

SUMMARY REPORT

DEVELOPMENT IN OAKLAND COUNTY: 1978

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Oakland County, Michigan 48053

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DEVELOPMENT IN OAKLAND COUNTY: 1978

TABLE OF CONTENTS

	Page
Introduction.	1
List of Tables	2
List of Maps.	3
Summary	4
Development Indicator Reports	
Residential Building Permits	7
Recorded Plats	8
Residential Septic Tank Permits.	9
Township Rezoning Activity	10
National & State Branch Bank Development	12
Equalized Values of Real Estate.	14
Farmland & Open Space Preservation Act 116, P.A. 1974.	16
Appendix.	
Table I	17
Table II.	20
Table III	21
Table IV.	23
Table V	24
Table VI.	25
Table VII	28
Table VIII.	29
Table IX.	32
Table X	35

TABLE OF CONTENTS

	Page
Introduction.	1
List of Tables	2
List of Maps.	3
Summary	4
Development Indicator Reports	
Residential Building Permits	7
Recorded Plats	8
Residential Septic Tank Permits.	9
Township Rezoning Activity	10
National & State Branch Bank Development	12
Equalized Values of Real Estate.	14
Farmland & Open Space Preservation Act 116, P.A. 1974.	16
Appendix.	
Table I	17
Table II.	20
Table III	21
Table IV.	23
Table V	24
Table VI.	25
Table VII	28
Table VIII.	29
Table IX.	32
Table X	35

INTRODUCTION

This summary report identifies and describes specific indicators of development affecting the distribution of growth throughout Oakland County in 1978.

Development indicators (for 1978) selected for this report were predicated upon their availability for quantification within the first quarter of 1979. These indicators include: 1) TOWNSHIP REZONING ACTIVITY 2) RECORDED PLATS 3) RESIDENTIAL SEPTIC PERMITS 4) RESIDENTIAL BUILDING PERMITS 5) NATIONAL & STATE BANK DEVELOPMENT 6) EQUALIZED VALUES OF REAL ESTATE 7) FARMLAND AND OPEN SPACE PRESERVATION. Retrieval of additional development indicators (sewer, utilities, employment, etc.) is anticipated for subsequent reports prepared the first quarter of each year.

Annual reports of this type will provide useful information to each component of the development industry: 1) identifying the extent, location and type of land development in Oakland County 2) through trend analysis, affecting decisions to locate or build on land most suitable for development.

LIST OF TABLES *

<u>Table #</u>	<u>Description</u>
I. . . . .	.Authorized Dwelling Units Based on Residential Building Permits Issued in Oakland County: 1978
II. . . . .	.Recorded Plats in Oakland County: 1978
III. . . . .	.Residential Septic Tank Permits Issued in Oakland County: 1978
IV. . . . .	.Township Rezoning Activity/Gross Acreage Rezoned in Oakland County: 1978
V. . . . .	.Township Rezoning Activity/Acreage Proposed for Rezoning by Classification in Oakland County: 1978
VI. . . . .	.Township Rezoning Activity/Acreage Rezoned by Classification in Oakland County: 1978
VII. . . . .	.National and State Branch Bank Development in Oakland County: 1978
VIII. . . . .	.1978 Distribution of Equalized Values of Real Estate by Community
IX. . . . .	.1978 Average Square Mile Distribution of Equalized Values of Real Estate by Community
X. . . . .	.1978 Farmland and Open Space Preservation: Act 116, P.A. 1974

*Tables located in the Appendix

LIST OF MAPS*

- I. 1978 Residential Building Permits
- II. 1978 Recorded Plats
- III. 1978 Residential Septic Tank Permits
- IV. 1978 Township Rezoning Activity
- V. 1978 Bank Locations
- VI. 1978 Equalized Valuation of Real Estate
- VII. 1978 Av. Sq. Mi. Equalized Valuation of Real Estate
- VIII. 1978 Farmland and Open Space Preservation Act 116,
P.A. 1974

*Maps follow individual Summary Reports

SUMMARY

In 1978 the thrust of new residential development occurred in portions of southeast Oakland County. This activity is substantiated by the extent of: 1) Subdivision Plats, 2) Subdivision Road Dedication to the Oakland County Road Commission and 3) Building Permits; recorded in this particular geographic area of the county. The City of Farmington Hills and Avon Township received the principle amount of this activity, having recorded and issued the largest number of plats and building permits in 1978. It is expected that approximately one-third of residential building construction in 1979 will likely occur in these two communities, creating the need for increased public facilities and services. The City of Southfield, having issued a significant number of residential building permits in 1978 however, did not record a single plat. This is born out by the influx of multiple-family dwelling units in this community as single-family home construction declined.

Of all the non-sewered areas in the county, Commerce, Waterford and Springfield Townships will likely experience the greatest amount of residential development in 1979. This can be attributed to the quantity of property rezoned from agricultural land use to single-family zoning classifications (approximately two square miles of land) in conjunction with the quantity of septic tank permits issued in these communities

in 1978. Conversely, the same non-sewered areas experiencing moderate residential development, also subscribed to P.A. 116 which qualifies land for farmland and open space preservation. Specific tracts of land in the county (3,247 acres) will not be subject to development for at least 10 years as a result of this enabling legislation.

Several market analysts have identified the I-696 corridor to Lansing as having the greatest development potential in the seven county region. One particular development indicator which affirms this position is the venture of State and National Banks to locate branch facilities along this corridor. At present, there are several applications pending approval for branch locations in the City of Novi and Lyon Township. Furthermore, several applications are also pending approval in communities along the I-75 corridor to Flint. A total of 15 branch banks have either been constructed, approved or were pending approval in Oakland County in 1978.

A majority of communities within southeast Oakland County account for the highest equalized value of real estate in the entire county. The City of Southfield, for example, has a real estate value higher than any other municipality; reflecting the highest tax base of the county's 61 communities. However, the intensity of development is primarily focused upon the geographic township of Royal Oak (approx. 36 sq. mi.) and several contiguous communities. Based on an average square

mile calculation (a measurement which incorporates the element of density; providing a common unit of measurement for communities occupying various quantities of land area) the geographic township of Royal Oak maintains the highest average square mile value of real estate in Oakland County; supported by the Cities of Birmingham, Clawson and the political township of Royal Oak as the top three leaders.

Finally, the City of Royal Oak emanates as the only community to establish one of the highest equalized values of real estate, by gross value and by average square mile value in Oakland County. Intensity of development and development type (commercial, office, and industrial) are major elements contributing to the high value of real estate in this community.

DEVELOPMENT INDICATOR REPORTS

RESIDENTIAL BUILDING PERMITS: 1978

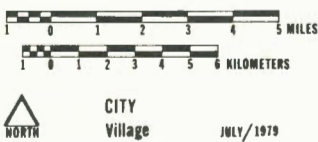
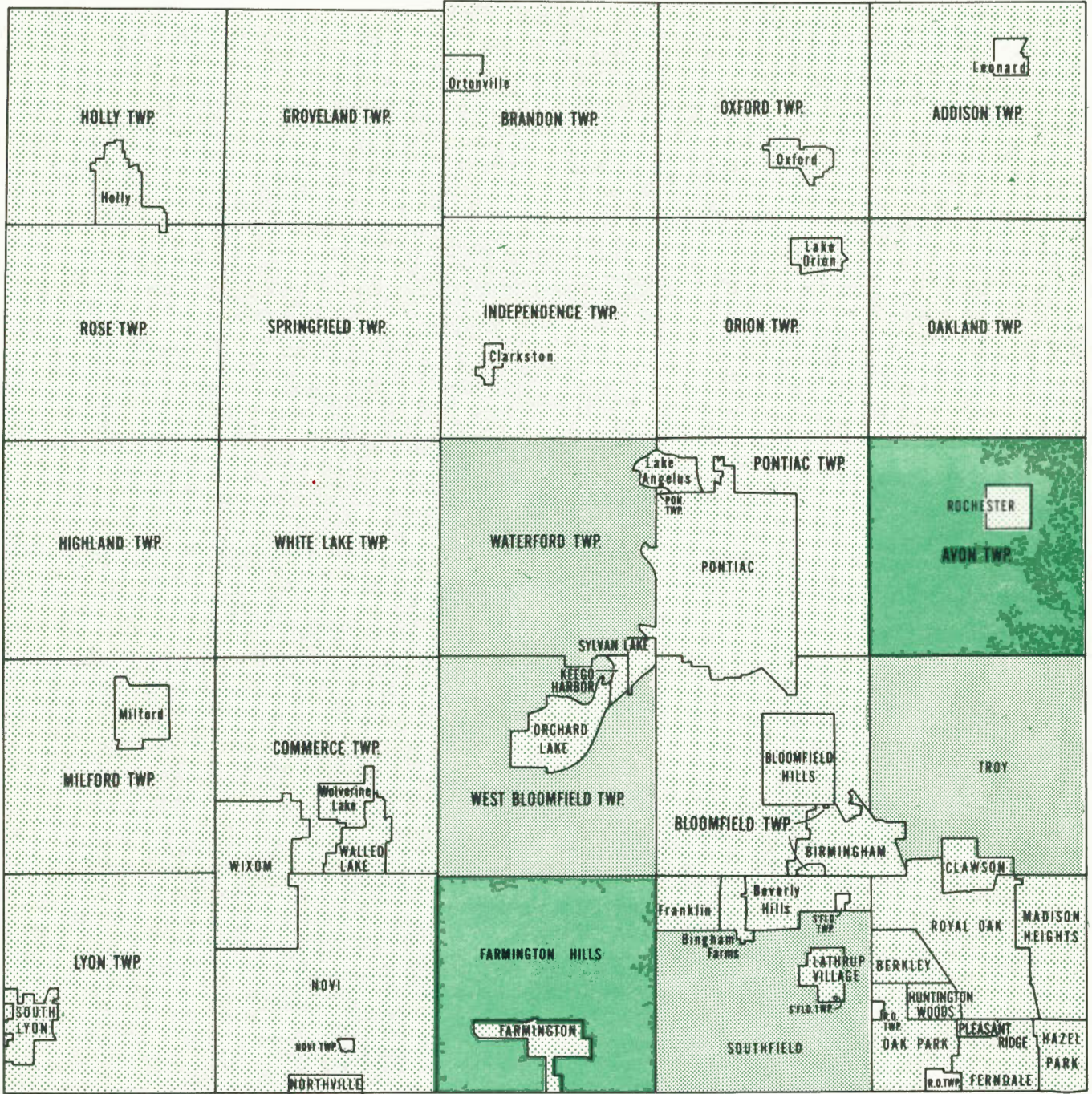
Residential building permit data is utilized to measure the extent, location, and type of authorized new dwelling units in Oakland County.

In 1978, a total of 10,279 residential building permits were issued throughout the county. Permits issued for Single-Family dwelling unit construction (6,485) accounted for approximately 63% of the county total compared to approximately 37% for Multi-Family units (3,780). Only 14 permits were issued for Two-Family units in 1978.

Approximately 70% of the building permits issued by the 61 units of government within the county were generated from six local communities; Farmington Hills (1,552), Avon Township (1,383), Troy (1,057), Southfield (942), West Bloomfield Township (836), and Waterford Township (665).^{*} Nearly one-half of the above building permit activity was experienced by the communities of Farmington Hills and Avon Township. It is expected that approximately one-third of residential building construction in 1979 will likely occur in these two communities, creating the need for increased public facilities and services.

^{*}Residential Building Permit Data - Appendix, Table I

OAKLAND COUNTY MICHIGAN



1978 Residential Building Permits Issued

Level of Intensity

- HIGH 1/3 of Total (over 1382 permits/community)
- MEDIUM 1/3 of Total (between 665 and 1057 permits/community)
- LOW 1/3 of Total (less than 583 permits/community)
- None

Total Permits: 10,279

Source: SEMCOG Authorized dwelling units based on residential building permits in the Detroit Region (monthly printout)

RECORDED PLATS: 1978

A profile of recorded plats (subdivisions) provides a useful tool for the measurement of potential single-family development in Oakland County.

In 1978, Avon Township and the City of Farmington Hills recorded a combined total of 37 plats or approximately 30% of the recorded plats (124) in the county.*

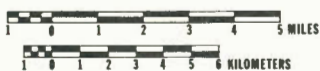
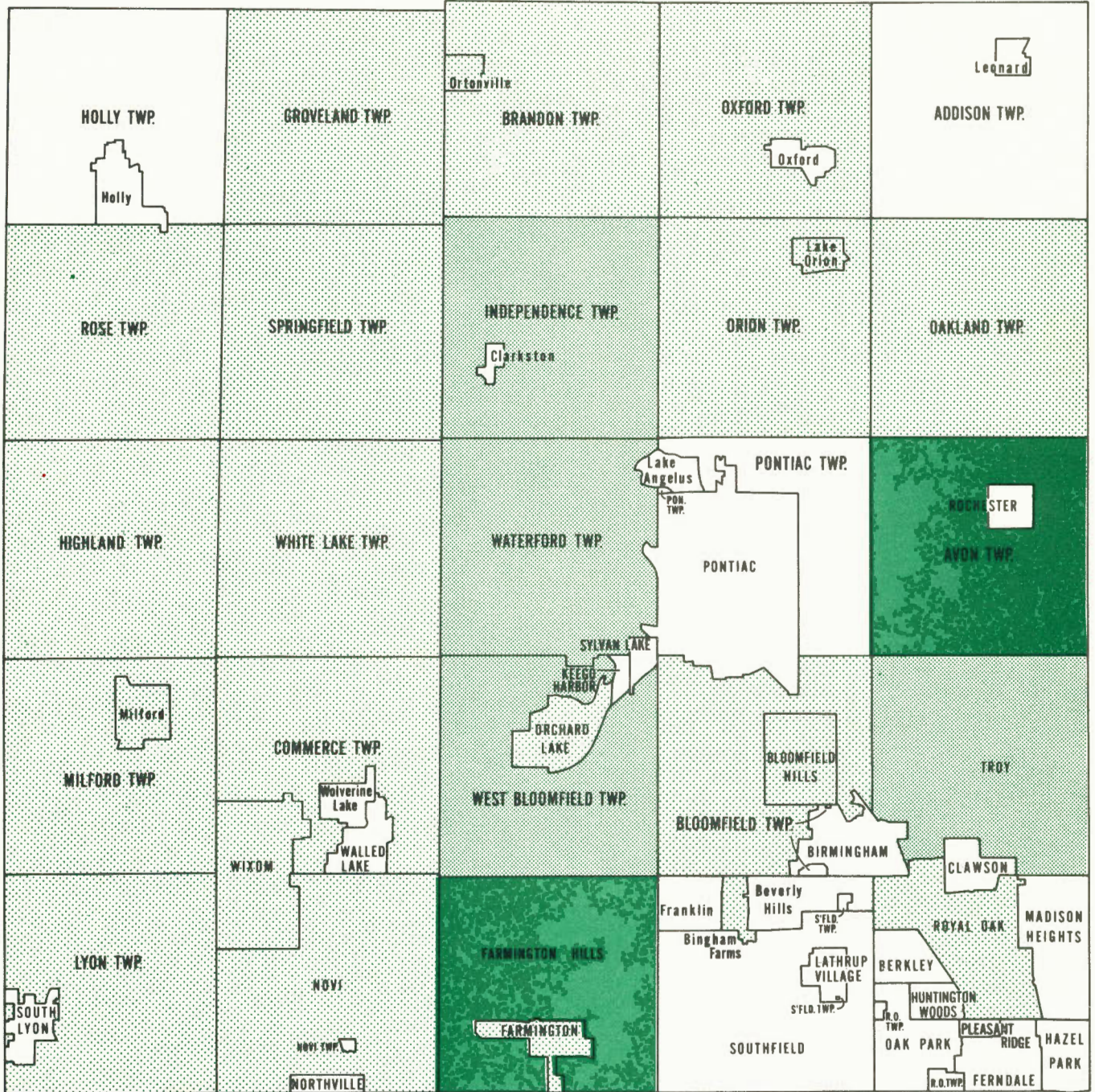
Three communities immediately north of Farmington Hills: West Bloomfield Township, Waterford Township, Independence Township and the City of Troy have also realized a significant amount of platting in 1978.

In addition, subdivision road dedication to the Oakland County Road Commission also provides insight to the extent and location of contiguous residential subdivision development in the unincorporated areas of Oakland County. This data correlates with the pattern of platting activity described above.

Finally, the City of Southfield, having issued a significant number of residential building permits in 1978, however, did not record a single plat. This is born out by the influx of multiple-family dwelling units in this community as single-family home construction declined. The townships of Holly, Addison and Pontiac have also experienced a void in platting activity in 1978.





*Recorded Plats in Oakland County - Appendix, Table II

OAKLAND COUNTY MICHIGAN



1978 Recorded Plats

Level of Intensity

- HIGH  $\frac{1}{3}$ of Total (over 17 plats/community)
- MEDIUM  $\frac{1}{3}$ of Total (between 7 and 12 plats/community)
- LOW  $\frac{1}{3}$ of Total (less than 7 plats/community)
-  None

Total Plats: 124

Source: Oakland County Planning Division

RESIDENTIAL SEPTIC TANK PERMITS: 1978

The issuance of residential septic tank permits allows the identification of residential development in areas not served by sewer.

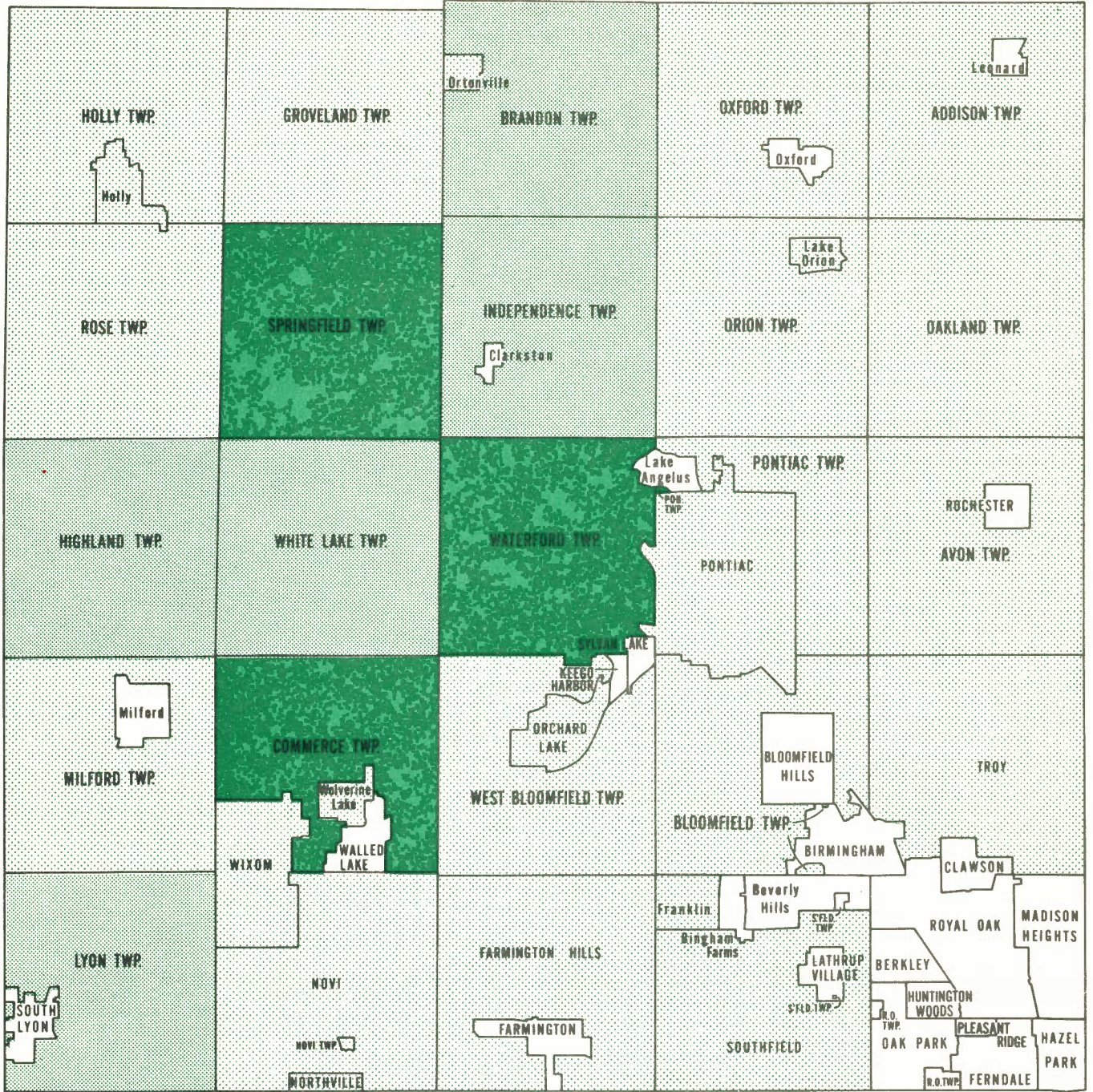
In 1978, a total of 3,119 septic tank permits were issued for private residential dwelling units in Oakland County. Of this total 2,937 permits (94% of total) were issued in the unincorporated areas (townships) of the county, while cities and villages accounted for 149 and 33 permits respectively.

Of all the non-sewered areas in the county, Commerce, Waterford and Springfield Townships will likely experience the greatest amount of residential development in 1979. This can be attributed to the quantity of property rezoned from agricultural land use to single-family zoning classifications (approximately 2 sq. mi. of land) in conjunction with the quantity of septic tank permits issued in those communities in 1978.* A significant number of permits were also recorded in the northern and western portions of Oakland County.

The geographic township of Royal Oak is the only township in the county where septic tank permits were not issued in 1978.

*Residential Septic Permits - Appendix, TABLE III

OAKLAND COUNTY MICHIGAN



CITY
Village

JULY/1979

1978 Residential Septic Tank Permits Issued

Level of Intensity

HIGH 1/3 of Total (over 274 permits/community)

MEDIUM 1/3 of Total (between 182 and 237 permits/community)

LOW 1/3 of Total (less than 161 permits/community)

None

Total Permits: 3,119

Source: Oakland County Health Division

TOWNSHIP REZONING ACTIVITY: 1978

The act of rezoning constitutes an alteration of permitted uses allowed on a specific parcel of land. Monitoring rezoning activity provides insight as to the extent, location and type of potential development within each community in Oakland County.*

The Oakland County Planning Division reviewed a total of 194 township rezoning applications affecting approximately 2,600 acres of land (4 sq. mi.) in 1978. Approximately 65% of the 2,600 acres rezoned occurred in five townships in northern and northwest Oakland County; Highland (404 acres), Springfield (399 acres), Rose (310 acres), Brandon (302 acres), and Addison (279 acres).** Contrary to this activity, a total of nine townships did not experience a single rezoning of property in 1978.

Specific zoning classifications experienced varying degrees of rezoning activity in 1978.*** The Agricultural Zoning classification accounted for nearly 50% (approx. 1,300 acres) of acreage rezoned in the unincorporated areas of the county; followed by the Single Family classification - 20% (approx. 500 acres); Planned Unit Development - 14% (approx. 385 acres), and Recreation - 7% (approx. 185 acres). Light and Heavy Industrial zoned property were not subject to rezoning.

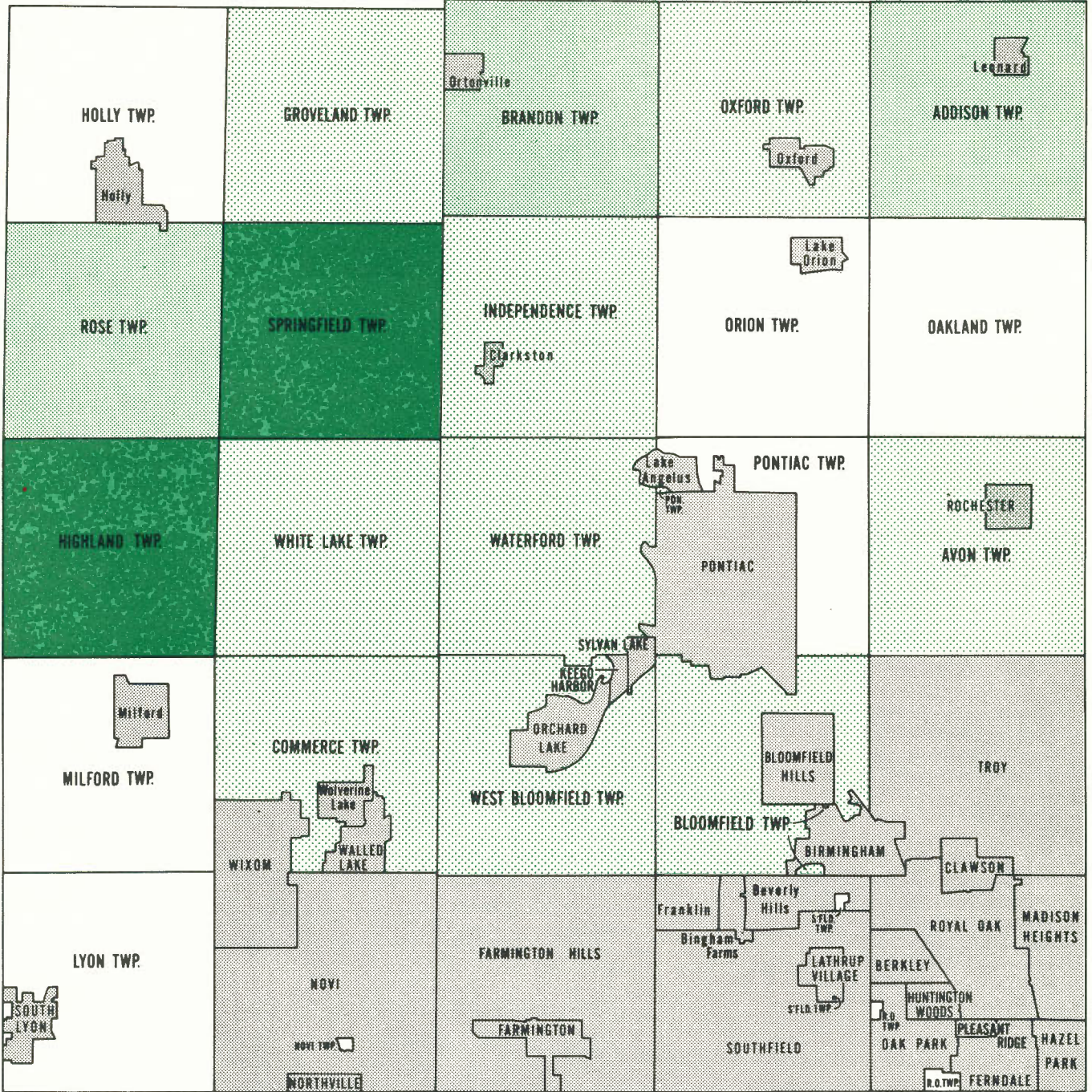
*City & Village Rezoning Data not available for 1978 Summary Report

**Township Rezoning Activity/Gross Acreage: 1978, TABLE IV

***Township Rezoning Activity/Acreage Rezoned by Classification: 1978, TABLE V and VI

Furthermore, of the total acreage rezoned, over 50% (approx. 1,400 acres) was converted to various Single-Family Zoning classifications. The Suburban Farms classification (large acreage parcels for single-family dwellings) received 25% (approx. 650 acres) followed by Multiple-Family - 8% (approx. 210 acres), Commercial - 3% (approx. 155 acres) and the combination of Heavy and Light Industrial classifications gained less than 1% or approximately 25 acres of land. Extractive and Mining classifications did not absorb any additional acreage in 1978.




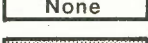

OAKLAND COUNTY MICHIGAN



 NORTH
 CITY
 Village
 JULY/1979

1978 Township Rezoning Activity

Level of Intensity

- HIGH  1/3 of Total (over 398 ac. rezoned/community)
- MEDIUM  1/3 of Total (between 279 ac. and 310 ac. rezoned/community)
- LOW  1/3 of Total (less than 263 ac. rezoned/community)
- None 
- N/A  (cities and villages)

Total Acres Rezoned: 2593.09
 Source: Oakland County Planning Division

NATIONAL AND STATE BRANCH BANK DEVELOPMENT: 1978

The establishment of National and State branch banks in Oakland County is dependent upon existing and potential deposit and loan activity within a target Primary Service Area (P.S.A.). P.S.A. is defined as the smallest geographical area from which it is anticipated the proposed branch will draw 75% of its deposits. Approval of an application to establish a branch facility is commensurate with a healthy economic profile which defines the extent of economic activity (housing development; shopping centers; commercial and industrial facilities) within a proposed P.S.A. Competition with other financial institutions is another significant variable justifying approval or rejection of an application to establish a branch bank.

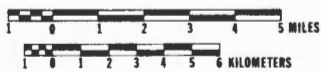
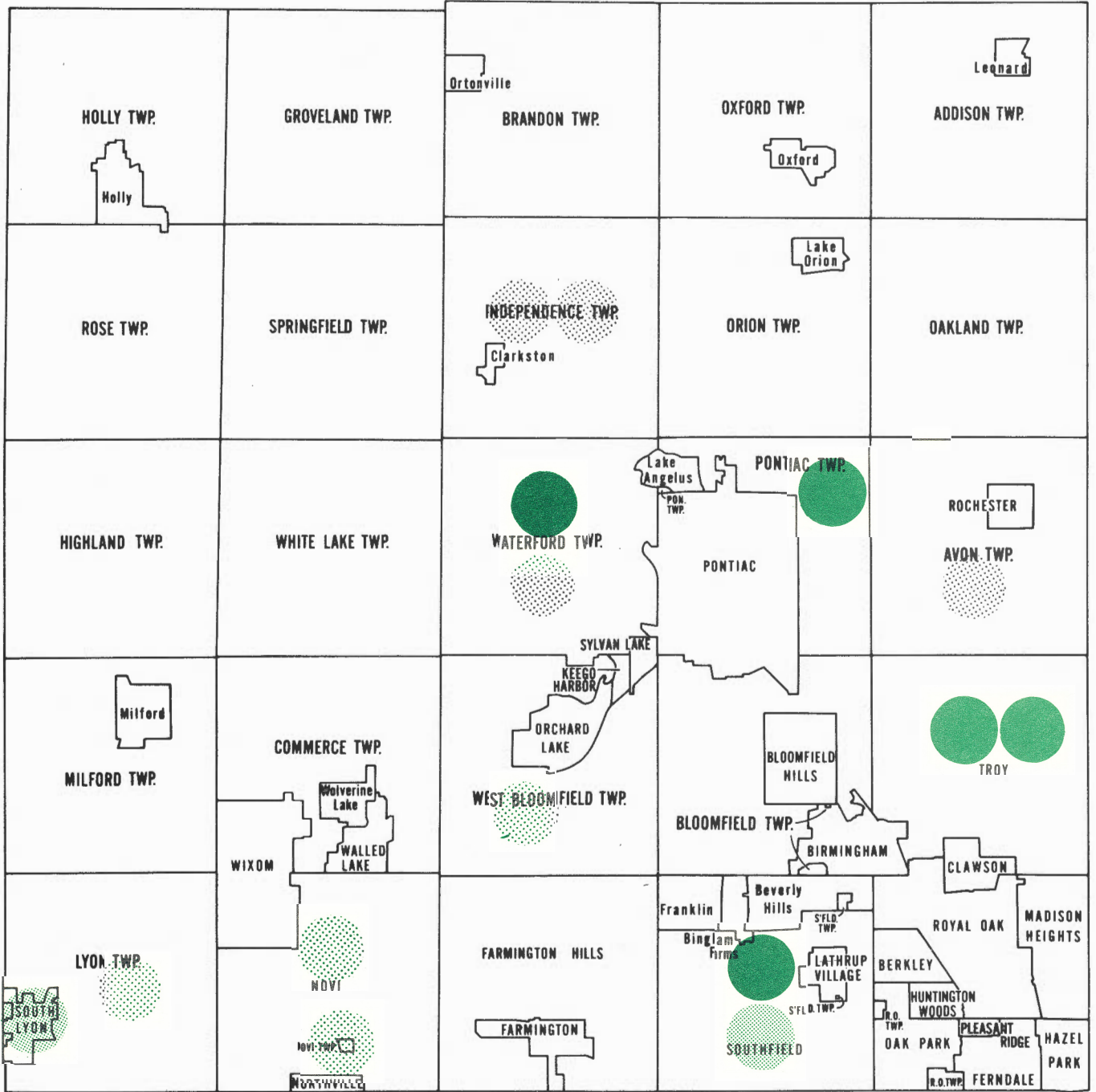
Several market analysts have identified the I-696 corridor to Lansing as having the greatest development potential in the seven county region. One particular development indicator which affirms this position is the venture of State and National banks to locate branch facilities along this corridor.* A total of eight branch offices are currently pending approval for various locations within central and southwest Oakland County.

*1978 Branch Bank Location and Status - Appendix, TABLE VII

In 1978, five branch facilities have been constructed in the eastern portions of Oakland County. In addition too approved branches (not constructed to date) will be built in the City of South Lyon and the City of Southfield. A total of 15 branch banks have either been constructed, approved or were pending approval in Oakland County in 1978.

Finally, with the exception of branch bank locations in the Cities of South Lyon and Novi, the northern and western 2/5 of the county have not been penetrated with bank branch offices in 1978.

OAKLAND COUNTY MICHIGAN



NORTH
CITY
Village
JULY/1979

1978 Bank Locations

- 5 Branch Bank Established
- 2 Branch Bank Approved
- 8 Branch Bank Pending Approval

Source: State of Michigan, Department of Commerce - Financial Institutions Bureau

EQUALIZED VALUES OF REAL ESTATE: 1978

The equalized value of real estate, as presented below, does not appear to be a good indicator of new development in Oakland County. The influence of many socio-economic factors renders this particular indicator difficult to measure. However, future investigation of real estate values of individual zoning classifications (residential, commercial, industrial) by minor civil division, may prove more useful to the development industry.

The 1978 equalized value of real property in Oakland County was \$7,780,633,635.* In a comparative analysis of the County's minor civil divisions, cities accounted for approximately 60% (\$4,603,238,258) of the county total; followed by the township aggregate of 37% (\$2,863,674,912) and villages with 3% (\$313,720,465) of the county total.

Eight communities in the southeast quadrant of the county have absorbed nearly 70% of the county's real estate value. Among these communities, the Cities of Southfield, Troy and Bloomfield Township have accumulated the highest values. The City of Southfield has a real estate value higher than any other municipality, reflecting the highest tax base of the county's 61 communities.

Additional analysis indicates that 80% of those communities possessing the highest average square mile of value of

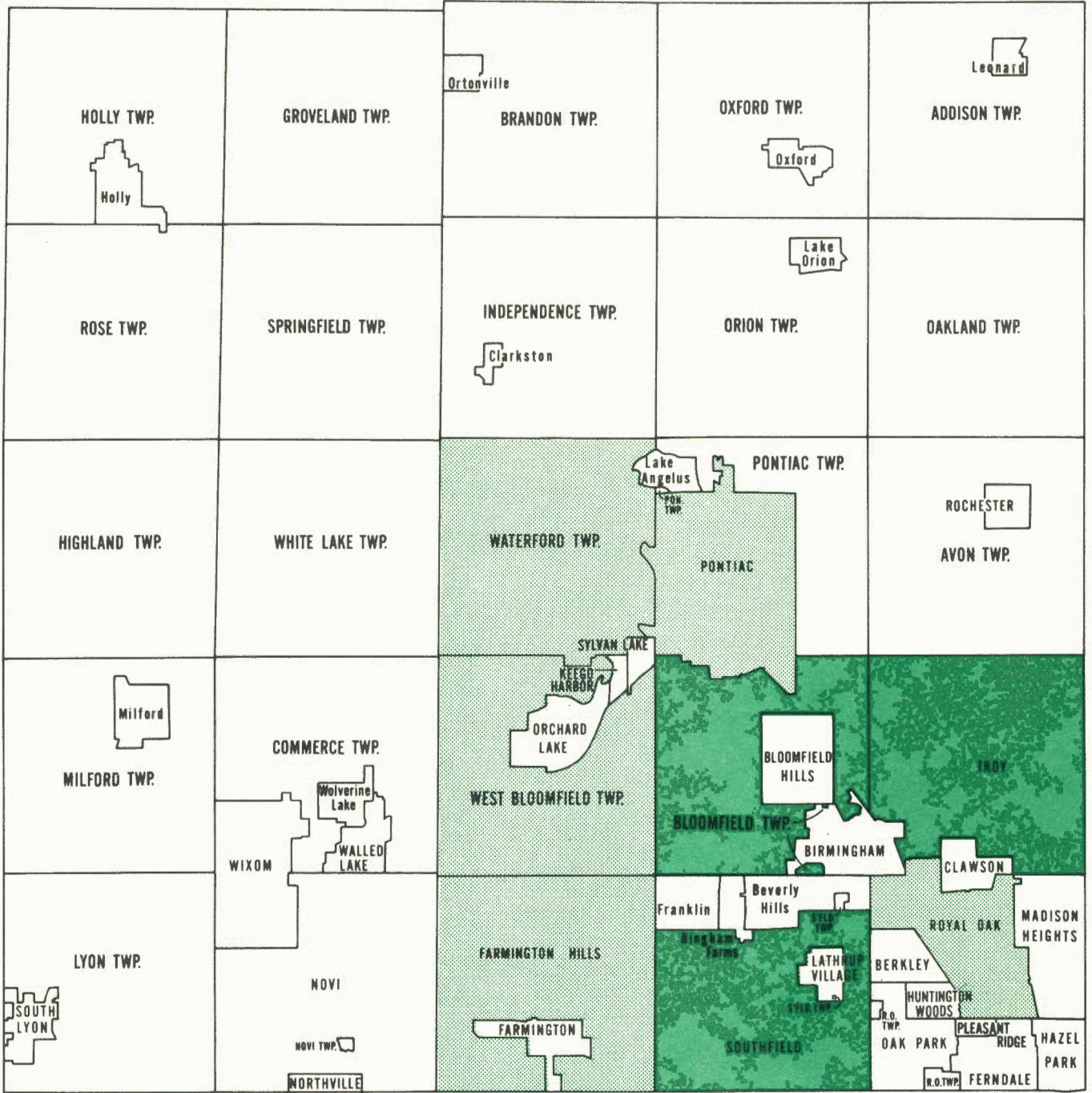
*1978 Distribution of Equalized Values of Real Estate by Minor Civil Division - Appendix, TABLE VII

real estate are located within or contiguous to the geographic township of Royal Oak.*

Furthermore, real estate in the City of Birmingham enjoys the highest average square mile value in the county; as Holly Township supports the lowest.

*1978 Average Square Miles - Appendix, TABLE IX

OAKLAND COUNTY MICHIGAN



NORTH
CITY
Village
JULY/1979

1978 Equalized Valuation of Real Estate

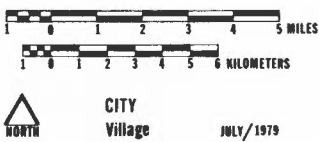
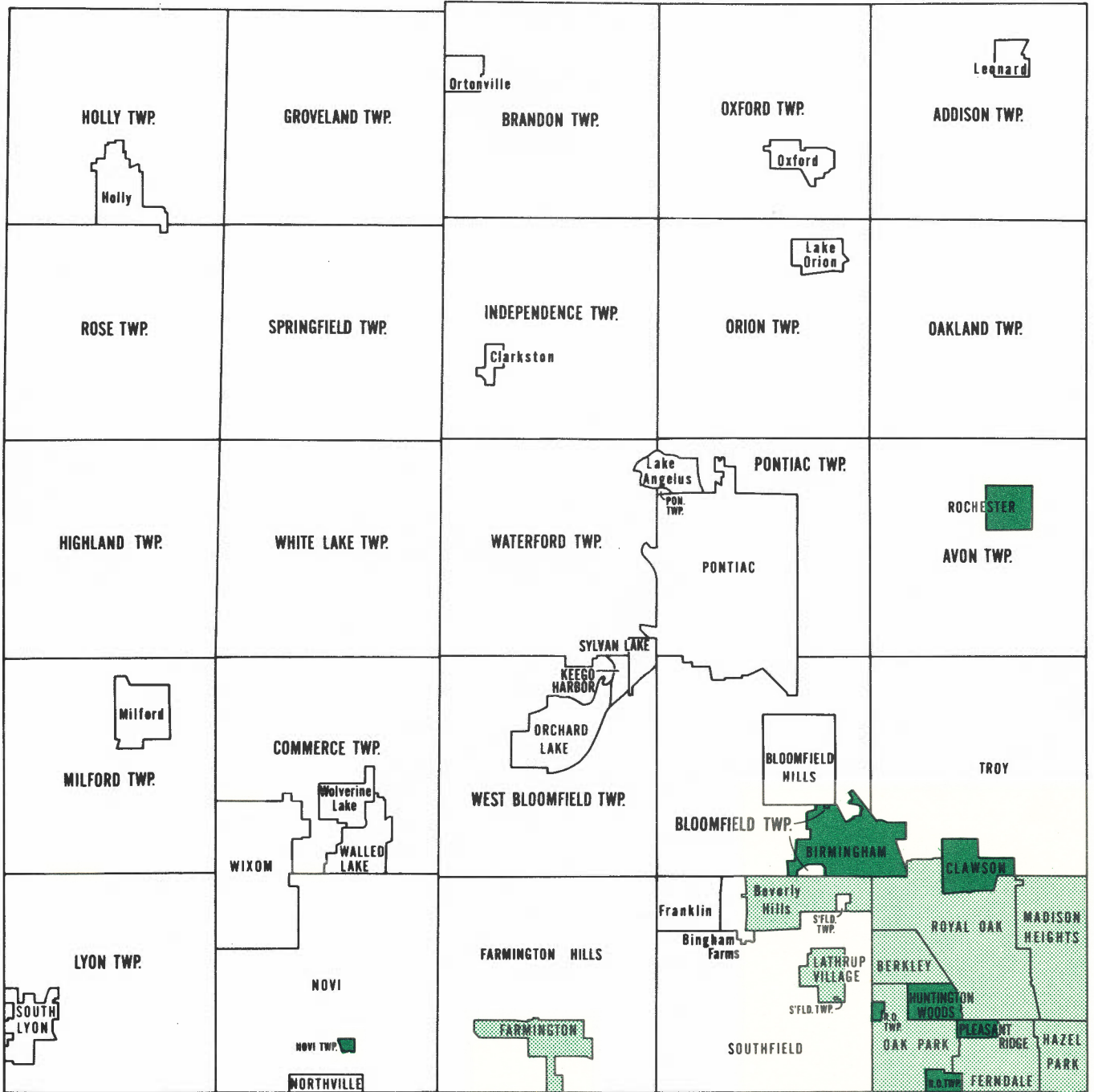
Level of Intensity

- HIGH $\frac{1}{2}$ of Total (over \$591 million/community)
- MEDIUM $\frac{1}{3}$ of Total (between \$382 and 470 million/community)
- LOW $\frac{1}{3}$ of Total (less than \$278 million/community)

Total Equalized Valuation: \$7,780,633,635

Source: Oakland County Equalization Division - Report, April 20, 1978

OAKLAND COUNTY MICHIGAN



1978 Average Sq. Mi. Equalized Val. of Real Estate Level of Intensity

- HIGH** $\frac{1}{3}$ of Total (over \$37 million/community)
- MEDIUM** $\frac{1}{3}$ of Total (between \$31 million — \$37 million/community)
- LOW** $\frac{1}{3}$ of Total (less than \$31 million/community)

Total Average Sq. Mi. Valuation: \$1,019,075,813
Source: Oakland County Planning Division

1978 FARMLAND AND OPEN SPACE PRESERVATION:

ACT 116, P.A. 1974

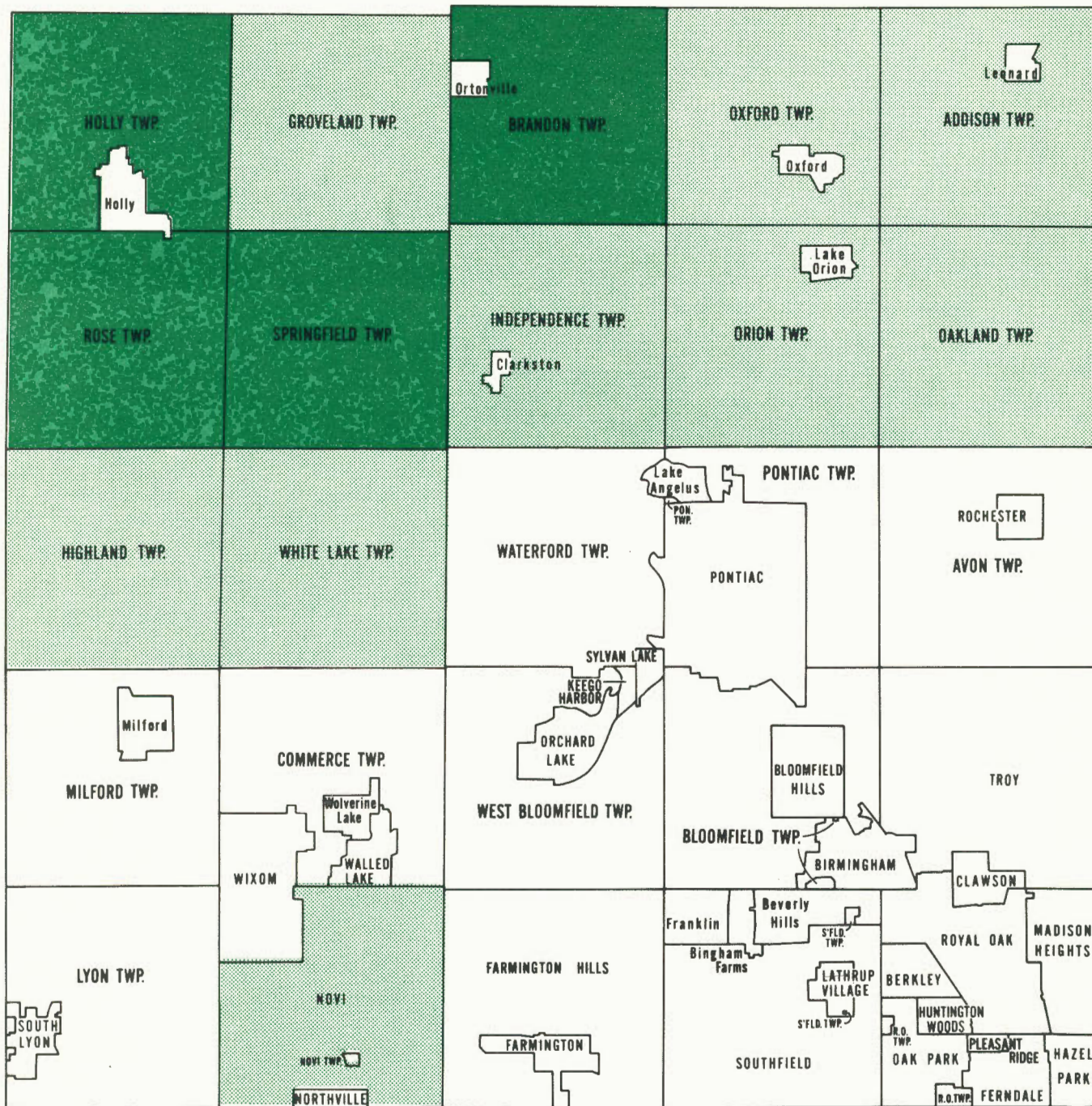
Farmland and Open Space preservation is a non-development indicator identifying specific tracts of land in the county which are restricted to development under P.A. 116.

In 1978, approximately 3,250 acres (over 5 sq. mi.) of land in Oakland County were preserved under the Farmland-Open Space provisions of P.A. 116.* Nearly two-thirds of this acreage lies within four townships: Brandon (620 acres), Rose (516 acres), Springfield (463 acres), and Holly (485 acres). The remaining acreage preserved under the Act is scattered throughout northern Oakland County; the City of Novi the exception.

Aside from the obvious provisions of P.A. 116; 1) property tax relief 2) productive farmland, etc., the Act also has the spin-off effect of restricting development by extracting large tracts of acreage from the real estate market. Specific tracts of land in the county will not be subject to development for at least 10 years as a result of this enabling legislation.

*Farmland and Open Space Preservation - Appendix, TABLE X

OAKLAND COUNTY MICHIGAN



CITY
Village
JULY/1979

1978 Farmland and Openspace Preservation: P.A.116

Level of Intensity

HIGH 2/3 of Total (over 457 acres/community)

LOW 1/3 of Total (less than 303 acres/community)

None

Total Acres: 3247

Source: Oakland County Planning Division (Document Pub.116)

TABLE I

AUTHORIZED DWELLING UNITS BASED ON
RESIDENTIAL BUILDING PERMITS ISSUED IN OAKLAND COUNTY

Rank Number	Minor Civil Division	Residential Number	Building Permits % of Total
1.	Farmington Hills	1,552	15%
2.	Avon Township	1,383	13%
3.	Troy	1,057	10%
4.	Southfield	942	9%
5.	West Bloomfield Twp.	836	8%
6.	Waterford Twp.	665	6%
7.	Novi	582	6%
8.	Wixom	390	4%
9.	Bloomfield Twp.	261	3%
10.	Independence Twp.	255	2%
11.	Commerce Twp.	235	2%
12.	White Lake Twp.	200	2%
13.	Orion Twp.	191	2%
14.	Highland Twp.	176	2%
15.	Springfield Twp.	144	1%
16.	Brandon Twp.	135	1%
17.	Lyon Twp.	108	1%
18.	Oak Park	100	1%
19.	Milford Twp.	95	1%
20.	Oakland Twp.	77	1%
21.	Rose Twp.	76	1%
22.	Madison Heights	70	1%
23.	Groveland Twp.	58	1%

Rank Number	Minor Civil Division	Residential Number	Building Permits % of Total
24.	Oxford Twp.	56	1%
25.	Holly	54	1%
26.	Pontiac Twp.	50	Less than 1%
27.	Farmington	44	"
28.	Addison Twp.	44	"
29.	South Lyon	41	"
30.	Bloomfield Hills	35	"
31.	Holly Twp.	35	"
32.	Oxford	32	"
33.	Orchard Lake	29	"
34.	Royal Oak	28	"
35.	Clarkston	24	"
36.	Rochester	23	"
37.	Birmingham	18	"
38.	Berkley	18	"
39.	Clawson	17	"
40.	Milford	16	"
41.	Wolverine Lake	16	"
42.	Ortonville	15	"
43.	Bingham Farms	13	"
44.	Ferndale	11	"
45.	Franklin	11	"
46.	Walled Lake	9	"
47.	Beverly Hills	9	"
48.	Sylvan Lake	9	"
49.	Pontiac	8	"

Rank Number	Minor Civil Division	Residential Number	Building Permits % of Total
50.	Lathrup Village	7	Less than 1%
51.	Hazel Park	6	"
52.	Lake Orion	5	"
53.	Northville	4	"
54.	Lake Angelus	1	"
55.	Huntington Woods	1	"
56.	Pleasant Ridge	1	"
57.	Keego Harbor	1	"
58.	Leonard	0	"
59.	Royal Oak Twp.	0	"
60.	Novi Twp.	0	"
61.	Southfield Twp.	<u>0</u>	<u>"</u>
	TOTAL	10,279	100%

SOURCE: Preliminary report; Authorized dwelling units based on building permits issued in the Detroit Region: Southeast Michigan Council of Governments

TABLE II

RECORDED PLATS IN OAKLAND COUNTY: 1978

Rank Number	Geographic Township	Recorded Plats	
		Number	% of Total
1.	Farmington	19	15
2.	Avon	18	15
3.	West Bloomfield	14	11
4.	Troy	9	7
5.	Waterford	8	6
6.	Commerce	8	6
7.	Independence	7	6
8.	Novi	6	5
9.	Springfield	6	5
10.	Bloomfield	5	4
11.	Lyon	4	3
12.	White Lake	4	3
13.	Highland	3	2
14.	Milford	2	2
15.	Orion	2	2
16.	Oxford	2	2
17.	Southfield	2	2
18.	Brandon	1	Less than 1%
19.	Groveland	1	"
20.	Oakland	1	"
21.	Rose	1	"
22.	Royal Oak	1	"
TOTAL		124	100%

Compiled by the Oakland County Planning Division

TABLE III

RESIDENTIAL SEPTIC TANK PERMITS ISSUED IN
OAKLAND COUNTY, 1978

Rank Number	Minor Civil Division	Residential Dwelling Units	
		Number	% of Total
1.	Commerce	318	10
2.	Waterford	292	9
3.	Springfield	275	9
4.	White Lake	237	8
5.	Brandon	222	7
6.	Independence	196	6
7.	Lyon	195	6
8.	Highland	182	6
9.	Rose	160	5
10.	Milford Township	137	4
11.	Addison	117	4
12.	Avon	97	3
13.	Oakland	93	3
14.	Groveland	92	3
15.	Orion	75	2
16.	Holly	71	2
17.	Orchard Lake Village	66	2
18.	Oxford Township	62	2
19.	West Bloomfield	53	2
20.	Farmington Hills	46	1
21.	Bloomfield	37	1
22.	Novi	32	1
23.	Southfield	20	1
24.	Franklin	16	1
25.	Wolverine Lake	7	Less than 1%

Rank Number	Minor Civil Division	Residential Dwelling Units	
		Number	% of Total
26.	Holly Village	5	Less than 1%
27.	Pontiac Twp.	4	"
28.	Ortonville	4	"
29.	Troy	2	"
30.	Novi Township	2	"
31.	Lake Orion	1	"
32.	Northville	1	"
33.	Pontiac	1	"
34.	Wixom	1	"
GRAND TOTAL		3,119	100%

SOURCE: Compiled by Oakland County Health Division,
Environmental Health

TABLE IV

TOWNSHIP REZONING ACTIVITY/GROSS ACREAGE REZONED IN

OAKLAND COUNTY: 1978

<u>Township</u>	<u>Acres Rezoned</u>	<u>% of Total</u>
Highland	404.87	15.6
Springfield	399.45	15.4
Rose	310.83	12.0
Brandon	302.08	11.6
Addison	279.94	10.8
Groveland	262.51	10.1
White Lake	255.50	9.8
Oxford	172.80	6.7
Independence	87.06	3.4
West Bloomfield	53.24	2.1
Waterford	44.66	1.7
Avon	17.74	0.7
Commerce	1.33	0.1
Bloomfield	1.08	0.0
Holly	---	---
Lyon	---	---
Milford	---	---
Novi	---	---
Oakland	---	---
Orion	---	---
Pontiac	---	---
Royal Oak	---	---
Southfield	---	---
TOTALS	2593.09	100%

TABLE V
 1978 ZONING ACTIVITY IN OAKLAND COUNTY
 ACREAGE PROPOSED FOR REZONING BY CLASSIFICATION

Townships	Agricultural	Commercial	Office/ Parking	Single Family	Recreation	Multiple	Extractive + Mining	Planned Develop	Light Industry	Heavy Industry	Suburban Farms
Addison	279.94										
Avon		9.24		8.50							
Bloomfield						1.08					
Brandon				260.00							42.08
Commerce				1.33							
Groveland	262.51										
Highland	306.39			74.54	13.94						10.00
Holly											
Independence											87.06
Lyon											
Milford											
Novi											
Oakland											
Orion											
Oxford					172.80						
Pontiac											
Rose	230.83			80.00							
Royal Oak											
Southfield											
Springfield		8.74		6.80				383.91			
Waterford		3.26		21.03		4.15					16.22
West Bloomfield			8.54	44.70							
White Lake	235.96	7.70		5.00			6.84				
TOTALS	1,315.63	28.94	8.54	501.90	186.74	5.23	6.84	383.91			155.36

TABLE VI
 1978 ZONING ACTIVITY IN OAKLAND COUNTY
 ACREAGE REZONED BY CLASSIFICATION

Townships	Agricultural	Commercial	Office/ Parking	Single Family	Recreation	Multiple	Extractive + Mining	Planned Develop	Light Industry	Heavy Industry	Suburban Farms
Addison		1.41									278.53
Avon		17.74									
Bloomfield		.54	.54								
Brandon						42.08					260.00
Commerce		1.33									
Groveland				262.51							
Highland	.70			378.48		10.00					15.69
Holly											
Independence				87.06							
Lyon											
Milford											
Novi											
Oakland											
Orion											
Oxford				172.80							
Pontiac											
Rose	80.00			230.83							
Royal Oak											
Southfield											
Springfield		127.97	8.74	134.77		127.97					
Waterford		6.61	8.97	10.16		11.05			7.15	.72	
West Bloomfield			17.31	20.03		15.70					
White Lake				96.02	10.00			40.00	16.38		93.10
TOTALS	80.70	155.60	35.56	1392.86	10.00	206.80		40.00	23.53	.72	647.32

DEFINITIONS OF ZONING CLASSIFICATIONS

Agricultural District

The principle use of land in this district is for farming, dairying, forestry operations and other agricultural activities.

Suburban Farms District

This district is created for large lot residential occupancy in a rural environment and to regulate agricultural uses of a commercial nature.

Single-Family Residential District

The principle use of land in this district is for single-family dwellings.

Multiple-Family Residential District

This district is designed to permit various types of multiple-family dwelling structures, two-family dwellings, boarding houses and nursing homes.

Planned Development District

To provide the opportunity for a planned arrangement of land use (combination of single-family, multiple-family, commercial and office) on large acreage parcels under common ownership.

Commercial District

This district is created for retail business and services uses.

Office District

This district is designed to permit office and personal service uses adjacent to residential areas.

Light Industrial District

This district is created for wholesale activities, warehousing, light manufacturing and fabrication or processing.

General Industry District

This district would allow uses more intensive in nature than those permitted in the Light Industrial District.