

ARTICLE XVII SCHEDULE OF REGULATIONS

SECTION 1700. LIMITING HEIGHT, BULK, DENSITY, AND AREA BY DISTRICT TYPE

Use Districts	Minimum Size Lot Per Unit		Maximum Height of Structures		Minimum Yard Setback (Per Lot in Feet)				Minimum Floor Area Per Unit (In Square Feet)	Maximum Percentage of Lot Area Covered by All Buildings
	Area In Square Feet	Width In Feet	In Stories	In Feet	Front	Sides		Rear		
						Least One	Total of Two			
R-1A, One Family Residential Districts	20,000 (a,b)	100 (a,b)	2 (y)	25 (y)	25 (c,d)	7.5 (c,d,e)	15 (c,d,e)	35	1,200 (f)	30% (w)
R-1B, One Family Residential Districts	16,000 (a,b)	70 (a,b)	2 (y)	25 (y)	25 (c,d)	5 (c,d,e)	10 (c,d,e)	35	1,200 (f)	30% (w)
R-1C, One Family Residential Districts	12,000 (a,b)	60 (a,b)	2 (y)	25 (y)	25 (c,d)	5 (c,d,e)	10 (c,d,e)	35	1,200 (f)	30% (w)
R-1, One Family Residential Districts	8,400 (a,b)	70 (a,b)	2 (y)	25 (y)	25 (c,d)	5 (c,d,e)	10 (c,d,e)	35	1,200 (f)	30% (w)
R-2, One Family Residential Districts	7,200 (a,b)	60 (a,b)	2 (y)	25 (y)	25 (c,d)	5 (c,d,e)	10 (c,d,e)	35	1,050 (f)	30% (w)
R-3, One Family Residential Districts	6,600 (a,b)	50 (a,b)	2 (y)	25 (y)	25 (c,d)	5 (c,d,e)	10 (c,d,e)	35	950 (f)	30% (w)
R-4, One Family Residential Districts	6,000 (a,b)	50 (a,b)	2 (y)	25 (y)	25 (c,d)	5 (c,d,e)	10 (c,d,e)	35	850 (f)	30% (w)
MHP, Mobile Home Park Districts	See Article V for Regulations Governing MHP Mobile Home Park Districts									
RM-1, RM-2, and RM-3 Multiple Family Districts	(g)	(g)	2 ¾ or 6 (g)	30 (g)	30 (h,i)	20 (h)	40 (h)	40 (h)	(i)	30% (s)
O, Office Districts	(j)	(j)	2	30	25 (l)	15 (o,v)	30 (o,v)	20 (p,v)	--	(q,s)
B-1, Limited Business Districts	(j)	(j)	2	30	25 (l)	15 (o,v)	30 (o,v)	20 (p,v)	--	(q,s)
B-2, General Business Districts	(j)	(j)	2 (k)	30 (k)	25 (l,m)	25 (k,m,o,v)	50 (k,m,o,v)	20 (k,m,p,v)	--	(q,s)
SP, Special Purpose Districts	(j)	(j)	3 (l)	40 (l)	50 (l)	50 (u)	100 (u)	(u)	--	(q,s)
VC, Village Center Districts	See Article IX-A for Regulations Governing VC, Village Center Districts									
FP, Floodplain Districts	See Article XI for Regulations Governing FP, Floodplain Districts									
T&R, Technology and Research Districts	See Article XII for Regulations Governing T&R, Technology and Research Districts									
I-1, Light Industrial Districts	(j)	(j)	3	50	40 (l)	20 (v)	40 (v)	15 (p,v)	--	(q,s)
I-2, General Industrial Districts	(j)	(j)	3	50 (z)	100 (l)	40 (v)	100	100 (p)	--	(q,s)
I-3, Heavy Industrial Districts	(j)	(j)	3	50 (z)	100 (l)	40 (v)	100	100 (p)	--	(q,s)
LF, Landfill Districts	See Article XVI and Other Articles for Regulations Governing LF, Landfill Districts									

REFER TO THE FOOTNOTES ON THE FOLLOWING PAGES FOR FURTHER EXPLANATION AND REGULATIONS

(Amended: 5-7-01 per Ordinance No. 673)
(Amended: 7-09-01 per Ordinance No. 684)
(Amended: 5-06-02 per Ordinance No. 696)
(Amended: 3-20-06 per Ordinance No. 772)
(Amended 3-04-13 per Ordinance No. 13-854)

(Amended: 7-12-04 per Ordinance No. 737)
(Amended: 4-04-05 per Ordinance No. 749)
(Amended: 11-11-02 per Ordinance No. 707)
(Amended: 4-02-07 per Ordinance No. 800)

SECTION 1701. FOOTNOTES TO THE SCHEDULE OF REGULATIONS:

- a) See individual Districts for any development options.
 - b) New lots may be created by subdividing existing lots, but any such lots must meet the minimum requirements in the Schedule of Regulations. Residential building sites must also meet the minimum requirements of the Schedule of Regulations, including condominium projects. Subdivisions or new parcel splits without connection or access to a public water and a public sewer system shall not be less than forty-three thousand five hundred and sixty (43,560) square feet or one (1) acre in total area.
 - c) Where a majority of the front yards of greater or less depth than the minimum required depth exists in the front of a dwelling or dwellings in existence at the time of the passage of this Ordinance on one (1) side of a street or in any block, the depth of the front yard of any building subsequently erected on that side of the street in that block shall not be less and need not be greater than the average depths of the front yards of such existing dwellings, but this shall not be deemed to require a front yard of greater depth than sixty (60) feet, or permit a depth less than twenty-five (25) feet in any case.
 - d) The side yard abutting upon a street shall not be less than twenty-five (25) feet when there is a common rear yard relationship in said block and a common side yard relationship with the block directly across the common separating street. In the case of a rear yard abutting a side yard of an adjacent lot, or when said side yard abuts on frontage across a common street, the side yard abutting a street shall not be less than the required front yard of the District.
 - e) Fences, hedges, berms, or walls constructed in Residential Districts shall adhere to the requirements in Sections 1902 and 1904.
- (Amended: 12-18-06 per Ordinance No. 794)*
- f) The minimum first floor area of any single family dwelling shall be no less than eight hundred and fifty (850) square feet. Where a single family home is constructed without a basement, an additional one hundred (100) square feet shall be added to the minimum required first floor area requirement to provide space for utilities, such as, but not limited to: furnace, hot water, laundry tubs, incinerator, and the like.
 - g) Where development is exclusively of a two (2) family residential structure(s) there shall be provided a minimum lot area of at least six thousand (6,000) square feet of gross area for each unit (or twelve thousand (12,000) square feet per two family residential structure), and a minimum lot width of forty (40) feet for each unit (or eighty (80) feet per two family residential structure). At least fifty (50) percent of the site shall be in landscaping.

No multiple family structure (three (3) or more dwelling units) shall be erected on a lot or parcel of land which has an area of less than two (2) acres, or has a lot width of less than three hundred (300) feet.

The following minimum lot area per dwelling unit type shall be required in all RM-1 and RM-2 Multiple Family Residential (Low-Rise) Districts:

<u>Dwelling Unit Type</u>	RM-1	RM-2
	<u>Minimum Lot Area Per Unit</u>	
Efficiency	4,000 sq. ft.	3,600 sq. ft.
One-Bedroom	4,400 sq. ft.	4,000 sq. ft.
Two-Bedroom	4,800 sq. ft.	4,400 sq. ft.
Three-Bedroom	5,200 sq. ft.	4,800 sq. ft.
Four-Bedroom	5,600 sq. ft.	5,200 sq. ft.

The following minimum lot area per dwelling unit type, by number of stories in the building, shall be required in all RM-3 Multiple Family Residential (High-Rise) Districts:

<u>Dwelling Unit Type</u>	<u>Four (4) Story Building</u>	<u>Five (5) or Six (6) Story Building</u>
Efficiency	1,200 sq. ft.	600 sq. ft.
One-Bedroom	1,800 sq. ft.	900 sq. ft.
Two-Bedroom	2,400 sq. ft.	1,200 sq. ft.
Three-Bedroom	3,000 sq. ft.	1,500 sq. ft.
Four-Bedroom	3,600 sq. ft.	1,800 sq. ft.

In no instance shall a building containing dwelling units in the RM-3 District, with the exception of a community building for recreational purposes which may contain a residence, be less than four (4) stories in height or higher than six (6) stories.

No multiple family dwelling unit in an RM-3 District shall be erected on a lot or parcel of land which has an area of less than five (5) acres, or has a lot width of less than four hundred (400) feet.

Plans presented which include a den, library, or such other extra room shall have such extra room counted as a bedroom for purposes of this Ordinance.

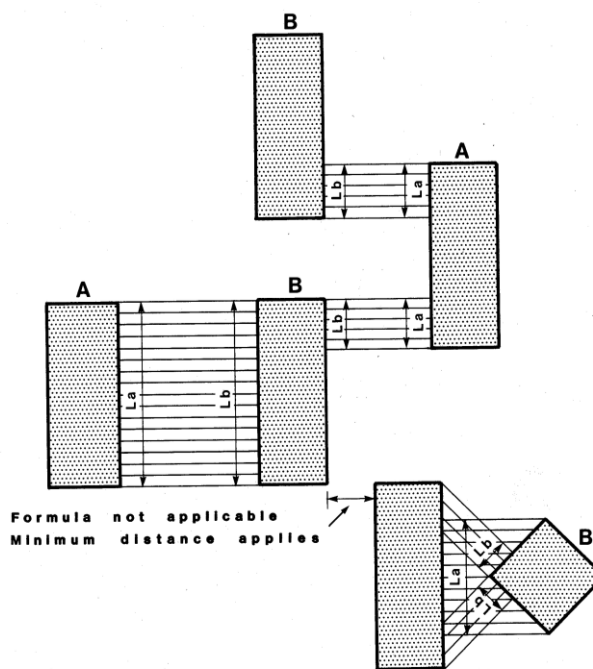
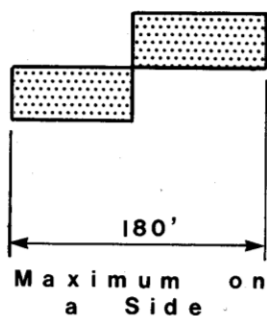
- h) For the purpose of yard regulations on the exterior of the parcel, a two family or multiple family dwelling shall be considered as one (1) building occupying one (1) lot.

Yards abutting major thoroughfares in RM-1 and RM-2 Districts shall have a minimum depth of fifty (50) feet. All multiple family dwellings within RM-1 and RM-2 Districts shall have the following minimum yard relationships:

<u>Building Relationship</u>	<u>Overall Distance Between Buildings (Exclusive of Parking Area)</u>
Front to Side	45 feet
Front to Front	50 feet
Front to Rear	60 feet
Rear to Rear	60 feet
Rear to Side	45 feet
Side to Side	20 feet
Corner to Corner	15 feet

Yards abutting major thoroughfares in the RM-3 District shall have a minimum depth of fifty (50) feet. In an RM-3 District, the minimum distance between the front, side, and rear of any two (2) buildings shall be regulated according to the length and height of such buildings, and in no instance shall this distance be less than forty (40) feet. A minimum distance of thirty (30) feet shall apply to corner-to-corner building relationships. The formula regulating the required minimum distance between the front, side, and rear of any two (2) buildings in the RM-3 District shall be as follows:

$$\text{Where, } S = \frac{La + Lb + 2(Ha + Hb)}{6}$$



Minimum distance between buildings

$$= \frac{La + Lb + 2 (Ha + Hb)}{6}$$

Distance Spacing for Multiple Dwellings

- S Required minimum horizontal distance between any wall of building A and any wall of building B or the vertical prolongation of either.
- La Total length of building A. The total length of building A is the length of that portion or portions of a wall or walls of building A from which, viewed directly from above, lines drawn perpendicular to building A will intersect any wall of building B.
- Lb Total length of building B. The total length of that portion or portions of a wall or walls of building B, from which, when viewed directly from above, lines drawn perpendicular to building B will intersect any wall of building A.
- Ha Height of building A. The height of building A at any given level is the height above natural grade level of any portion of a wall or walls along the length of building A. Natural grade level shall be the mean level of the ground immediately adjoining the portion or portions of the wall or walls along the total length of the building.
- Hb Height of building B. The height of building B at any given level is the height above natural grade level of any portion of a wall or walls along the length of building B. Natural grade level shall be the mean level of the ground immediately adjoining the portion or portions of the wall or walls along the total length of the building.

In RM-3 Districts all exterior yards shall be at least equal to the height of the building; except that where a lot line abuts a street, one-half (1/2) the width of the right-of-way of said street may be considered as yard setback provided that the said yard shall not be less than fifty (50) feet in depth.

In all RM Districts the front and rear of the multiple family building shall be considered to be the faces along the longest dimension of said structure. The front of the multiple family building shall be considered to be the direction faced by the living rooms of the dwelling units in said building; the rear of the multiple family building shall be considered to be the direction faced by the service entrance of the dwelling units in said building; and the side of the multiple family building shall be considered to be the face along the narrowest dimension of said building.

In all RM Districts every lot on which a multiple structure is erected shall be provided with a side yard on each side of such lot. Each side yard shall be increased by one (1) foot for each ten (10) feet, or part thereof, by which length of the multiple structure exceeds forty (40) feet in overall dimensions along the adjoining lot line, provided further that in no instance shall a building in any RM District exceed one hundred eighty (180) feet in length along the longest face of the building, except as provided in Article VI, Section 601, Items 3, 4 and 5 and in Article X, Section 1000, Items 2, 3 and 4. In no instance shall buildings be attached or connected to each other, and in no instance shall the ground floor area exceed sixteen thousand two hundred (16,200) square feet, except that for convalescent homes, congregate care facilities, independent housing for the elderly and U.S. Department of Housing and Urban Development, Section 202 Housing Facilities, buildings may be attached and the ground floor area may exceed sixteen thousand two hundred (16,200) square feet. Any court shall have a width equal to not less than fifty (50) feet for the front yard and fifty (50) feet for the rear yard. The depth of any court shall not be greater than three (3) times the width.

In all RM Districts, service drives shall have a width of at least twenty-two (22) feet. Parking spaces and drives shall be located at least fifteen (15) feet from any residential building.

In all RM Districts, not more than ten (10) percent of the total number of units shall be of the efficiency type, and not more than thirty (30) percent of the total number of units shall be of the one-bedroom type. In no instance shall the maximum density in the RM-1 (Low Rise) District exceed nine (9) units per net acre, and in no instance shall the maximum density in the RM-2 (Low Rise) District exceed ten (10) units per net acre.

Gross density shall be considered to be the total parcel of property, including roads, whether public or private. Net density shall be considered to be the total gross area of the parcel minus bodies of water and exterior bounding roads. Wetland area(s) as defined in this ordinance shall only be used for fifty (50) percent of net density. In no instance shall the net density on any remaining acreage (after the fifty (50) percent credit for wetland area) exceed twelve (12) units per acre in the RM-1 District or fifteen (15) units per acre in the RM-2 District.

In all RM developments where fifty (50) or more units may be developed on a total parcel, or as part of a total complex, a main collector service drive with a width of at least twenty-four (24) feet back-of-curb to back-of-curb with a four (4) foot wide walkway along one (1) side (total width of five (5) feet (one (1) foot for the curb, and four (4) feet for the walkway) shall be provided and shall be built according to current City standards for multiple family collector thoroughfares. All such interior dedicated right-of-way or easements may be utilized for density computations.

i) Efficiency Apartment:

The term "Efficiency Apartment" shall mean a dwelling unit containing less than seven hundred and twenty (720) square feet of floor area, and consisting of not more than one (1) room in addition to kitchen, dining, and necessary sanitary facilities.

One Bedroom Unit:

The term "One-Bedroom Unit" shall mean a dwelling unit containing a floor area of at least seven hundred twenty (720) square feet per unit, consisting of not more than two (2) rooms in addition to kitchen, dining, and necessary sanitary facilities.

Two-Bedroom Unit:

The term "Two-Bedroom Unit" shall mean a dwelling unit containing a minimum floor area of at least eight hundred and ninety-six (896) square feet per unit, consisting of not more than three (3) rooms in addition to kitchen, dining, and necessary sanitary facilities.

Three or More Bedroom Unit:

The term "Three or More Bedroom Unit" shall mean a dwelling unit containing a minimum floor area of one thousand and fifty-four (1,054) square feet.

j) Minimum size of lot and minimum width in feet shall be determined by the use meeting all minimum yard requirements, and all other requirements of this Ordinance.

k) Buildings may exceed two (2) stories [thirty (30) feet] in the B-2 General Business District, except on sites which abut property zoned One-Family Residential district. Buildings in the B-2 District exceeding two (2) stories [thirty (30) feet] shall be considered to be Special Land Uses, and shall

meet the requirements of Section 1818. In addition, in the B-2 District, buildings over two (2) stories [thirty (30) feet] shall provide a minimum front, side and rear yard setback equal to height of the building. This yard setback increase shall not apply to towers as permitted in Section 902. For each one (1) story increase over two (2) stories [thirty (30) feet], three (3) feet of greenbelt shall be added to the greenbelt required by Section 1805.

(Amended: 7-09-01 per Ordinance No. 684)
(Amended: 11-11-02 per Ordinance No. 707)
(Amended: 3-20-06 per Ordinance No. 772)

- l) Parking may be permitted in the front yard after approval of the parking plan layout by the City Council after Planning Commission review and recommendation. All setbacks shall be measured from the nearest side of the right-of-way line. If parking, drives or maneuvering lanes are provided in the front yard, a landscaped buffer area shall be provided paralleling public and private roads in accordance with the requirements of Section 1808. A separate landscape plan shall be provided in accordance with the requirements of Section 1808. An eight (8) foot wide asphalt pathway shall be provided along the right-of-way line, one (1) foot within the right-of-way, whenever the right-of-way is indicated on the adopted City of Auburn Hills Pathway Plan. The pathway shall be built in compliance with the standards set forth in Ordinance No. 225.

(Amended: 11-11-02 per Ordinance No. 707)

- m) The following reduction in building setbacks and greenbelts may be permitted by the City Council, after Planning Commission review and recommendation, for parcels less than one (1) acre in size in the B-2, General Business District:

	Setback	Greenbelt
Front	15 ft. (in lieu of 25 ft.)	10 ft. (in lieu of 15 ft.)
Side	5 ft. (in lieu of 25 ft.)	5 ft. (in lieu of 8 ft.)
Rear	5 ft. (in lieu of 20 ft.)	5 ft. (in lieu of 8 ft.)

This provision shall not be applied to parcels which abut parcels zoned one-family residential district.

(Added: 4-02-07 per Ordinance No. 800)

- n) Reserved

(Amended: 3-20-06 per Ordinance No. 772)

- o) Screening shall be provided on those sides of the property used for open storage, parking or service drives, loading or unloading, abutting land zoned for residential use. (See Section 1808).

- p) Loading space shall be provided in the rear or side yard in the ratio of at least ten (10) square feet per front foot of building and shall be computed separately from the off-street parking requirements, except in the instance of office uses where paved loading space in accordance with Section 1806 shall be provided in the ratio of five (5) square feet per front foot of building. Commercial and industrial loading and unloading areas shall be at least ten (10) by fifty (50) feet in dimension, or five hundred (500) square feet, and shall meet the requirements of Section 1806. Office buildings, banks, and credit unions which are 25,000 sq. ft. or less in size shall not be required to provide loading space.

(Amended: 3-20-06 per Ordinance No. 772)

Where a parcel of property is on a corner, the longest road frontage shall be considered for computing loading space area. Where an alley exists or is provided at the rear of buildings, the rear building setback and loading requirements maybe computed from the center of said alley. Where a parcel of property is considered to be multiple road frontage because said parcel lies between two or more road right-of-ways, the location of the loading space and trash dumpster shall be at the discretion of the City Council. The City Council in exercising its discretion as to the location of the loading space and trash dumpster shall take into consideration visibility to the general public, traffic circulation within the project site, and parcel configuration. The longest road frontage shall be considered for computing loading space area.

(Amended: 2-19-01 per Ordinance No. 672)

- q) The maximum percentage of lot coverage shall be determined by the use of the lot, and the provision of off-street parking, loading areas, landscaping, and required yards.

- r) Reserved

(Amended: 3-20-06 per Ordinance No. 772)

- s) The minimum percentage of lot area covered by open space and landscaping outside of the right-of-way shall be twenty-five percent (25%) in the B-1 Business Districts. In all other applicable Districts, the minimum percentage of open space and landscaping outside of the right-of-way shall be twenty percent (20%) (refer to Section 1808).
- t) The height requirements in the SP Special Purpose District may exceed three (3) stories provided the requirements of Section 1818 are met, and provided the minimum setback requirements are increased by one (1) foot for each one (1) foot in height of the building over three (3) stories.
- u) Reserved
(Amended: 3-20-06 per Ordinance No. 772)
- v) A building in a non-residential zoned district shall have a setback of at least a minimum of fifty (50) feet or twice the height of the building, whichever is greater, from property lines which abut a One-Family Residential District.
(Amended: 3-20-06 per Ordinance No. 772)
- w) The main building shall not exceed thirty (30%) percent of lot area coverage, and shall meet all other yard requirements; however, the maximum percentage of lot area coverage may be increased to forty percent (40%) to include decks and similar appurtenances, and a minimum rear yard of twenty-five (25) feet shall be maintained.
- x) Wetland/Watercourse Buffer Requirement: No disturbance shall be permitted to vegetation and no activity shall be permitted within twenty-five (25) feet of a regulated wetland or watercourse in all zoning districts, with the exception of walking trails approved by the City Council, after recommendation from the Planning Commission. Public infrastructure projects shall be exempt from this requirement (i.e., roads, utilities, drains, pathways, etc.). This provision is not intended to prohibit wetland crossings for infrastructure or wetland fill approved by either the City of Auburn Hills or Michigan Department of Environmental Quality.
(Added: 11-11-02 per Ordinance No. 707)
(Amended: 3-03-03 per Ordinance No. 716)
- y) Church and school buildings may exceed two (2) stories [twenty-five (25) feet] in the One-Family Residential District, but may not exceed fifty (50) feet in height. Such buildings shall be considered to be Special Land Uses, and shall meet the requirements of Section 1818. Buildings exceeding two (2) stories [twenty-five (25) feet] in height shall have a minimum front, side and rear yard setback equal to twice the height of the building and shall provide a minimum fifteen (15) foot landscaped greenbelt along the perimeter of the site in accordance with Section 1808.
(Added: 11-11-02 per Ordinance No. 707)
(Amended: 3-20-06 per Ordinance No. 772)
- z) Buildings in the I-2 and I-3 Districts may be allowed to exceed fifty (50) feet in height, up to a maximum of sixty-five (65) feet, upon Special Land Use approval in accordance with Section 1808.
(Added: 3-04-13 per Ordinance No. 13-854)