# City of Novi
## One-Family Residential District
### Development Options

#### One-Family Cluster Option (Section 2401)

**Intent**
Permit flexibility in the development of single family homes on sites where the conventional subdivision approach would either destroy the unique environmental significance of the site or where a transitional type of residential development is desirable.

**Permitted Uses**
One family detached & attached cluster residential

<table>
<thead>
<tr>
<th>Districts</th>
<th>Density (DU/acre)</th>
<th>Max. Lot Area (sq. ft.)</th>
<th>Max. Lot Width (ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-1</td>
<td>1.65</td>
<td></td>
<td></td>
</tr>
<tr>
<td>R-2</td>
<td>2.0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>R-3</td>
<td>2.7</td>
<td></td>
<td></td>
</tr>
<tr>
<td>R-4</td>
<td>3.3</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Other Provisions**
- Min. 2 unit & max. 4 unit clusters
- Cannot exceed normal density based on “net site area” for each district
- Parcels less than 10 acres or unusual shape or in the interest of saving natural features, the Planning Commission may reduce setbacks, allow “T” turnarounds or units facing arterial streets.

**Qualifying Criteria**
1. Parcel adjacent to 120 ft. or larger ROW & less than 600 ft. deep providing a transition between road & conventional one family detached housing
- OR-
2. Use of conventional development would destroy unique environmental significance of the site & one of the following must exist:
   a. Site unusual shape
   b. Site is generally of unbuildable soils over majority of site
   c. Severe topography, slopes in excess of 15% or achieving road grades of 6% or less impossible unless site mass graded
   d. 50% of site regulated woodlands or wetlands & the qualifying areas must be preserved & be 50% or more of the net site area

**Approving Body**
Planning Commission as part of site plan process

#### Open Space Preservation Option (Section 2403)

**Intent**
Encourage the long term preservation of open space & natural features & the provision of recreation & open space areas.

**Permitted Uses**
One-family detached residential

<table>
<thead>
<tr>
<th>Districts</th>
<th>Density (DU/acre)</th>
<th>Std. Lot Area (sq. ft.)</th>
<th>Max. Reduced Lot Area (sq. ft.)</th>
<th>% Reduction</th>
<th>Std. Lot Width (ft.)</th>
<th>Max. Reduced Lot Width (ft.)</th>
<th>% Reduction</th>
</tr>
</thead>
<tbody>
<tr>
<td>RA</td>
<td>0.8</td>
<td>43,560</td>
<td>24,000</td>
<td>44.9%</td>
<td>150</td>
<td>120</td>
<td>20%</td>
</tr>
<tr>
<td>R-1</td>
<td>1.65</td>
<td>21,780</td>
<td>12,000</td>
<td>44.9%</td>
<td>120</td>
<td>90</td>
<td>25%</td>
</tr>
<tr>
<td>R-2</td>
<td>2.0</td>
<td>18,000</td>
<td>10,000</td>
<td>44.4%</td>
<td>110</td>
<td>85</td>
<td>22.7%</td>
</tr>
<tr>
<td>R-3</td>
<td>2.7</td>
<td>12,000</td>
<td>9,000</td>
<td>25%</td>
<td>90</td>
<td>75</td>
<td>16.7%</td>
</tr>
<tr>
<td>R-4</td>
<td>3.3</td>
<td>10,000</td>
<td>8,000</td>
<td>20%</td>
<td>80</td>
<td>70</td>
<td>12.5%</td>
</tr>
</tbody>
</table>

**Other Provisions**
- Cannot exceed normal density based on “net site area” for each district & based on a bona fide parallel plan using normal code requirements
- Side yard setback reductions

**Qualifying Criteria**
- Min. 10% of natural features or permanent open space areas that could be developed with normal requirements must be preserved
- If development proposed on more than 80% of the site as could be developed using standard development techniques, then application subject to Special Land Use Permit approval
- Land donations & agreements that name the City such as conservation easements must be approved by Council before Final Site plan approval
- Must submit bona fide (parallel) plan

**Approving Body**
Site plan or plat use normal approval process

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1 The list of Other Provisions and Qualifying Criteria do not include all minor provisions and criteria, please consult the City of Novi Zoning Ordinance for details.
## City of Novi
### One-Family Residential District Development Options

#### RUD Residential Unit Development Option (Section 2402)

<table>
<thead>
<tr>
<th>Districts</th>
<th>Density (DU/acre)</th>
<th>Std. Lot Area (sq. ft.)</th>
<th>Max. Reduced Lot Area (sq. ft.)</th>
<th>% Reduction</th>
<th>Std. Lot Width (ft.)</th>
<th>Max. Reduced Lot Width (ft.)</th>
<th>% Reduction</th>
</tr>
</thead>
<tbody>
<tr>
<td>RA</td>
<td>0.8</td>
<td>43,560</td>
<td>12,000²</td>
<td>72.4%</td>
<td>150</td>
<td>90²</td>
<td>40.0%</td>
</tr>
<tr>
<td>R-1</td>
<td>1.65</td>
<td>21,780</td>
<td>12,000²</td>
<td>44.9%</td>
<td>120</td>
<td>90²</td>
<td>25.0%</td>
</tr>
<tr>
<td>R-2</td>
<td>2.0</td>
<td>18,000</td>
<td>12,000²</td>
<td>33.3%</td>
<td>110</td>
<td>90²</td>
<td>18.1%</td>
</tr>
<tr>
<td>R-3</td>
<td>2.7</td>
<td>12,000</td>
<td>12,000²</td>
<td>0%</td>
<td>90</td>
<td>90²</td>
<td>0.0%</td>
</tr>
<tr>
<td>R-4</td>
<td>3.3</td>
<td>10,000</td>
<td>10,000²</td>
<td>0%</td>
<td>80</td>
<td>80²</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

### Other Provisions¹
- Density based on gross site area minus regulated wetlands over 2 acres plus an additional 0.8 dwelling units per acre for each acre of RUD open space if meets criteria not to exceed district density for gross area
- Detached one-family use setbacks that correspond to minimum lot area used
- Attached one-family use setbacks in Sec. 2403
- 330 ft. adjacent to detached residential must be detached residential with reduction down to 75 ft. due to topography, screening, or narrow lot dimension

### Qualifying Criteria¹
- 20 acre min. which may be separated by a road right-of-way
- 360 ft. strip of detached single family when adjacent to residential, requires RUD plan, must enter into RUD agreement
- City Council can waive lot area, lot width, density, & setback requirements if it finds that the deviation if not granted would prohibit an enhancement that would be in the greater public interest, is compatible with existing & planned uses in the surrounding area, would not be detrimental or would enhance the natural features & resources, would not cause unsafe traffic conditions, & have no adverse fiscal or financial impact on City

### Approving Body
- Planning Commission recommendation & City Council approval RUD Plan – City Council approval RUD agreement – Site Plan or Plat normal approval process

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¹ The list of Other Provisions and Qualifying Criteria do not include all minor provisions and criteria, please consult the City of Novi Zoning Ordinance for details

² Minimum lot area & width may vary to preserve natural features