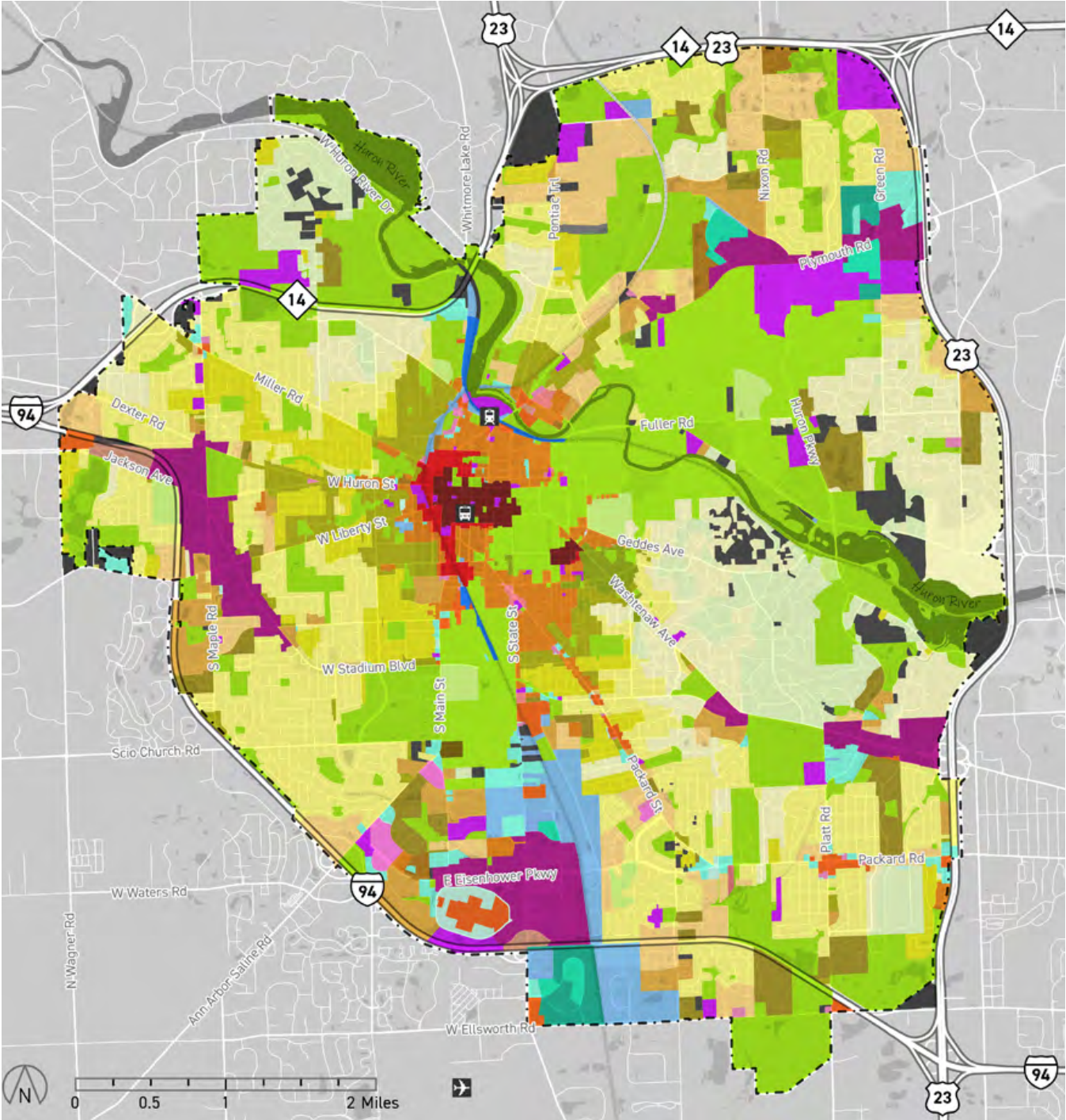
source: City of Ann Arbor

ZoningClass	Acres	% of City Area	Population Total	POP Density (Acres)	Housing Unit Count	Housing Unit Density (AC)
AG	178.38	1.11%	261.6	1.47	8.0	0.04
C1	37.50	0.23%	375.4	10.01	229.0	6.11
C1A	1.93	0.01%	106.3	54.98	63.0	32.59
C1A/R	10.60	0.07%	360.7	34.02	444.0	41.88
C1B	50.93	0.32%	238.7	4.69	388.0	7.62
C2B	63.62	0.40%	201.3	3.16	483.0	7.59
C3	177.90	1.11%	540.1	3.04	399.0	2.24
D1	67.30	0.42%	3,809.1	56.60	2,936.0	43.63
D2	60.06	0.37%	1,417.9	23.61	1,426.0	23.74
M1	351.01	2.18%	422.5	1.20	299.0	0.85
M1A	19.52	0.12%	10.8	0.55	15.0	0.77
M2	19.24	0.12%	0.2	0.01	44.0	2.29
O	255.91	1.59%	1,314.6	5.14	830.0	3.24
ORL	108.15	0.67%	49.8	0.46	19.0	0.18
P	67.44	0.42%	136.3	2.02	15.0	0.22
PL	4,957.48	30.82%	26,704.4	5.39	1,838.0	0.37
PUD	496.72	3.09%	2,716.1	5.47	2,292.0	4.61
R1A	787.29	4.90%	2,783.9	3.54	1,099.0	1.40
R1B	1,409.12	8.76%	7,118.9	5.05	2,839.0	2.01
R1C	2,483.11	15.44%	22,580.7	9.09	10,528.0	4.24
R1D	550.03	3.42%	7,045.4	12.81	3,798.0	6.91
R1E	14.09	0.09%	73.4	5.21	42.0	2.98
R2A	428.49	2.66%	5,760.5	13.44	3,485.0	8.13
R2B	64.02	0.40%	1,885.4	29.45	140.0	2.19
R3	482.25	3.00%	5,151.8	10.68	3,309.0	6.86
R4A	934.75	5.81%	10,520.2	11.25	8,782.0	9.40
R4B	435.34	2.71%	6,163.9	14.16	5,278.0	12.12
R4C	358.81	2.23%	13,653.3	38.05	7,755.0	21.61
R4D	47.95	0.30%	716.9	14.95	705.0	14.70
R4E	9.39	0.06%	16.6	1.77	1.0	0.11
R5	31.26	0.19%	31.0	0.99	12.0	0.38
R6	4.42	0.03%	37.2	8.41	54.0	12.21
RE	141.88	0.88%	222.2	1.57	80.0	0.56
TC1	429.34	2.67%	1,065.6	2.48	954.0	2.22
TWP	547.49	3.40%	802.2	1.47	7.0	0.01

Zoning

POP per Housing Unit	AVG Building Height	Floor Area Ratio
32.70	16.7	0.00
1.64	19.3	0.24
1.69	26.1	0.80
0.81	58.0	1.22
0.62	24.2	0.33
0.42	33.5	0.46
1.35	22.2	0.24
1.30	55.5	1.79
0.99	34.9	0.76
1.41	23.2	0.16
0.72	18.9	0.14
0.00	26.1	0.13
1.58	32.0	0.19
2.62	30.3	0.10
9.09	27.4	0.14
14.53	43.0	0.00
1.19	38.0	0.28
2.53	19.9	0.09
2.51	19.9	0.10
2.14	17.4	0.15
1.86	18.7	0.21
1.75	21.7	0.10
1.65	20.3	0.21
13.47	31.2	0.29
1.56	20.0	0.19
1.20	24.3	0.64
1.17	26.4	0.22
1.76	31.8	0.39
1.02	37.2	0.39
16.61		0.03
2.59	34.0	0.39
0.69	11.1	0.01
2.78	20.1	0.15
1.12	24.5	0.25
114.60	18.1	0.00

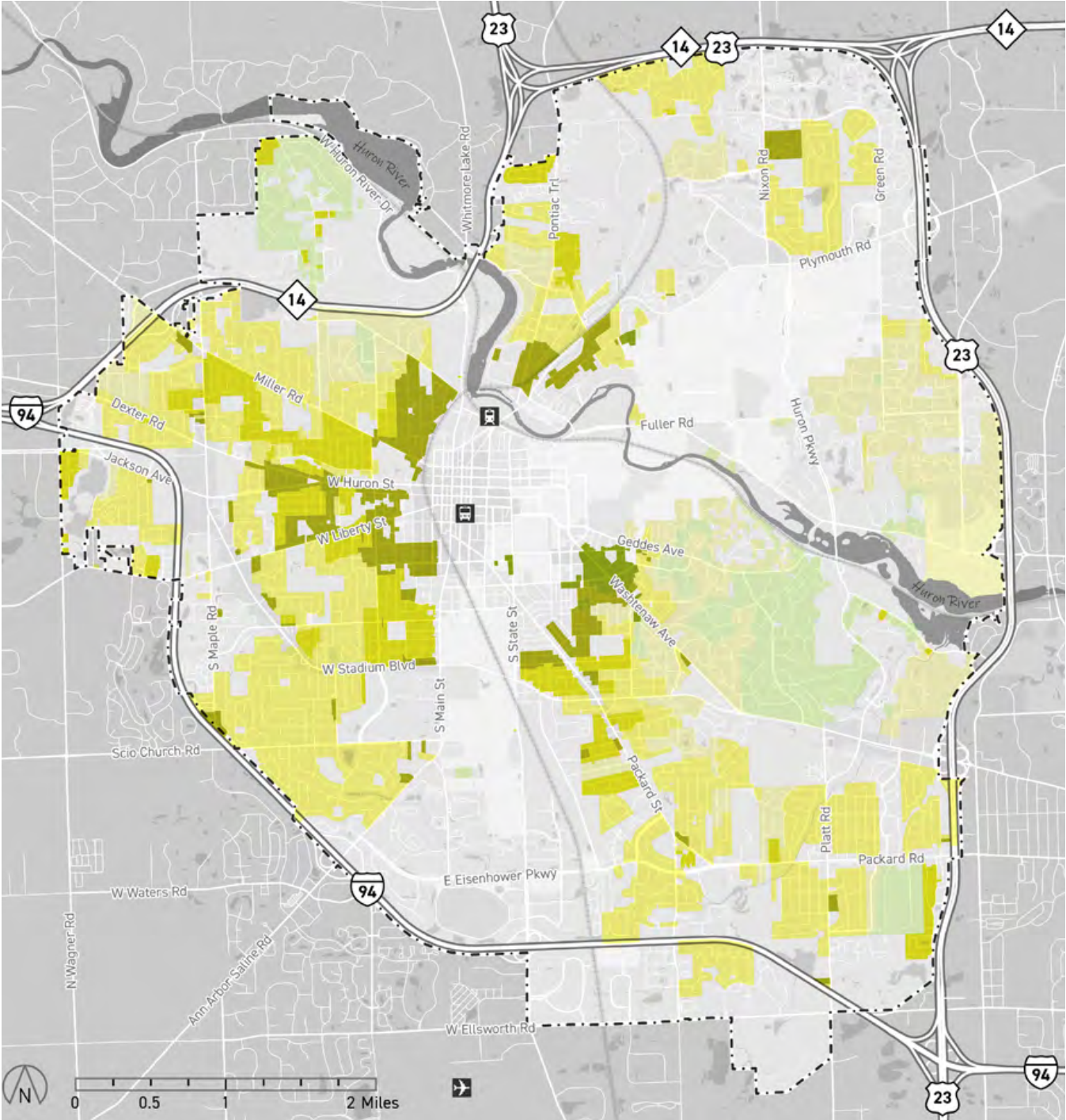
- AG - Agriculture / Open Space
- C1 - Local Business
- C2 - Business Service
- C3 - Fringe Commercial
- D1 - Downtown Core
- D2 - Downtown Interface
- M1 - Limited Industrial
- M2 - Heavy Industrial
- O - Office
- ORL - Office / Research / Light Industrial
- P - Parking
- PL - Public Land
- PUD - Planned Unit Development
- R1 - Single Family Dwelling
- R2 - Two-Family Dwelling
- R3 - Townhouse Dwelling
- R4 - Multifamily Dwelling
- R5 - Hotel
- R6 - Mobile Home Park
- RE - Research
- TC1 - Transit Corridor
- TWP - Township



Map
Existing Zoning by Code

AG	D1	P	R1E	R4D
C1	D2	PL	R2A	R4E
C1A	M1	PUD	R2B	R5
C1A/R	M1A	R1A	R3	R6
C1B	M2	R1B	R4A	RE
C2B	O	R1C	R4B	TC1
C3	ORL	R1D	R4C	TWP

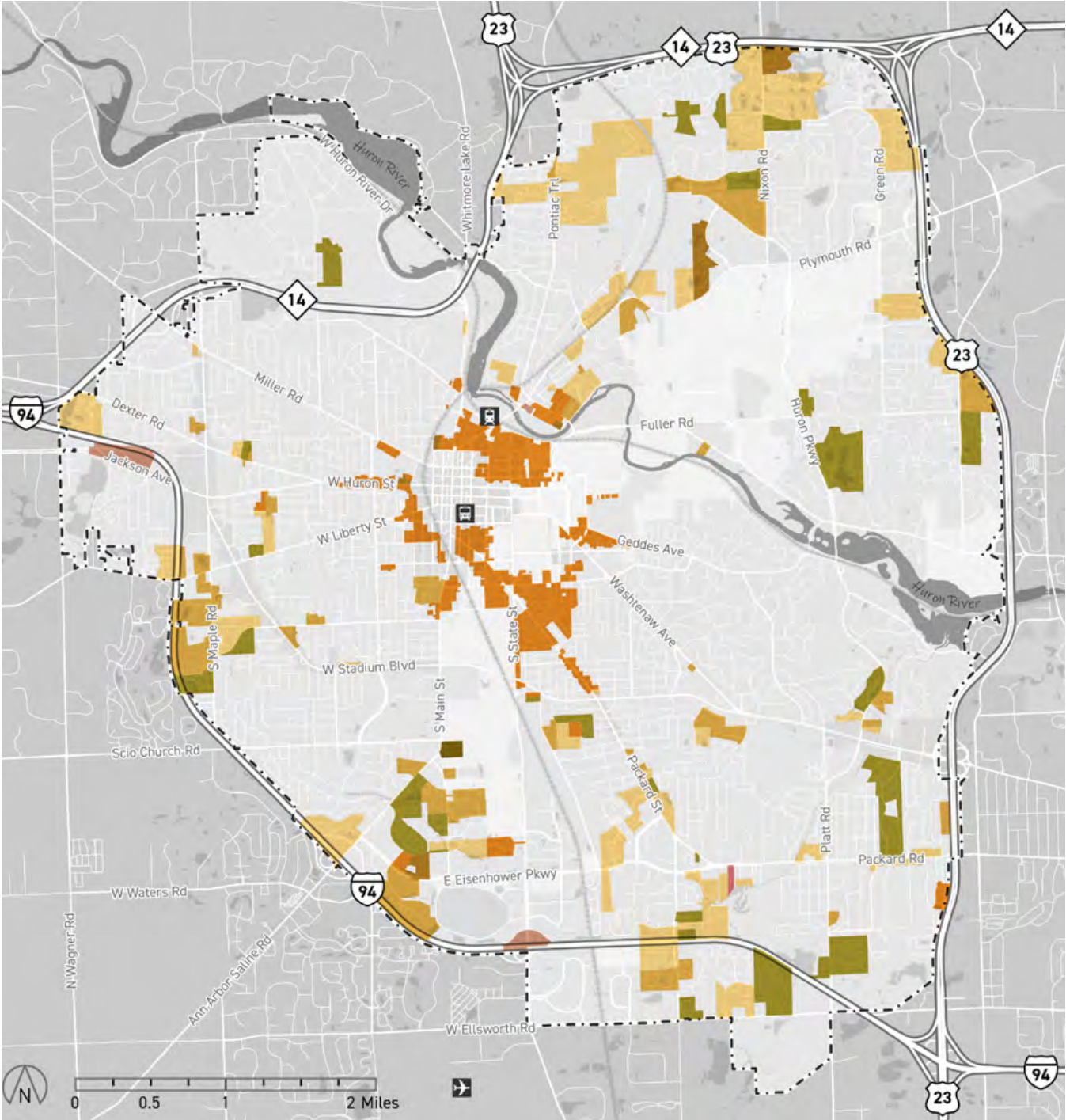
source: City of Ann Arbor GIS,
Washtenaw County GIS



Map
Zoning by Code -
Single Family, Two-
family and Student
Housing

R1A - Single Family Dwelling
R1B - Single Family Dwelling
R1C - Single Family Dwelling
R1D - Single Family Dwelling
R1E - Single Family Dwelling
R2A - Two-Family Dwelling
R2B - Two-Family Dwelling & Student Housing

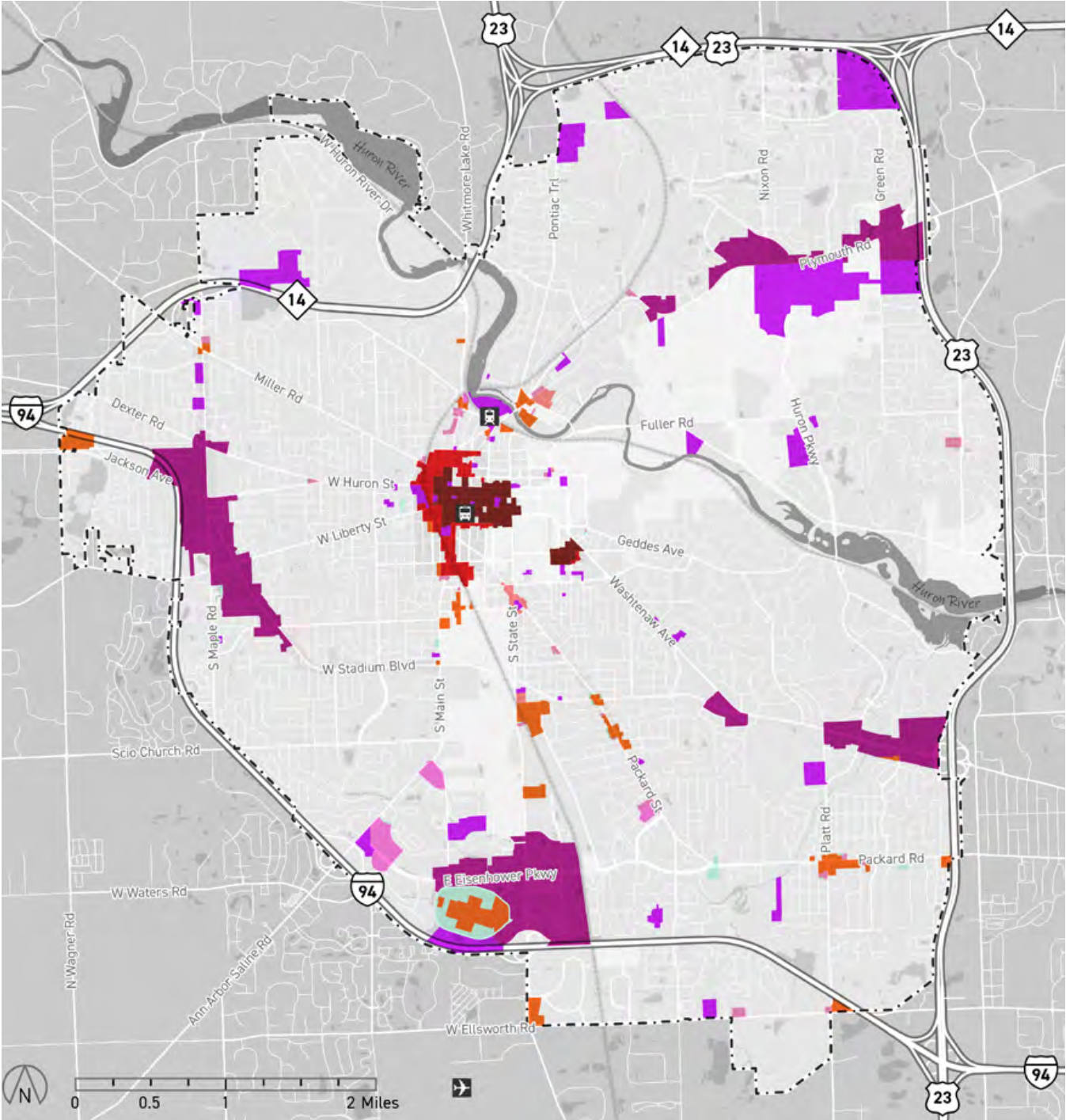
source: City of Ann Arbor GIS,
Washtenaw County GIS



Map
Zoning by Code -
Multifamily

- | | |
|----------------------------|----------------------------|
| R3 - Townhouse Dwelling | R4D - Multifamily Dwelling |
| R4A - Multifamily Dwelling | R4E - Multifamily Dwelling |
| R4B - Multifamily Dwelling | R5 - Hotel |
| R4C - Multifamily Dwelling | R6 - Mobile Home Park |

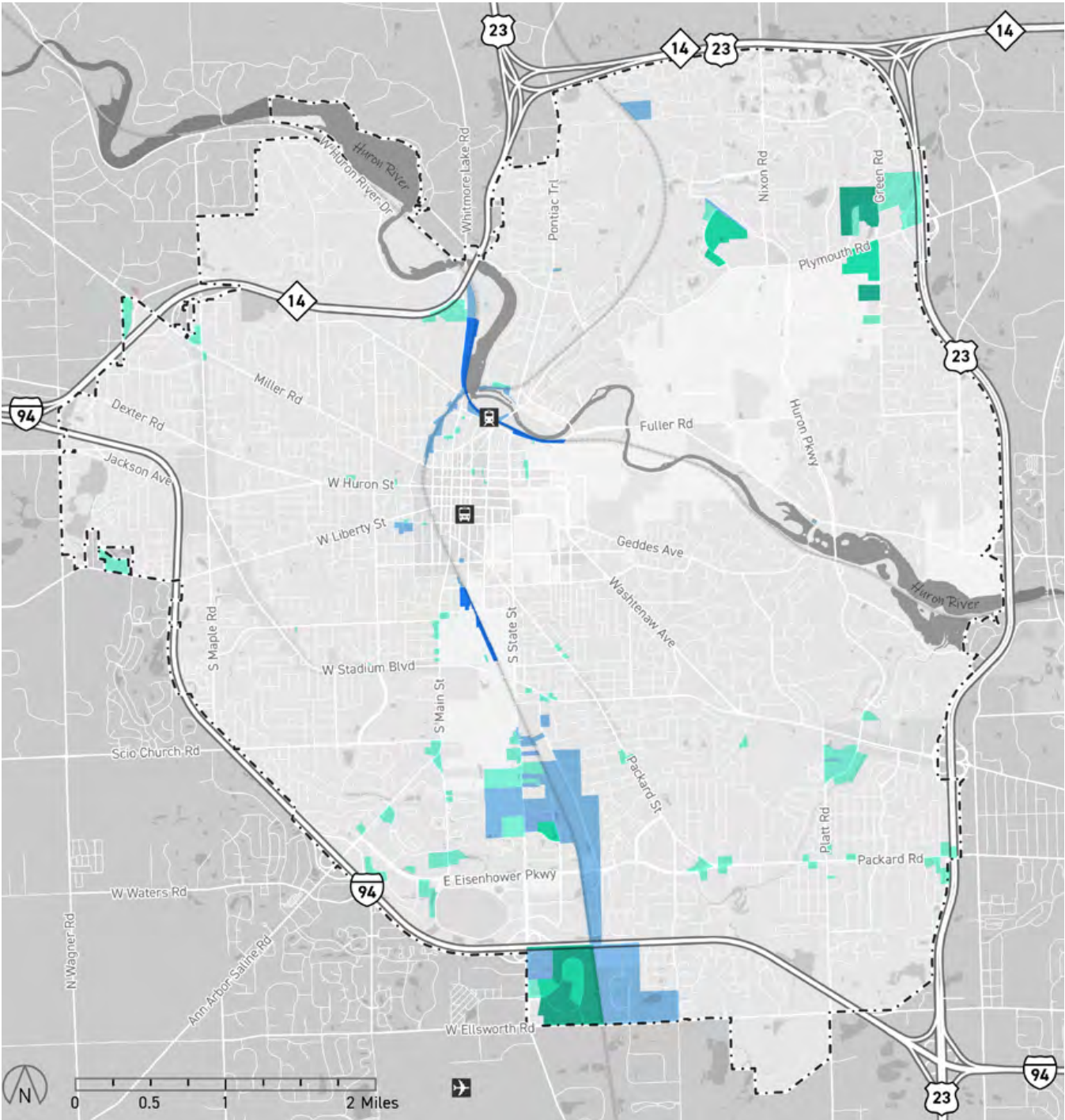
source: City of Ann Arbor GIS,
Washtenaw County GIS



Map
Zoning by Code -
Commercial

- | | |
|---|--------------------------------|
| C1 - Local Business | D1 - Downtown Core |
| C1A - Campus Business | D2 - Downtown Interface |
| C1A/R - Campus Business/
Residential | P - Parking |
| C1B - Community Convenience | PUD - Planned Unit Development |
| C2B - Business Service | TC1 - Transit Corridor |
| C3 - Fringe Commercial | |

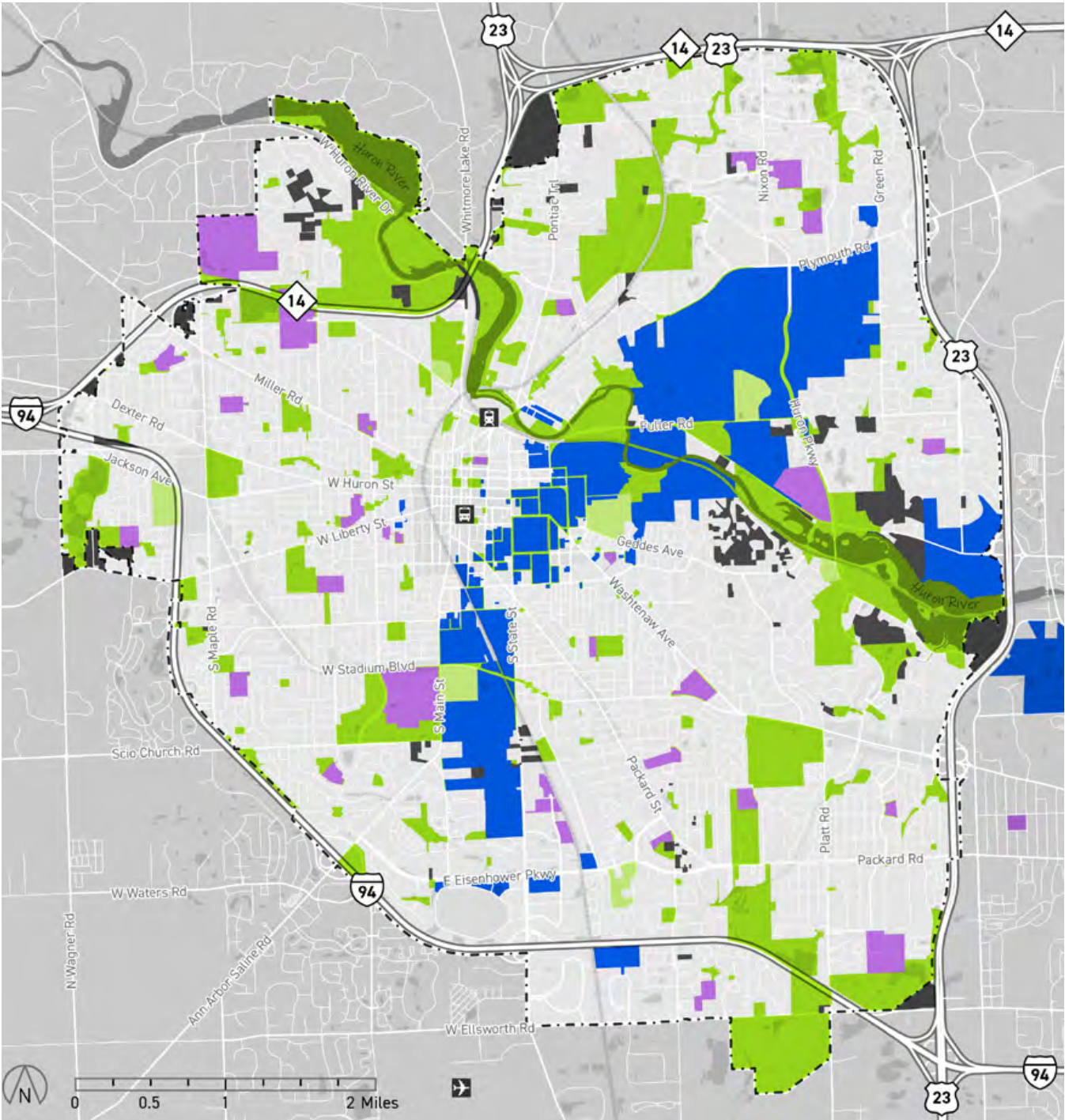
source: City of Ann Arbor GIS,
Washtenaw County GIS



Map
Zoning by Code -
Industrial, Light
Industrial, Office and
Research

- M1 - Limited Industrial
- M1A - Limited Light Industrial
- M2 - Heavy Industrial
- O - Office
- ORL - Office / Research / Light Industrial
- RE - Research

source: City of Ann Arbor GIS,
Washtenaw County GIS

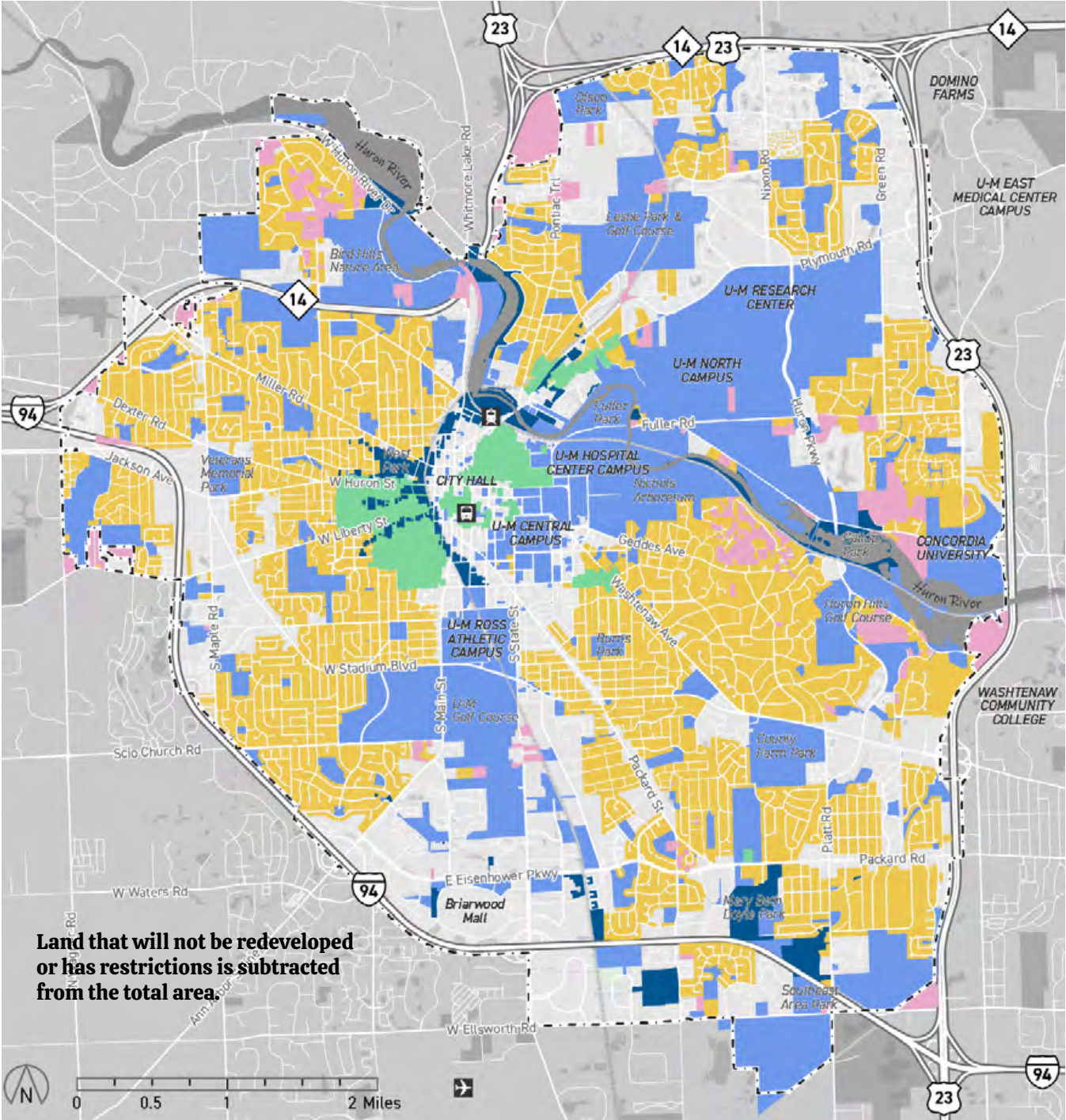


Map
Public Land and
University of
Michigan

- AG - Agriculture / Open Space
- PL - Public Land
- TWP - Township
- University of Michigan
- Schools

source: City of Ann Arbor GIS,
Washtenaw County GIS

Future Land Use and Developable Land



Land that will not be redeveloped or has restrictions is subtracted from the total area.

Map
Existing Regulations
Restricting Higher
Density Redevelopment

source: City of Ann Arbor GIS,
Washtenaw County GIS, City of
Ann Arbor's Assessor's Office

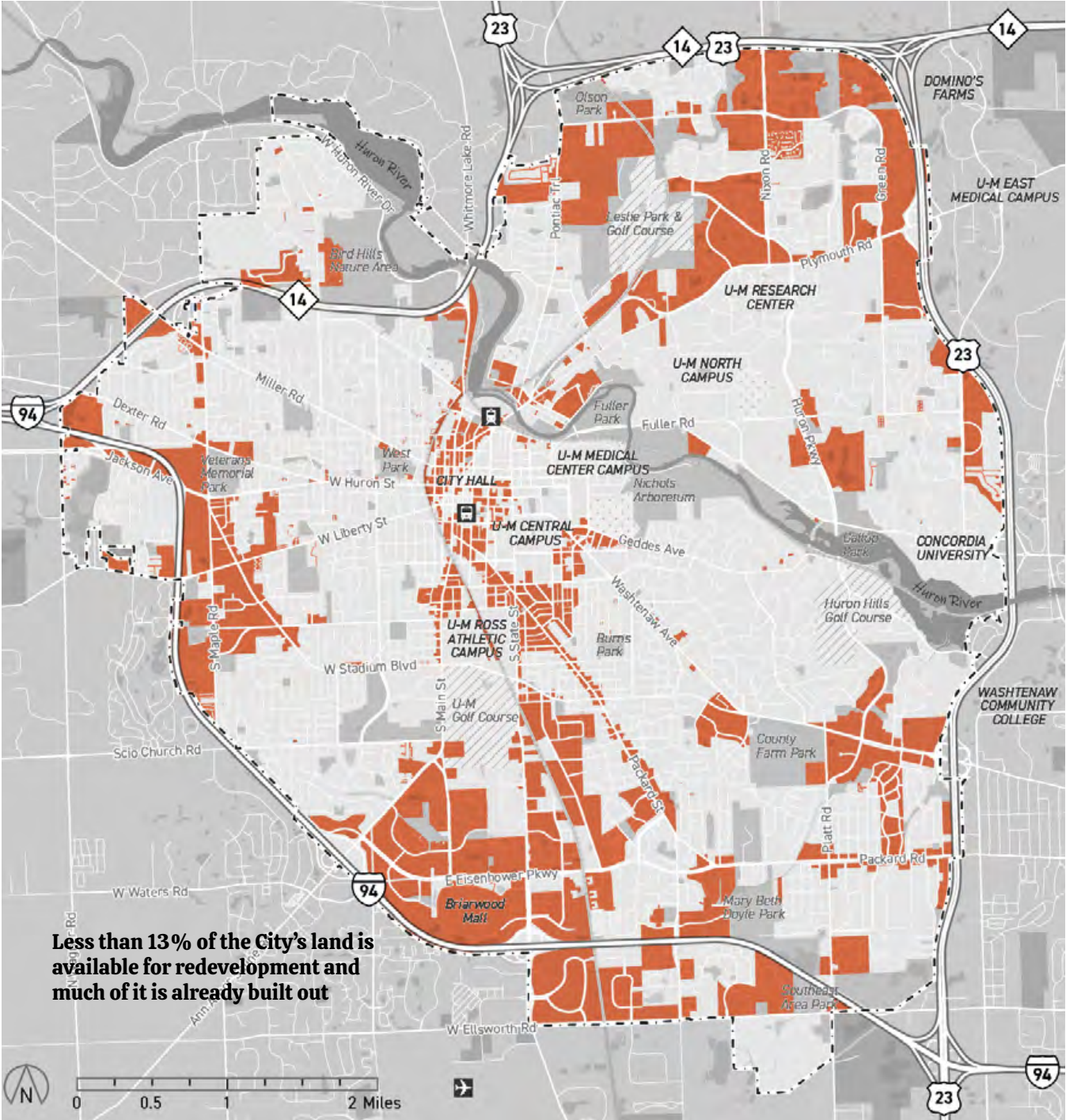
- Single Family Residential Districts (R1 and R2 Zoning)
- Historic Districts
- Floodplain Properties
- Public Land (Schools, Parks, Hospitals, Universities)
- Township Properties

Total City Boundary Area:
19,203 Acres

Developable Land:
2,438 Acres

Public Right-of-Way: 3,121 Acres
Township Islands: 547 Acres
Public Land: 5,677 Acres
Floodplain/Historic District: 2,436 Acres
R1 and R2 Zoning Districts: 4,984 Acres

Future Land Use and Developable Land



Less than 13% of the City's land is available for redevelopment and much of it is already built out

Map
Developable Land
Under Existing
Regulations

source: City of Ann Arbor GIS,
Washtenaw County GIS, City of
Ann Arbor's Assessor's Office

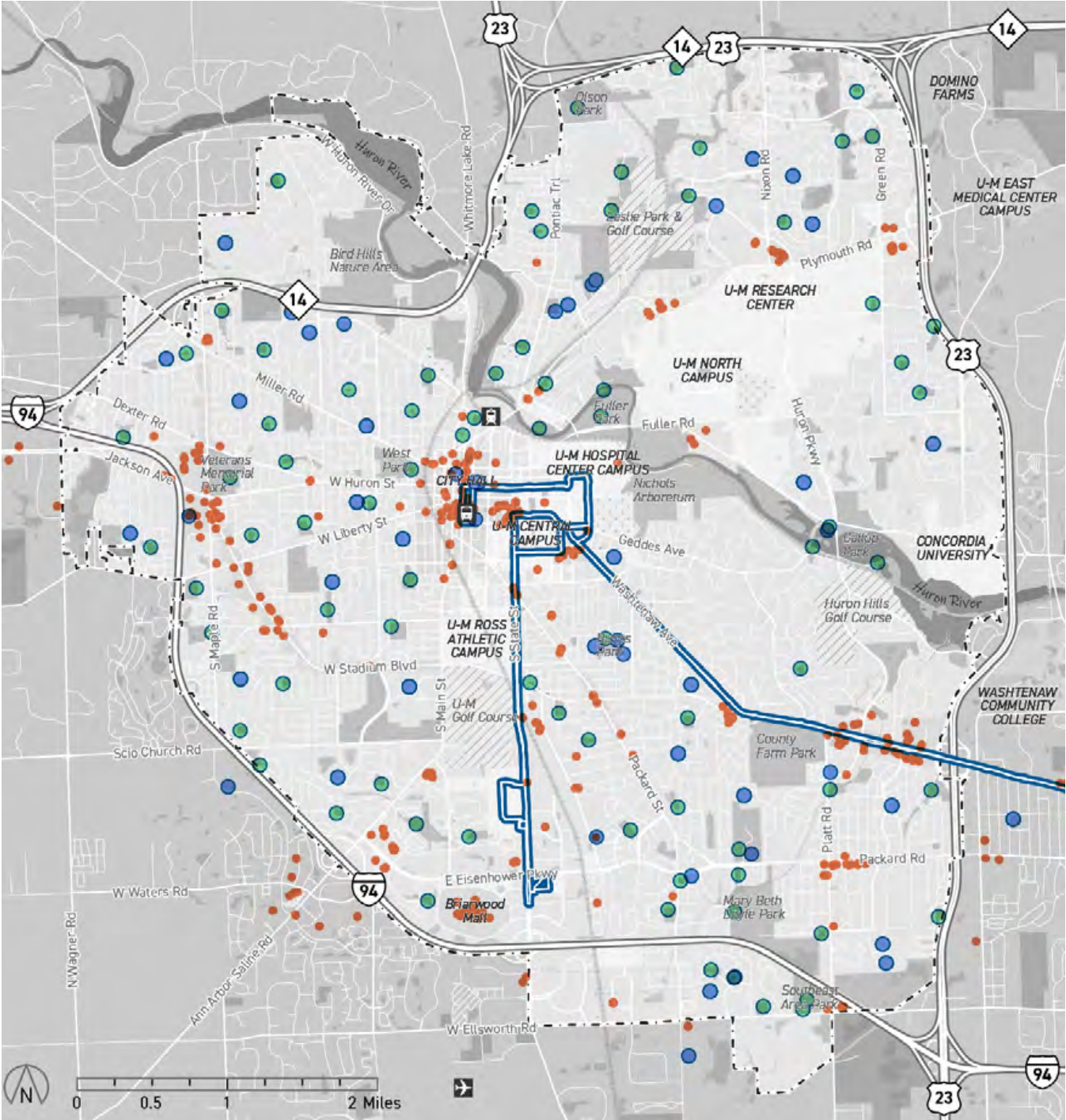
- Developable Land

Total City Boundary Area:
19,203 Acres

Developable Land:
2,438 Acres

NOTE ON METHODOLOGY: The amount of developable land was calculated by subtracting Public Right of Ways, Township Islands, Public Land, Floodplains, Historic Districts, and R1 and R2 Zoning Districts from the city's total land area to highlight where new housing units could be added under current regulations.

Complete Neighborhoods

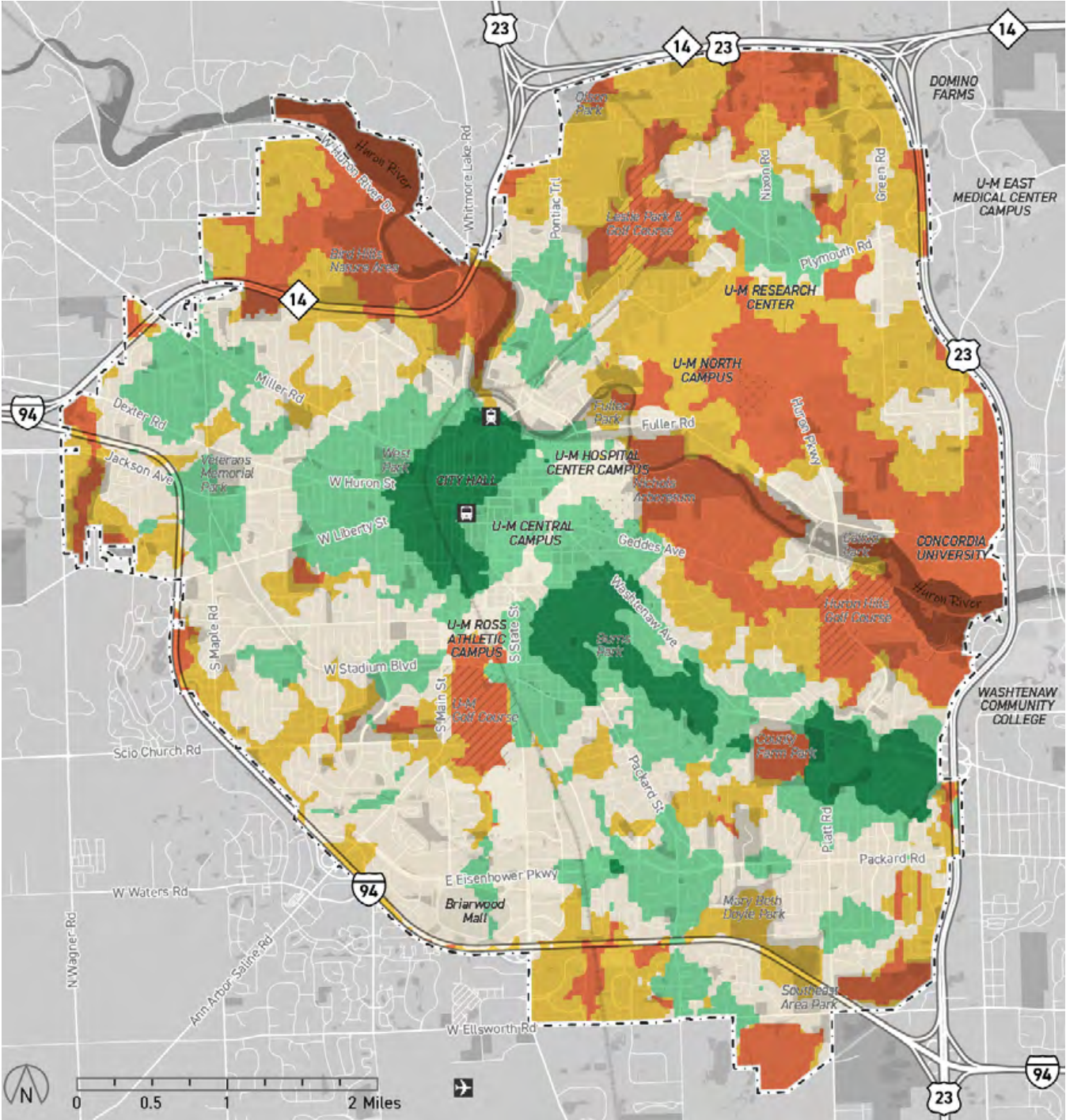


Map Complete Neighborhoods - Existing Assets

- Public Meeting Space (Schools, Libraries, etc.)
- Playgrounds
- Neighborhood Goods and Services
- Rapid Transit Line (Defined by Moving Together Plan)

source: City of Ann Arbor, AndAccess, AAATA The Ride 2045 Long Range Plan

Complete Neighborhoods



Map Complete Neighborhoods - Walkability to Existing Assets

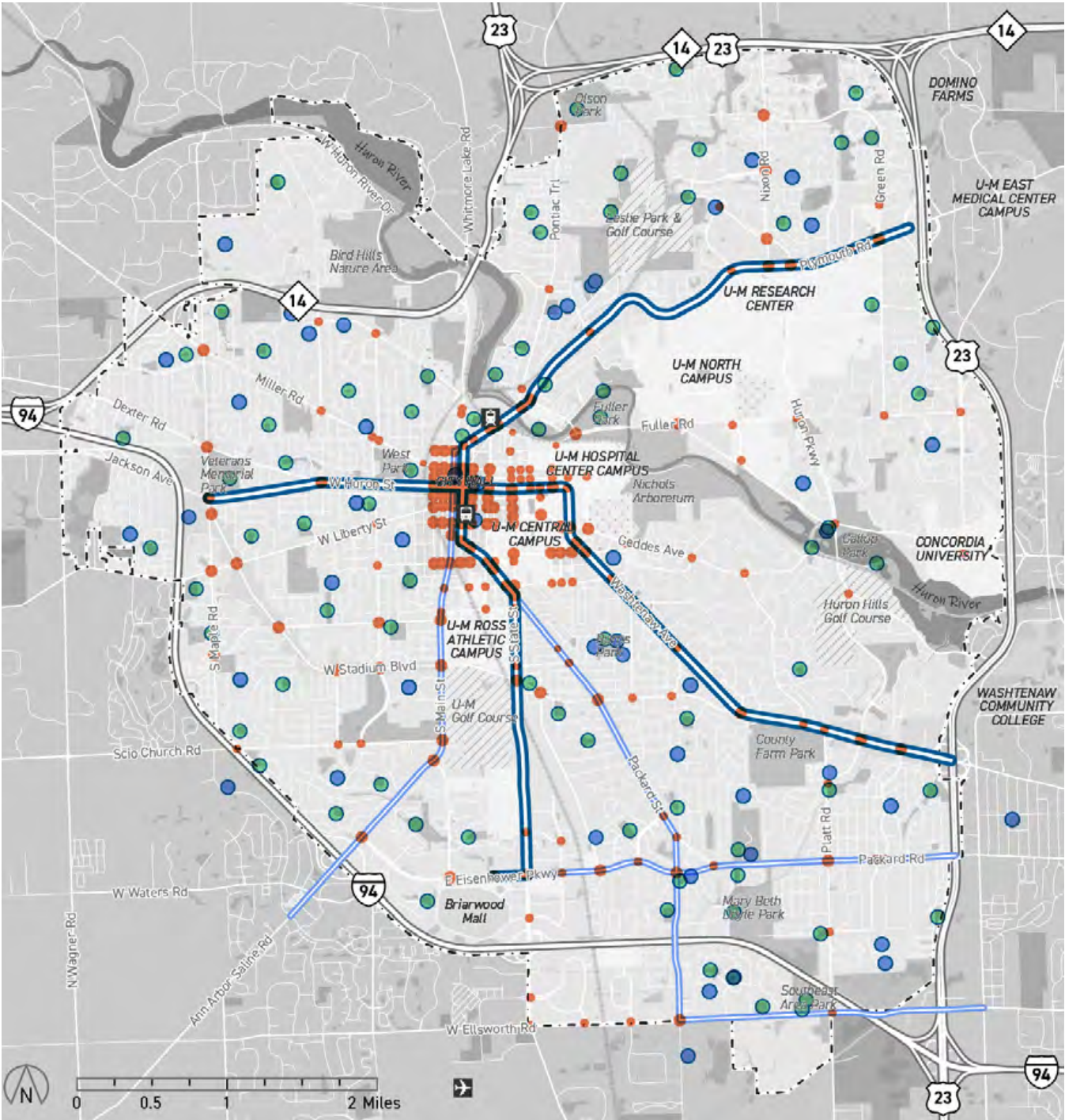
Number of Assets within 10-min Walk

4	1
3	0
2	

source: Interface Studio

See NOTE ON METHODOLOGY on page 138.

Complete Neighborhoods

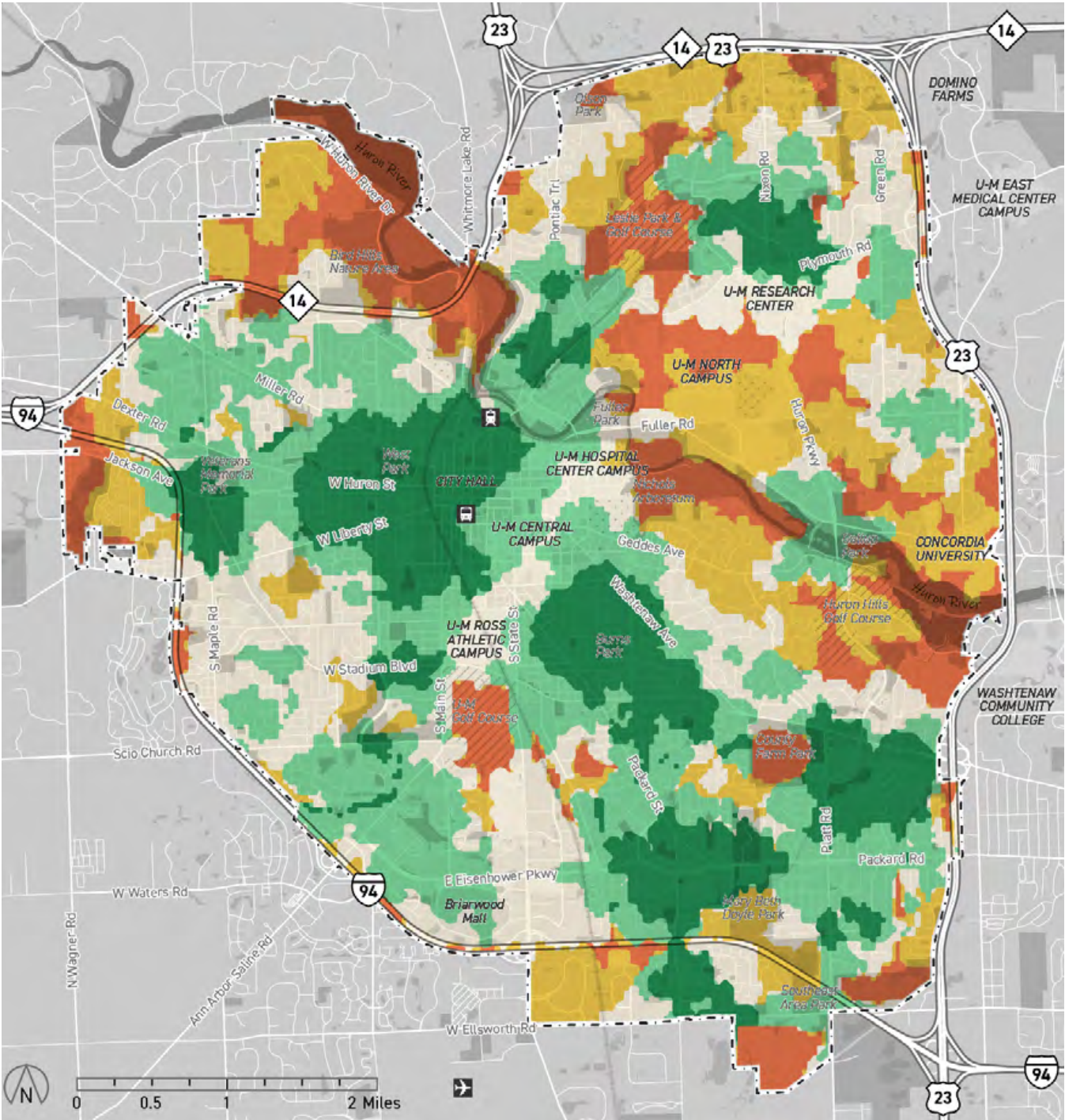


Map Complete Neighborhoods - Potential Assets

- Public Meeting Space (Schools, Libraries, etc.)
- Playgrounds
- Potential Commercial Nodes
- Proposed Bus Rapid Transit Line
- Proposed Priority Bus Service

source: City of Ann Arbor, AndAccess, AAATA The Ride 2045 Long Range Plan

Complete Neighborhoods



Map Complete Neighborhoods - Walkability to Potential Assets

Number of Assets within 10-min Walk

4	1
3	0
2	

source: Interface Studio

See NOTE ON METHODOLOGY on page 138.

Complete Neighborhoods - Walkability to Existing and Potential Assets

NOTE ON METHODOLOGY: Existing assets were identified by locating places and services that support neighborhood life and meet residents' everyday needs. Proposed assets were distinguished from existing ones based on the following:

- *Planned investments by AAATA were included as proposed transit assets.*
- *Given the uncertainty surrounding the future availability of neighborhood goods and services, locations with the potential to support such uses were identified. These include major intersections, as defined by the city's street hierarchy, which were designated as potential commercial nodes.*

Ten-minute walksheds were then mapped for each of the four designated asset types, including both existing and proposed assets. Each location in the city was assigned a score based on the number of assets accessible within a 10-minute walk, with a maximum score of four and a minimum of zero.