

SUMMARY REPORT

DEVELOPMENT IN OAKLAND COUNTY: 1979

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DANIEL T. MURPHY
County Executive

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Division of County Planning
Oakland County, Michigan 48053

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S U M M A R Y R E P O R T

DEVELOPMENT IN OAKLAND COUNTY: 1979

prepared by Marlin Rubin
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INTRODUCTION

This Summary Report identifies and describes specific indicators of development affecting the distribution of growth throughout Oakland County in 1979. Also provided is a comparison of 1979 development data with several development indicators incorporated in Summary Report 1978.

Development indicators selected for this report include:

- 1) RESIDENTIAL, COMMERCIAL, OFFICE AND INDUSTRIAL BUILDING PERMITS;
- 2) RESIDENTIAL SEPTIC TANK PERMITS;
- 3) PLATTED SUBDIVISIONS AND LOTS;
- 4) RESIDENTIAL DWELLING UNITS SOLD AND AVERAGE SELLING PRICES;
- 5) NATIONAL/STATE CHARTERED BANKS AND SAVINGS AND LOAN DEVELOPMENT;
- 6) REAL ESTATE VALUE; and,
- 7) TOWNSHIP REZONING ACTIVITY.

Retrieval of additional development indicators is anticipated for subsequent annual Summary Reports.

Annual reports of this type provide useful information to each component of the development industry by: 1) identifying the extent, location, and type of development occurring in Oakland County, and 2) affecting future decisions to locate or build in areas most suitable for development.

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S U M M A R Y

In 1979 residential and non-residential construction (office, commercial industrial) in Oakland County continued to occur in communities contiguous to the I-96 (east-west) corridor to Lansing and the I-75 (north-south) corridor to Flint.

Residential construction in Oakland exceeded 8,000 building permits in 1979. Single-family units accounted for approximately 61% of the total, as multi-family and two-family units recorded 38% and 1% respectively. The City of Farmington Hills and Avon Township recorded one-third (1/3) of the total residential building permits issued, creating the need for increased public facilities and services in these communities.

Concurrently, the City of Farmington Hills and Avon Township also recorded one-third(1/3) of the total number of platted subdivisions in the County. Platted subdivisions contained an average of fifty (50) lots per plat with an average lot size of approximately 19,000 square feet. The Cities of Novi, Farmington Hills and Avon Township accounted for 50% of all lots created from platted subdivisions in the county. The City of Southfield and the Townships of Addison, Groveland and Holly did not record a single plat in 1979.

Residential growth has also occurred in the non-sewered areas of the county, measured in part by the number of septic tank permits issued by each local unit of government. The pattern of development established by the installation of septic tank systems follows the proposed M-275 corridor from Commerce Township northerly, through Independence and Brandon Townships.

In 1979, a total of 509 permits were issued for the construction of industrial (43%) commercial (40%) and office (17%) buildings in Oakland County. The

City of Troy has emerged as the only community to issue the greatest number of non-residential construction permits in all three permit classifications. The balance of 1979 construction permits were issued by communities south of Fourteen Mile Road along the I-696 corridor, through the City of Novi. The only exception to this geographic distribution is the Charter Township of Waterford.

Banks and savings and loan associations have also continued development along I-696. Approximately two-thirds (24 financial institutions) were either constructed, approved for construction or pending approval along this corridor in 1979. The balance of banks and savings and loan development occurred in the City of Troy and the Townships of Avon, Waterford and Independence. With the exception of Independence Township, the northern two-fifths of the county have not been penetrated in 1979.

Development is also measured in terms of property valuation changes which affect the tax base of each local unit of government in the county. The Cities of Southfield, Troy, and Bloomfield Township respectively, absorbed the highest cumulative real estate values in 1979. This phenomenon is partially reflected in residential sales figures for these same communities, averaging the highest in 1979. However, when incorporating the element of density or intensity of development, the City of Birmingham, Clawson, and Pleasant Ridge retained the highest average square mile property values in Oakland County. Holly Township recorded the lowest.

In contrast to areas experiencing development, specific tracts of land, predominately in north Oakland County, have been preserved under Act 116, P.A. 1974 "Farmland and Open Space Preservation". As a result, certain land areas

in the county will not be subject to development for at least 10 years. Furthermore, township rezoning activity indicates that several townships rezoned property (over 65% of county total) from various single-family classifications to large lot residential land use. The net result of this activity is lower building density (decreased development) and greater dollar value (cost) per lot.

Development 1978-1979

Compared with 1978, the County of Oakland experienced a decline in several indicators of development as inflation, interest rates and real estate continued to escalate.

Specifically, the number of residential building permits issued in 1979 declined 19%; partially reflected in a 30% decline in residential septic tank installations. Similarly the number of platted subdivisions recorded in 1979 declined 13%, creating fewer lots for potential development. Although property rezoned in the unincorporated (townships) portions of the county increased 34% smaller residential lot sizes were converted to large lot residential classifications creating lower building densities. Property rezoned to the multi-family classification declined 40% as property rezoned for commercial use increased 100% from the previous year.

In terms of the value of real estate, Oakland experienced an overall increase of 13% as the average square mile value of real estate increased 10%. This phenomenon is partially reflected in an 18% increase in the average selling price of housing units from approximately \$51,000 in 1978 to \$64,000 in 1979; with a slight decline in the number of housing units sold in 1979. Specifically the City of Troy experienced the greatest overall increase in property valuation,

as Royal Oak Township experienced a decline. The City of Bloomfield Hills recorded the largest increase in the average selling price of its housing units while Brandon Township recorded a decline.

Several communities have been notably impacted by the rise and decline of economic and development factors in Oakland County. The City of Southfield experienced the largest single decline in the number of residential building permits issued in that city. West Bloomfield Township dropped significantly in the number of recorded platted subdivisions as the City of Novi provided a significant increase. Waterford Township led the decline in the number of septic tank permits issued while Independence Township recorded the greatest increase. However, from a county-wide perspective, the majority of communities stimulated by economic growth in 1978 repeated the same for 1979.

Future Development

Based on current population and household projections to the year 2000, housing demand is expected to rise at a greater rate than the rate of population increase in Oakland County. This is primarily due to (1) shrinking family size, (2) senior citizens and (3) single and divorced people entering the housing market. Areas most likely to be impacted by the demand are distinguishable by (1) platted subdivision activity and (2) population projections. Approximately two-thirds of the platted subdivisions recorded in 1979 are located in the following communities: Farmington Hills, Avon Township, Novi, West Bloomfield Township, Troy and Independence Township. Population

projections indicate that communities contiguous to I-75 and along the proposed route of M-275 will experience the largest population increase over the next two decades (1980-2000).

DEVELOPMENT INDICATOR REPORTS

RESIDENTIAL BUILDING PERMITS: 1978 - 1979

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

In 1979, a total of 8,374 residential building permits were issued throughout the county.* Permits issued for Single-Family construction (5,117) accounted for approximately 61% of the county total compared to approximately 38% for Multi-Family units (3,215). Only 42 permits were issued for Two-Family units in 1979.

Approximately 60% of the building permits issued by all 61 units of government in the county were generated from six local communities: Farmington Hills (1,622), Avon Township (840), West Bloomfield (705), Troy (693), Waterford Township (600) and West Bloomfield Township (453) (see map pg. 11). Over one-half of the building permit activity in these six communities occurred in the City of Farmington Hills and Avon Township.

Residential building activity in 1979 declined 19% from the previous year. A total of 10,279 building permits were issued in 1978 compared with 8,374 in 1979. The City of Southfield experienced the largest single decline issuing 942 permits in 1978 to 362 permits in 1979.

The ratio of Single-Family to Multi-Family unit construction (60%/40% respectively) remained constant for 1978-79. Approximately two-thirds of the residential development that occurred in 1978 was reflected in the same communities for 1979; the exception being Bloomfield Township which surpassed the City of Southfield in building permit activity.

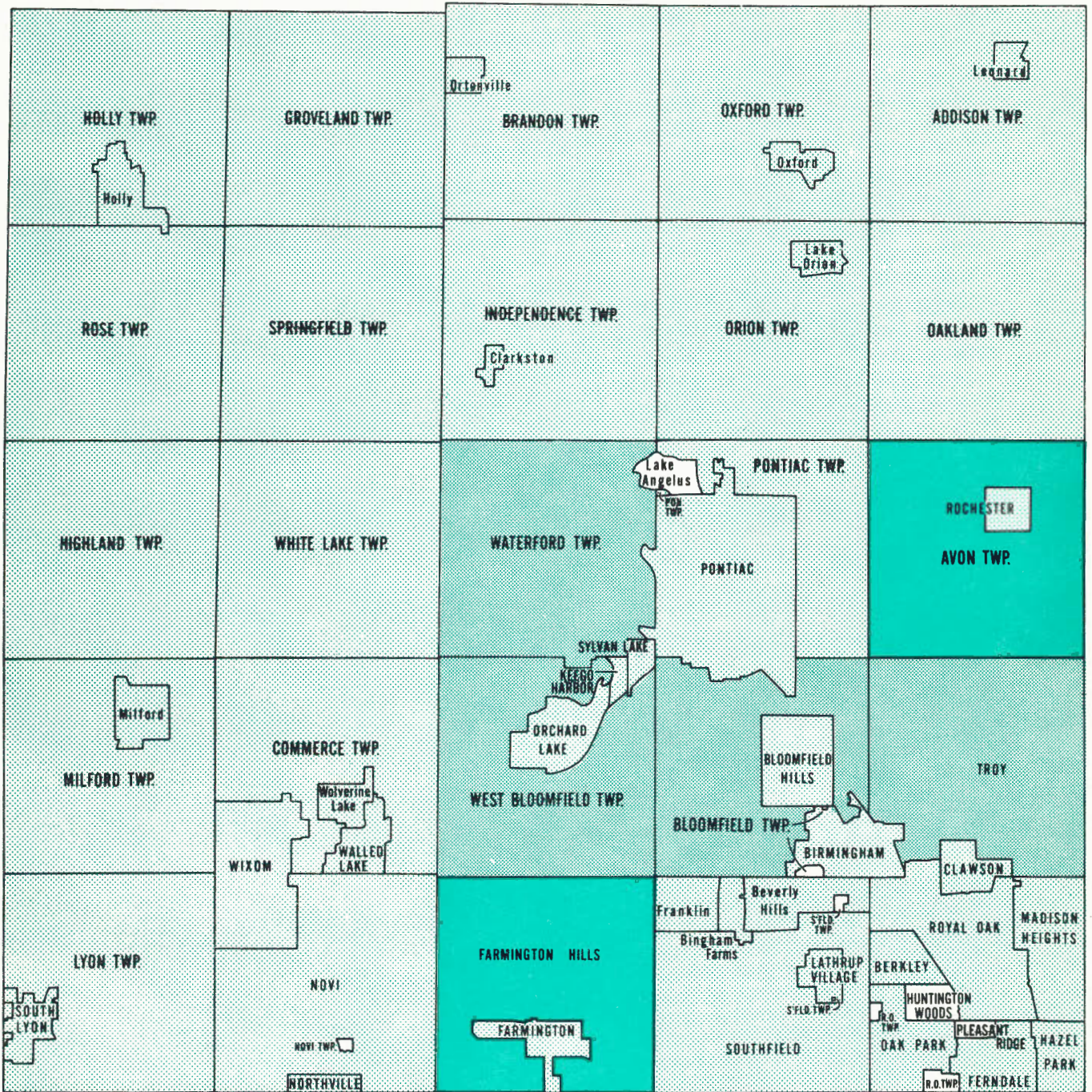
*Residential Building Permit Data - Appendix, Table I

Population projections for Oakland County indicate that over the next twenty years, to the year 2000, the County's total population will increase 12% to approximately 1,132,000 population (see map pg. 12).* During this same period, the number of households are projected to increase by 23% or approximately 104,300 units of new housing.

Even though the County's population is increasing at a decreasing rate (declining birth rate) the demand for housing continues to climb. This phenomenon is due to 1) shrinking family size from 2.98 (1980) to 2.49 (2000); demanding more housing for smaller families and 2) the increase in the number of senior citizens, divorced and single people entering the housing market.

*SEMCOG - Small Area Forecasts, Alternative No. 7

OAKLAND COUNTY MICHIGAN



▲ CITY
▢ Village
JULY 1979

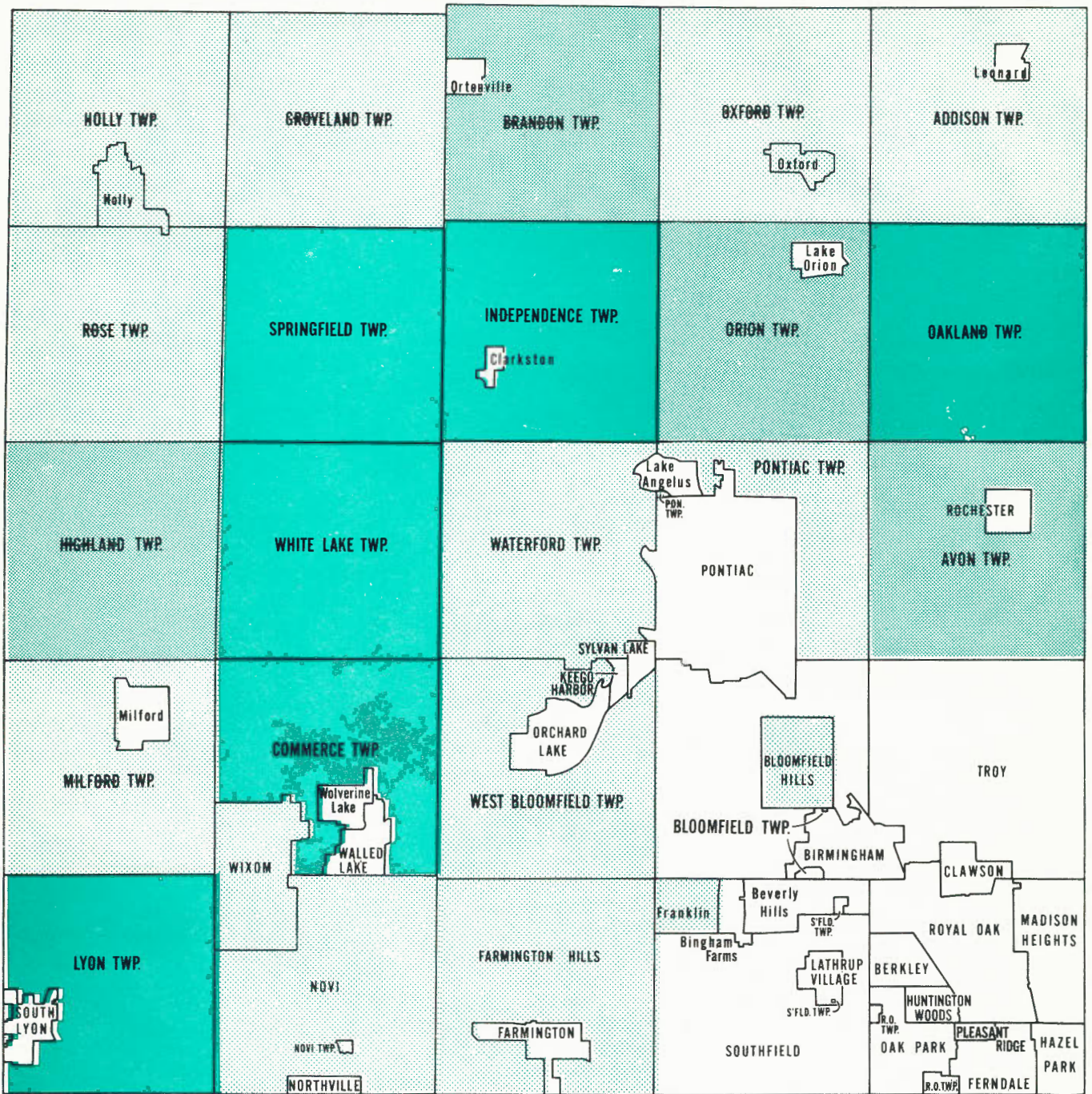
1979 Residential Building Permits Issued Level of Intensity

- HIGH** 1/3 of Total (over 839 permits/community)
- MEDIUM** 1/3 of Total (between 453 and 705 permits/community)
- LOW** 1/3 of Total (less than 363 permits/community)
- None** None

Total Permits: 8,374

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

OAKLAND COUNTY MICHIGAN



CITY
VIAGE
JULY/1979

Projected Population Increase/1980 - 2000

Level of Increase

- HIGH (over 10,000 pop./community)
- MEDIUM (between 5,000 and 9,999 pop./community)
- LOW (over 1,000 pop./community)
- (less than 1,000 pop./community or decline)

Projected Pop. Total: 1,131,829

Source: SEMCOG, Small Area Forecast Alternative No. 7

RESIDENTIAL SEPTIC TANK PERMITS: 1978 - 1979

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

The Regional Sewer Service Area Map adopted by the General Assembly of the Southeast Michigan Council of Governments (SEMCOG) in March 1980 describes: 1) areas with sewer available, 2) areas with potential sewer service to the year 2000 and 3) areas not to be sewerred to the year 2000. This map is utilized in the A-95 Regional Review of applications for sewer construction requiring governmental financial assistance. An update of the Sewer Service Area Map is scheduled every two years.

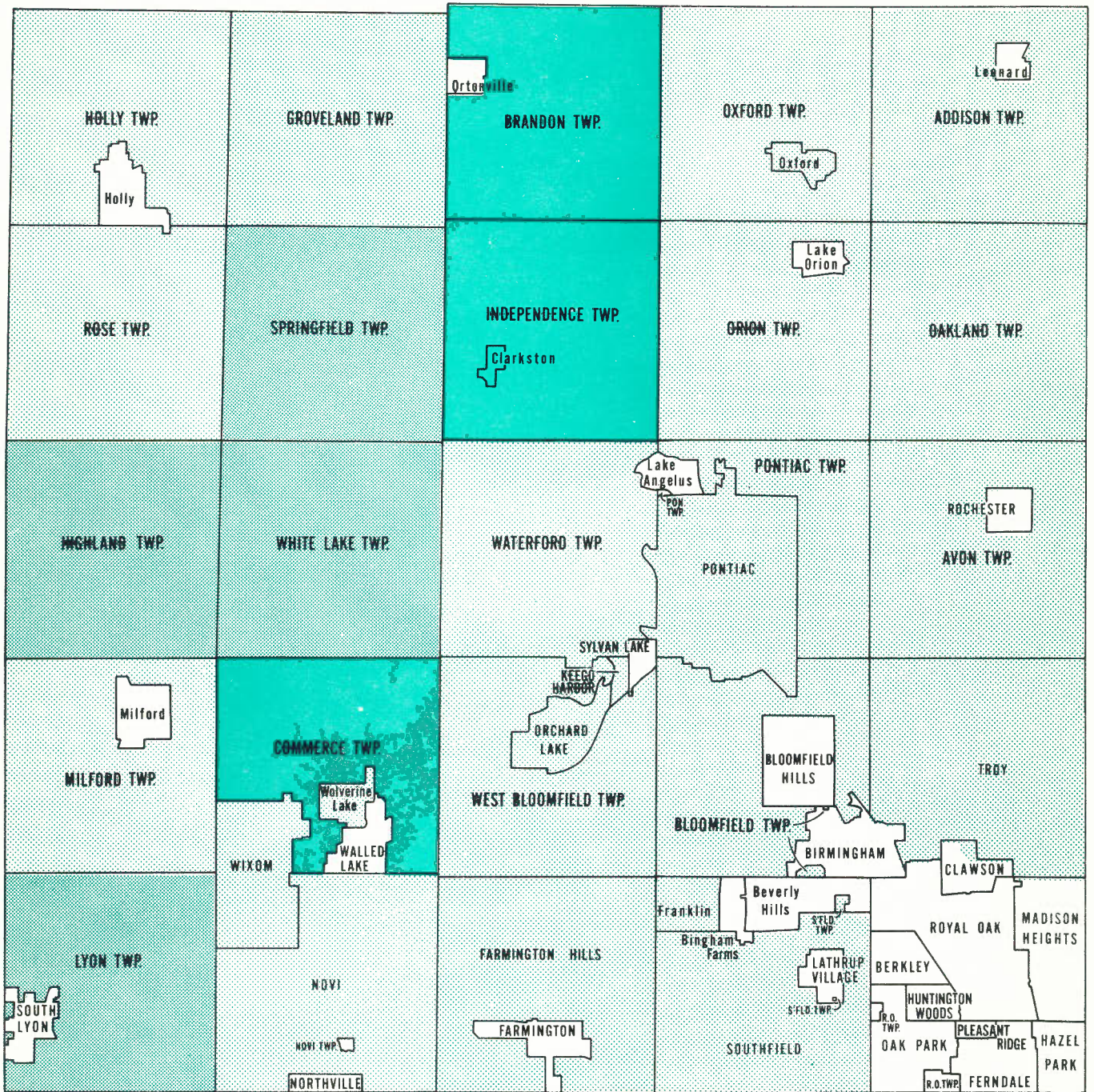
In 1979, a total of 2,170 septic tank permits were issued for private residential dwelling units in Oakland County. Of this total 2,058 permits (95% of total) were issued in the unincorporated areas (townships) of the county, while cities and villages accounted for 95 and 17 permits respectively.

Of all the non-sewerred areas in the county, Commerce, Independence and Brandon Townships have experienced the greatest demand for septic tank systems in 1979. A significant number of permits were also recorded in northwest Oakland County which includes the townships of Springfield, White Lake and Highland. The geographic township of Royal Oak is the only township in the county where septic tank permits were not issued in 1979 (see map pg. 15).

Septic tank permits issued in 1979 (2,170 permits) experienced a 30% decline compared to permits (3,119 permits) issued in 1978.* The geographic locations where significant numbers of permits have been issued remained constant. Seven of the eight communities accounting for two-thirds of the permits issued in 1978 also emerge in 1979; Waterford Township the only exception. Waterford Township experienced the largest decline (292 permits in 1978 to 68 permits in 1979) as Independence Township experienced the largest increase (196 permits in 1978 to 279 permits in 1979) in the county.

*Residential Septic Permits - Appendix, TABLE II

OAKLAND COUNTY MICHIGAN



▲ CITY
Village JULY/1979

1979 Residential Septic Tank Permits Issued

Level of Intensity

- HIGH** $\frac{1}{3}$ of Total (over 188 permits/community)
- MEDIUM** $\frac{1}{3}$ of Total (between 138 and 186 permits/community)
- LOW** $\frac{1}{3}$ of Total (less than 119 permits/community)
- None**

Total Permits: 2170
Source: Oakland County Health Division

PLATTED SUBDIVISIONS AND LOTS: 1978 - 1979

A county-wide profile of recorded plats and lots provides a useful tool for measuring potential residential development in Oakland County.

In order to provide a greater perspective as to the location of contiguous residential subdivision development throughout Oakland County, platted subdivisions have been located geographically by square mile for 1979 (see map pg.18).

In 1979, the City of Farmington Hills and Avon Township recorded a combined total of 32 plats or approximately 30% of the recorded plats (108) in the entire county (see map pg. 19). A significant number of plats were also recorded in the following communities: City of Novi (11 plats), West Bloomfield Township (9.5 plats), City of Troy (9 plats) and Independence Township (7 plats).* The City of Southfield, issuing a moderate number of residential building permits in 1979, however, did not record a single plat. This is born-out by the influx of multi-family units in this community. The Townships of Holly, Addison and Groveland have also experienced a void in platting activity in 1979.

Approximately 5,400 lots were created from platted subdivisions throughout Oakland County in 1979.** The City of Novi, Farmington Hills and Avon Township accounted for 50% of the county total or 2,700 lots (see map pg. 20).

Additional observation indicates that a platted subdivision in Oakland County contains an average of 50 lots and an average lot size of .44 acres (approximately 19,000 sq. ft.). Note the correlation

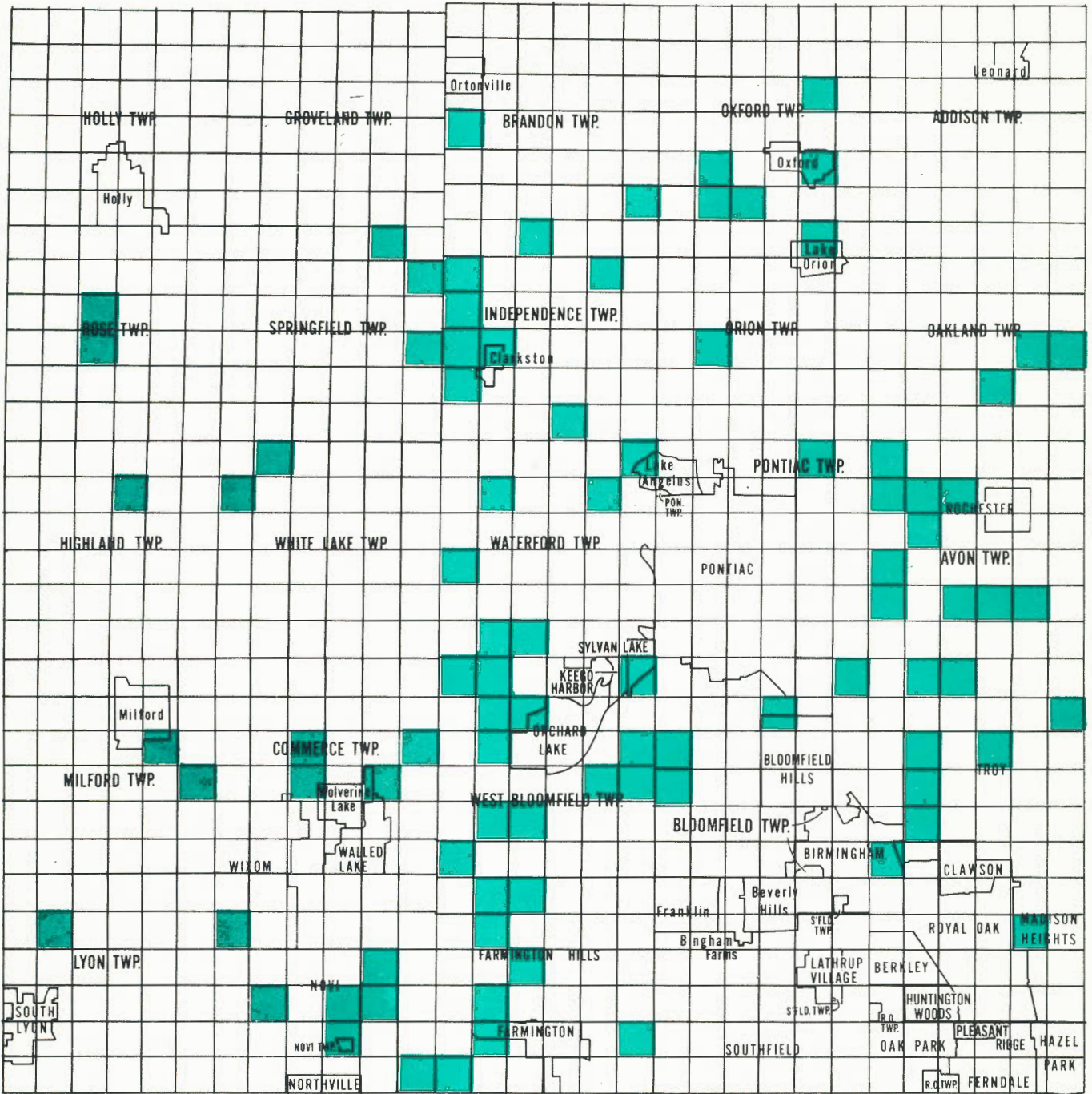
*Platted Subdivision in Oakland County 1978 - 1979 - Appendix, Table III

**Platted Subdivision Lots in Oakland County 1979, Appendix, Table IV

between the top five communities recording the greatest number of plat-
ted subdivisions also creating the greatest number of lots.

Platted subdivisions recorded in Oakland County in 1979 (108 plats)
declined 13% from the previous year (124 plats). West Bloomfield Town-
ship experienced the greatest decline while the City of Novi provided
the greatest increase. Nine communities of the top ten, recording the
greatest number of plats in 1978, repeated the same for 1979.

OAKLAND COUNTY MICHIGAN



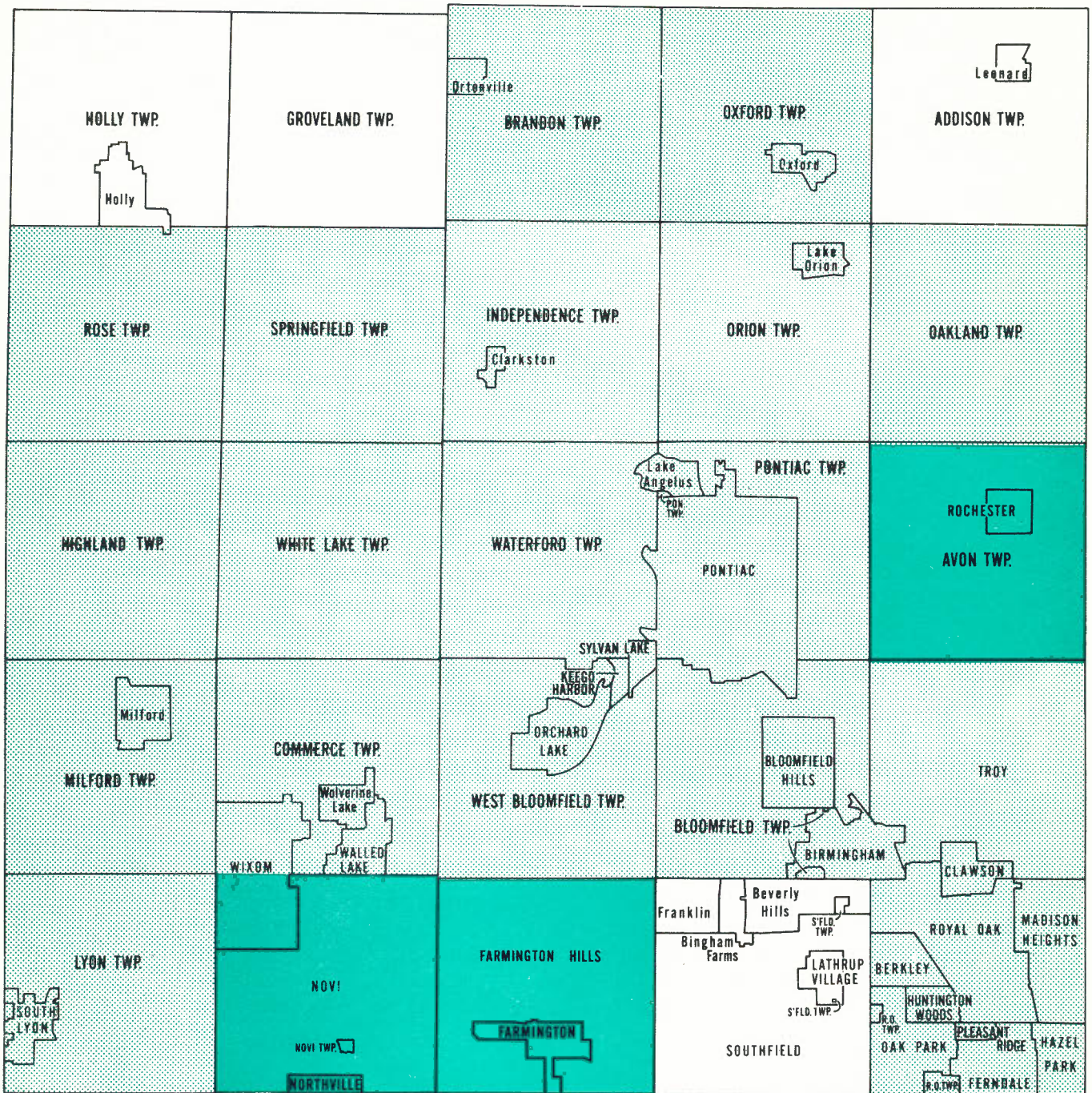
 NORTH
 CITY
 Village JULY/1979

1979 Platted Subdivisions by Square Mile

 Platted Subdivision(s) Recorded

Oakland County Area (approx.)- 900 Sq. Miles

OAKLAND COUNTY MICHIGAN




 NORTH
 CITY
 ViHage
 JULY/1979

1979 Platted Subdivision Lots

Level of Intensity

HIGH  $\frac{1}{2}$ of Total (over 693 lots/community)

LOW  $\frac{1}{2}$ of Total (less than 627 lots/community)

 None

Total Lots: 5400

Source: Oakland County Planning Division

NONRESIDENTIAL BUILDING PERMITS: 1979
COMMERCIAL, OFFICE, INDUSTRIAL

Nonresidential building permit data is utilized to identify:
1) potential market areas for goods and services, 2) centers of
employment and 3) established areas experiencing redevelopment.

Commercial

In 1979 a total of 203 permits were issued for the construction of commercial buildings in Oakland County.* The City of Troy issued the greatest number (37 permits) followed by (30 permits) the City of Southfield. The combined total of permits issued in these two communities accounted for approximately 33% of the County total. Other communities experiencing demand for commercial development include: Waterford Township and the Cities of Novi, Madison Heights and Berkley (see map pg. 23).

Also note, nearly one-half of the communities in the County did not issue a single commercial building permit in 1979.

Office

The Cities of Troy, Southfield and Farmington Hills accounted for over 50% of the building permits issued for office construction in Oakland County (89 permits) in 1979.**

*Authorized construction based on Commercial building permits issued in Oakland County: 1979 - Appendix, TABLE V

**Authorized construction based on Office building permits issued in Oakland County: 1979 - Appendix, TABLE VI

NONRESIDENTIAL BUILDING PERMITS: 1979
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*Authorized construction based on Commercial building permits issued in Oakland County: 1979 - Appendix, TABLE V

**Authorized construction based on Office building permits issued in Oakland County: 1979 - Appendix, TABLE VI

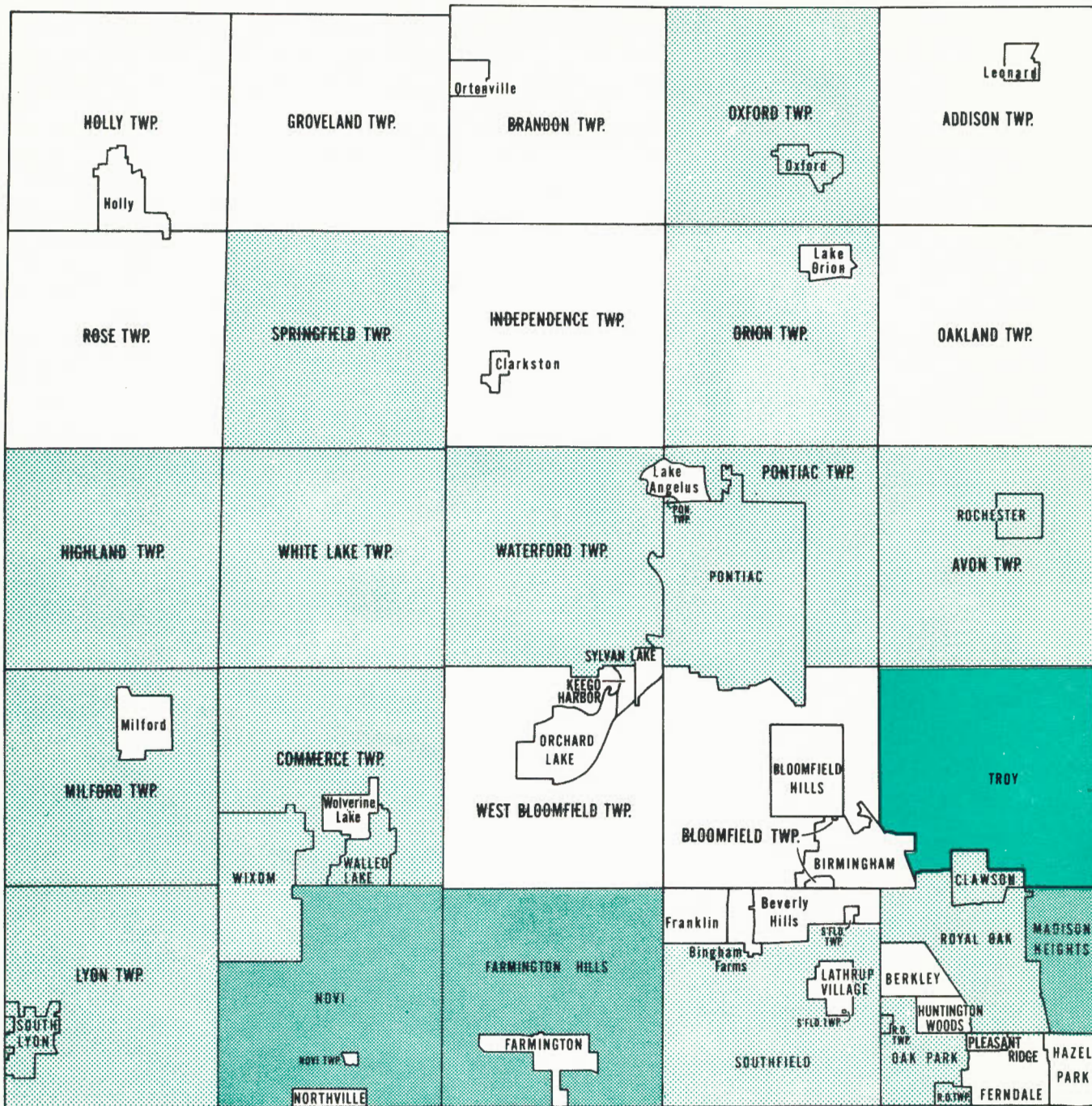
Only 23 of the county's 61 communities issued permits during this period; 13 of which recorded one permit per community. Communities in the most northern tier of the county (see map pg. 24) are among those that did not issue a single permit.

Industrial

A county-wide total of 217 permits were issued for Industrial building construction in 1979.* The City of Troy accounted for 25% of the county total. With the amount of new industrial construction within the City of Troy, this community may soon achieve the highest tax base in the county, surpassing the City of Southfield. The Cities of Madison Heights, Novi and Farmington Hills respectively, also issued a significant number of permits (see map pg. 25) compared with the county's remaining communities. Nearly 60% of the communities in Oakland County did not issue a single Industrial building permit in 1979.

*Authorized construction based on Industrial building permits issued in Oakland County: 1979 - Appendix, TABLE VII

OAKLAND COUNTY MICHIGAN



CITY
Village
JULY/1979

1979 Industrial Building Permits Issued

Level of Intensity

HIGH 1/3 of Total (over 54 permits/community)

MEDIUM 1/3 of Total (between 14 and 27 permits/community)

LOW 1/3 of Total (less than 13 permits/community)

None

Total Permits: 217

Source: U.S. Dept. of Commerce: Bureau of the Census, Construction Statistics Division

BANK AND SAVINGS AND LOAN DEVELOPMENT: 1979

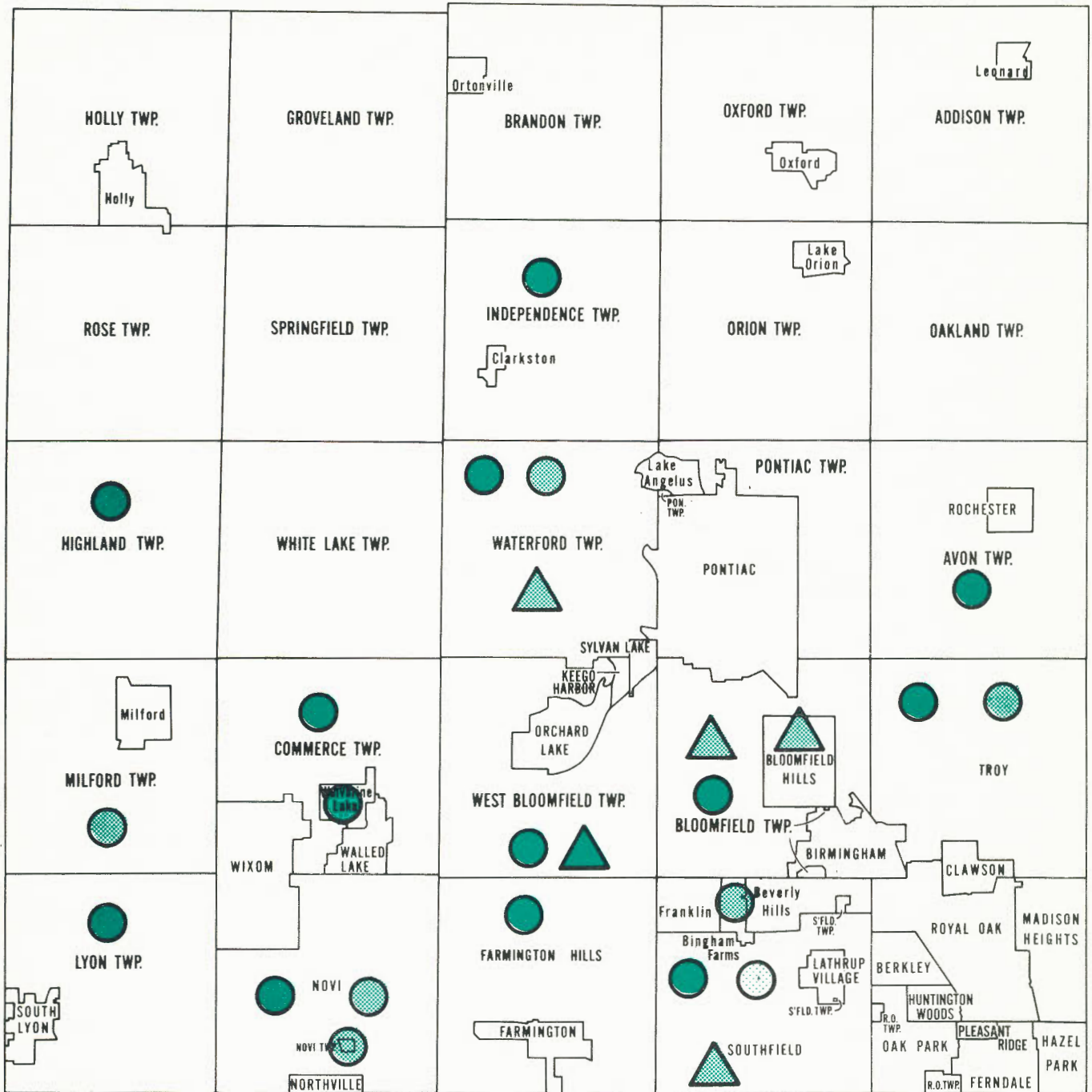
The establishment of banks and savings and loan associations in Oakland County is dependent upon existing and potential deposit and loan activity within a target Primary Service Area (P.S.A.). P.S.A. is defined as the smallest geographical area from which it is anticipated the proposed financial institution will draw 75% of its deposits. Approval of an application 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.

Several local market analysts have identified the I-696 corridor to Lansing as having the greatest development potential in the seven county Detroit Metropolitan region. One particular development indicator which affirms this position is the venture of state/national banks and savings and loan associations along this corridor. Two-thirds (24) of the financial institutions established, approved, or pending approval in Oakland County during 1979 are located in communities served by the I-696 freeway (See map pg. 27). The balance of bank and savings and loan development has taken place in the Township of Waterford, Avon and the City of Troy.*

Finally, with the exception of four branch bank locations in Independence Township, the northern 2/5 of the county have not been penetrated in 1979.

*1979 National and State Chartered Banks and Savings and Loan Development in Oakland County: 1979 TABLE VIII

OAKLAND COUNTY MICHIGAN



1979 Savings & Loan and Bank Locations

-  NATIONAL & STATE CHARTER: New and Branch Banks
-  FEDERAL & STATE CHARTER: Savings and Loan Br. Offices
-  ESTABLISHED
-  APPROVED
-  PENDING APPROVAL

Source: State of Michigan, Department of Commerce, Financial Institutions Bureau,
Bank and Trust Division, Savings and Loan Division
Federal Home Loan Bank of Indianapolis

REAL ESTATE VALUE: 1978 - 1979

In this report, the value of real estate is measured in terms of: 1) the value of taxable property at 50% of true cash value or "equalized valuation" (assessed value as equalized) and 2) residential sales data. The influence of many socio-economic factors renders the value of real estate difficult to measure. However, the addition of comparative residential sales data (1979) to this report may provide greater insight to property values throughout the County.

The 1979 equalized value of real estate in Oakland County was \$8,930,049,562.* A comparison of the County's minor civil divisions shows: cities accounted for approximately 58% or (\$5,197,625,190) of the County total; followed by the township aggregate of 38% (\$3,376,229,861) and villages with 4% (\$356,194,511) of the County total.

Eleven communities in the southeast quadrant of the County have absorbed nearly 65% of the County's real estate value (see map pg. 31). 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 greater than any other municipality, reflecting the highest tax base in the County.

In addition, communities exhibiting the highest average square mile value of real estate, (a measurement incorporating the element of density) are located within the southeast quadrant of the County; the City of Northville the only exception (see map pg. 32). The top three communities

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

supporting the highest average square mile value are: Birmingham (\$65,226,389), Clawson (\$47,003,032) and Pleasant Ridge (\$44,255,128). Holly Township had the lowest average square mile value (\$864,510) in the county.*

Compared with 1978 Oakland County recorded a 13% increase in the value of real estate for 1979. A total of eight communities experienced an increase greater than 20% of their 1978 property values (see map pg. 33). Also, the top ten communities supporting the highest real estate values in 1978 have repeated the same in 1979. The City of Troy has experienced the largest amount of increase in the county as the Township of Royal Oak experienced a decline (see map pg. 34). Eleven communities in southeast Oakland County absorbed 65% of the county's real estate value in 1979, compared with eight communities in 1978. This can be attributed to the overall increase in the county's real estate values providing a broader range of real property values throughout the county.

Furthermore, the county's average square mile distribution of real estate has increased approximately 10% in 1979. The top ten communities supporting the highest average square mile values have repeated the same in 1979 (see map pg. 35). The only notable difference is Royal Oak Township which slipped from third to sixth highest in the county.

In 1979 the average selling price of residential dwelling units in Oakland County was \$63,073, which represents an 18% increase over the 1978 figure of \$51,969.** The average selling price is based on the total number

*Average Square Mile Distribution of Treal Estate: 1978 - 1979, Appendix TABLE X

**Average Selling Price of Residential Dwelling Units in Oakland County 1978 - 1979, Appendix, TABLE XI

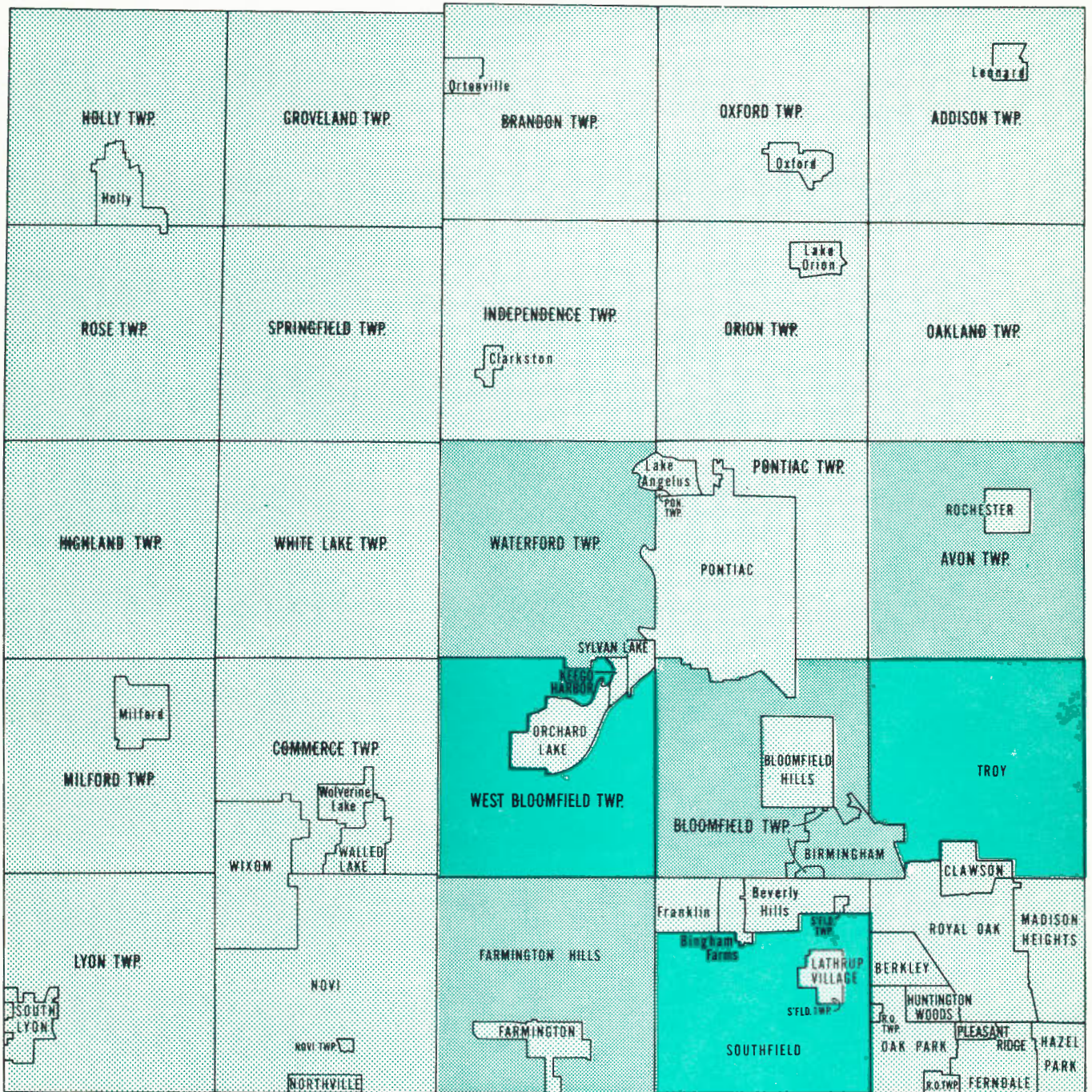
of units sold and recorded in each community throughout Oakland County (see map pg. 36). Overall, the County experienced a slight decline in residential units sold (less than 3%) in 1978 - 1979.*

Communities recording the highest average selling prices are generally located in or contiguous to the City of Southfield, Bloomfield Township and West Bloomfield Township. The same five communities recording the highest prices in 1978 also recorded the highest in 1979: Bloomfield Hills, Orchard Lake, Bloomfield Township, Southfield Township and West Bloomfield Township (see map pg. 37). The City of Bloomfield Hills established the highest average selling price (\$211,218) in 1979 as the Township of Royal Oak recorded the lowest (\$17,500) in 1979.

It is interesting to note; residential dwelling units in the township areas of the County averaged \$20,000 more per unit (\$75,040) than residential units (\$55,189) in the County's cities.

*Residential Dwelling Units Sold in Oakland County: 1978-1979, Appendix, TABLE XII

OAKLAND COUNTY MICHIGAN

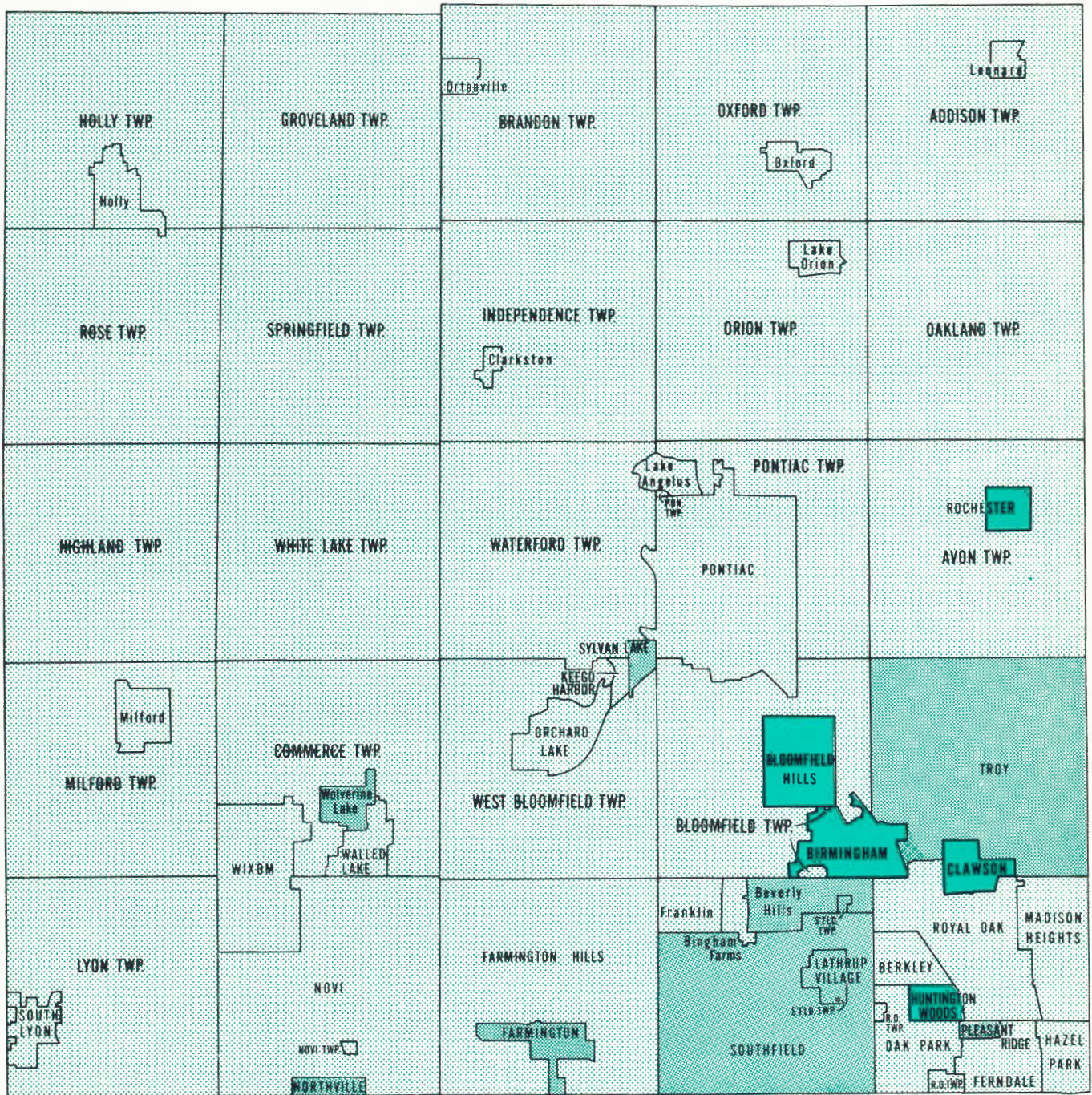


Equalized Value of Real Estate/1978-79 Change in Value

- HIGH 1/3 of Total (over \$88 million increase/community)
- MEDIUM 1/3 of Total (between \$49 million - \$78 million/community)
- LOW 1/3 of Total (less than \$46 million/community)

Total County Increase: \$1,149,415,927
Source: Oakland County Planning Division

OAKLAND COUNTY MICHIGAN



Average Square Mile Equalized Valuation of Real Estate/1978-79

Change in \$ Value

HIGH 1/3 of Total (over \$4.5 million increase/community)

MEDIUM 1/3 of Total (between \$3.29 million-4.5 million increase/community)

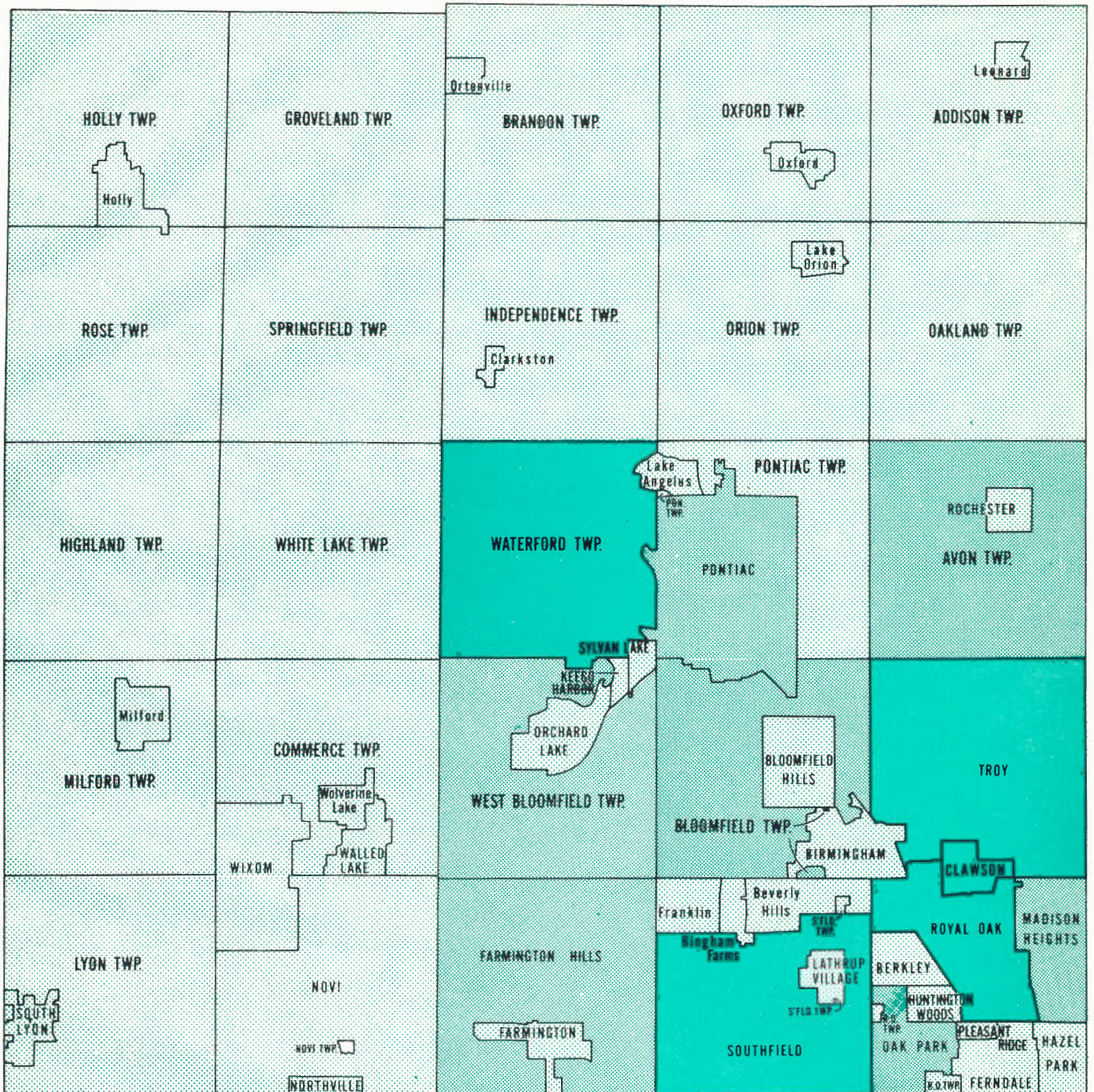
LOW 1/3 of Total (less than \$3.28 million increase/community)

Total Change in \$ Value: \$102,912,662
Source: Oakland County Planning Division



CITY
Village
JULY, 1979

OAKLAND COUNTY MICHIGAN



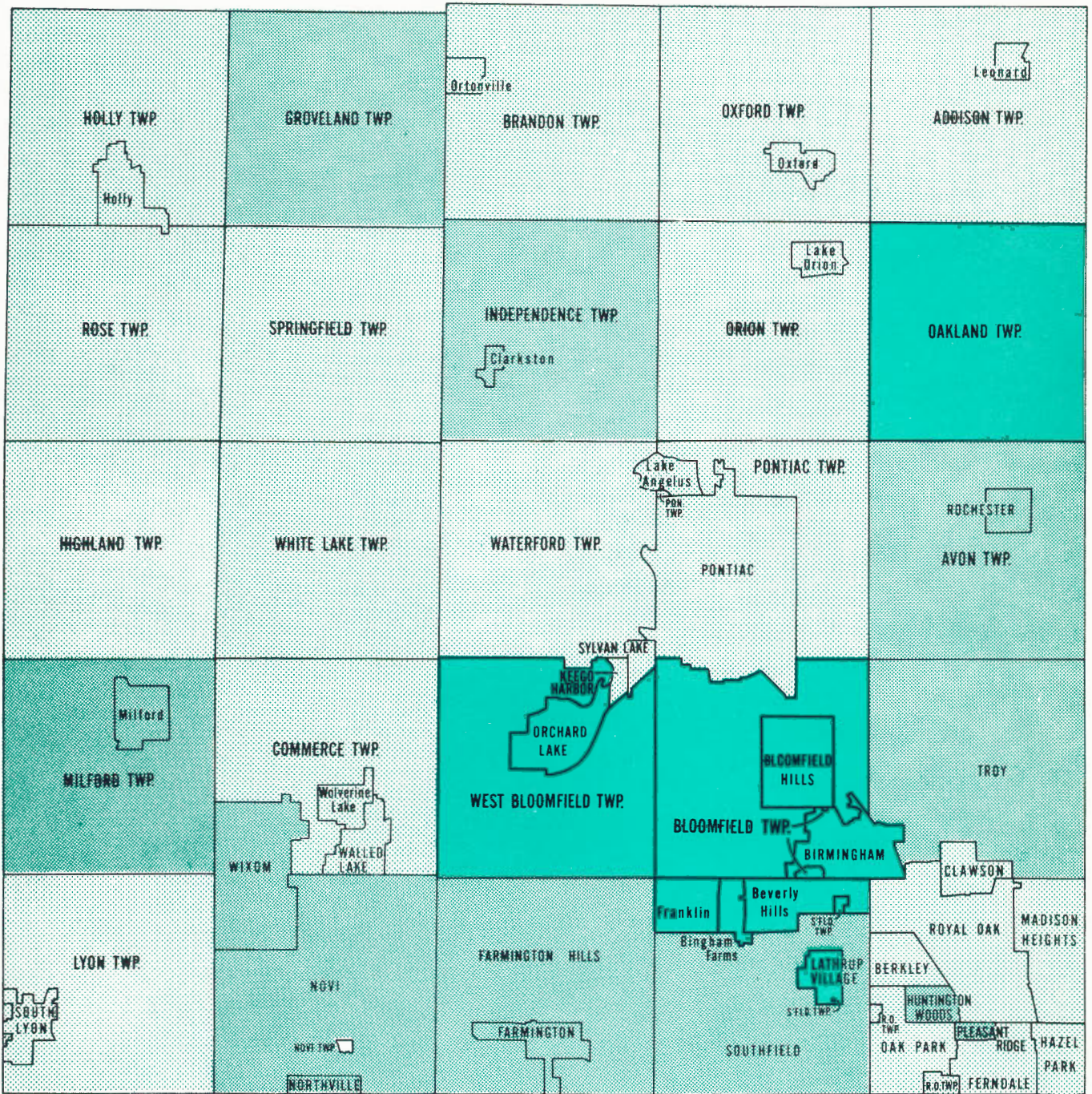
▲ CITY
Village
JULY/1979

1979 Residential Dwelling Units Sold Level of Intensity

- HIGH 1/3 of Total (over 1267 sales/community)
- MEDIUM 1/3 of Total (between 733 and 1043 sales/community)
- LOW 1/3 of Total (less than 618 sales/community)
- None None

Total Units Sold: 18,794
Source: Oakland County Equalization Division

OAKLAND COUNTY MICHIGAN



▲ CITY
▽ Home
JULY/1979

1979 Average Selling Price/Res. Dwellings Level of Intensity

- HIGH** 1/3 of Total (over \$81,000 ave./community)
- MEDIUM** 1/3 of Total (between \$62,000 and \$79,500 ave./community)
- LOW** 1/3 of Total (less than \$60,000 ave./community)



County Ave. Value: \$63,073
Source: Oakland County Equalization Division

TOWNSHIP REZONING ACTIVITY: 1978 - 1979

The act of rezoning constitutes an alteration of permitted uses allowed on a specific parcel of land. Monitoring rezoning activity provides insight to potential development in Oakland County.*

The Oakland County Planning Division reviewed a total of 224 township rezoning applications affecting approximately 7,620 acres of land (12 sq. mi.) in 1979. Approximately 65% of the total acres rezoned occurred in two townships in northwest Oakland County: Groveland (4,163.67) and Springfield (855.16.)** The significant amount of acreage rezoned in Groveland Township (over 50% of total) is the result of a township initiative to provide larger lot sizes (single family zoning to suburban farms) for residential development (see map pg. 40). In contrast to this activity, four townships: Milford, Novi, Southfield and Royal Oak did not experience a single rezoning of property in 1979.

Specific zoning classifications experienced varying degrees of rezoning activity: Single Family zoning classifications accounted for nearly 75% (approx. 5,600 acres) of acreage rezoned in the unincorporated areas of the county; followed by the Agricultural classification - 22% (approx. 1,700 acres). Heavy Industrial zoned property was not subject to rezoning in 1979.***

Furthermore, of the total acreage rezoned, over 65% (approx. 5,200 acres) was converted to the Suburban Farms classification

*City & Village Rezoning Data not available for 1979 Summary Report

**Township Rezoning Activity/Gross Acreage: 1978 1979, TABLE XIII

***Township Rezoning Activity/Acreage Rezoned by Classification: 1979
TABLE XIV and XV

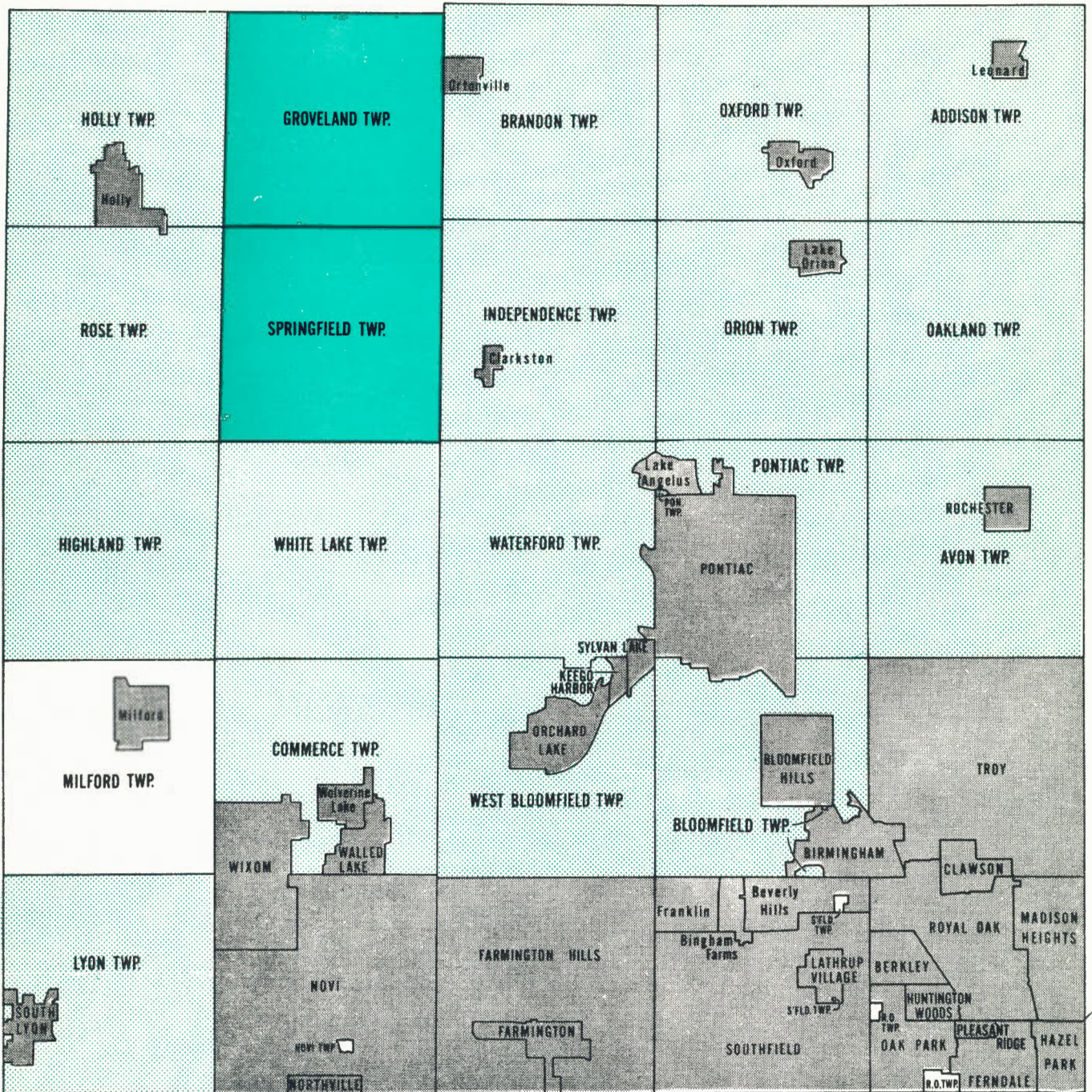
(large acreage parcels for single-family dwellings) followed by various Single Family zoning classifications - 19% (approx. 1,500 acres), and Commercial - 4% (approx. 320 acres). Extractive and Heavy Industrial classifications did not absorb any additional acreage in 1979.

Township rezoning activity in 1979 (7,622.98 acres) increased 34% over acreage rezoned (2,593.09 acres) in 1978. This increase is primarily due to large quantities of acreage rezoned in Groveland Township. Only four townships (Milford, Novi, Southfield and Royal Oak) did not experience a single rezoning in 1979 compared to nine townships in the previous year.

It is also interesting to note that in 1978, a significant amount of agricultural land in the county was converted to various Single-Family zoning classifications. In 1979, however, several townships: Addison, Groveland, Highland, Independence, Springfield and White Lake rezoned property from various Single-Family classifications to large lot (suburban farms) residential land use. Lower density and greater dollar value per lot is the net result of this action.

Finally, the amount of acreage rezoned for commercial land use in Oakland County increased over 100% (155.60 acres - 1978 to 321 acres - 1979), while acreage rezoned for multiple family land use declined 40%.

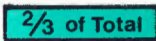
OAKLAND COUNTY MICHIGAN



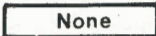
 NORTH
 CITY Village
 JULY/1979

1979 Township Rezoning Activity

Level of Intensity

HIGH  $\frac{2}{3}$ of Total (over 855 ac. rezoned/community)

LOW  $\frac{1}{3}$ of Total (less than 536 ac. rezoned/community)

 None

 N/A (cities and villages)

Total Acres Rezoned: 7622.98

Source: Oakland County Planning Division

1979 FARMLAND AND OPEN SPACE PRESERVATION

ACT 116, P.A. 1974

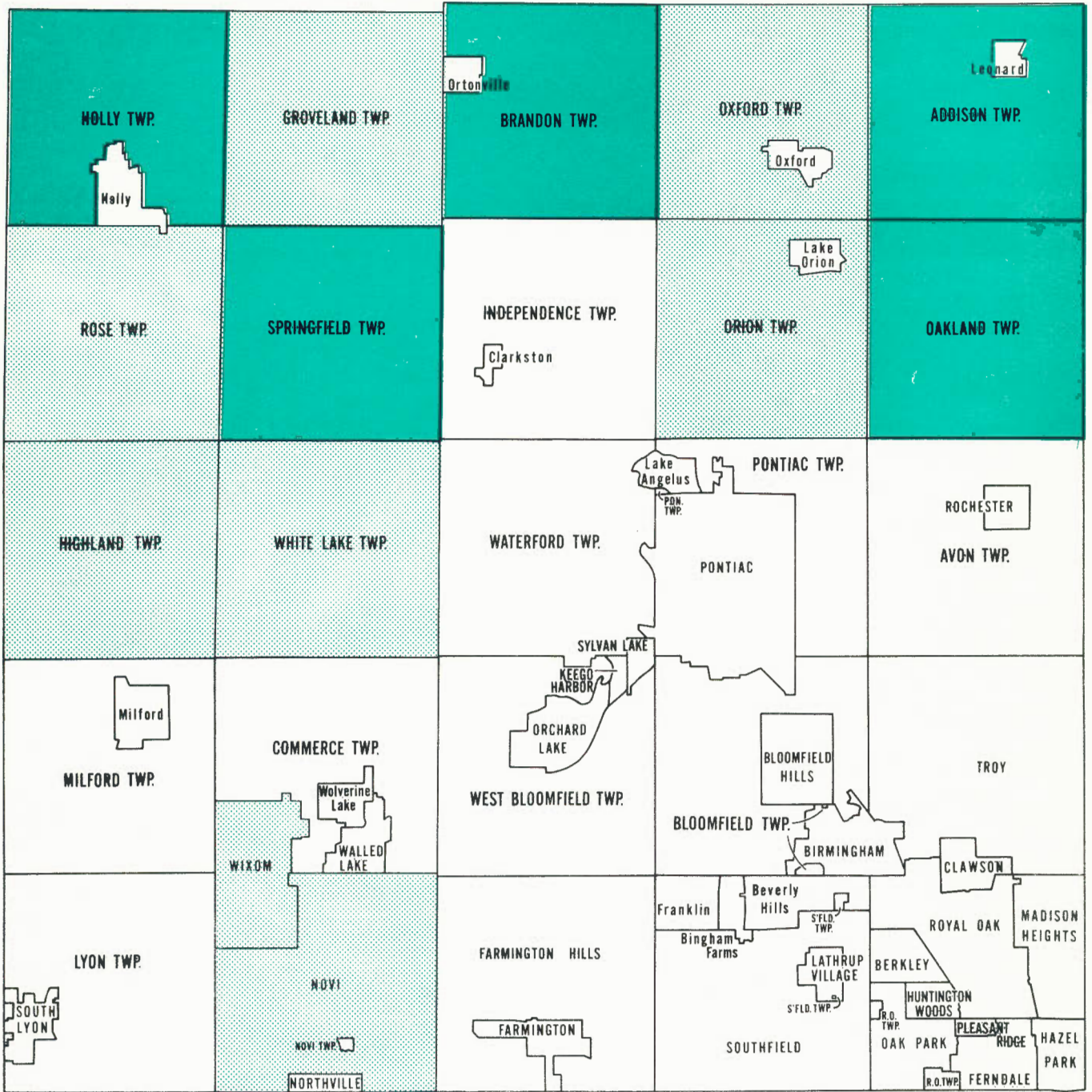
Farmland and Open Space Preservation is a non-development indicator identifying land areas which are restricted to development under Act 116, P.A. 1974 (See map pg. 42).

As of 1979 4,141 acres of land (approximately 6.5 square miles; approximating the land area of the City of Madison Heights) in Oakland County were preserved under this Act. Two-thirds of this acreage lies within the following five townships: Springfield (694 acres), Brandon (649 acres), Addison (520 acres), Holly (490 acres) and Oakland (320 acres). The remaining acreage preserved is scattered throughout northern Oakland County; the Cities of Novi and Wixom are the only exceptions.*

Aside from the obvious provisions of the Act; 1) property tax relief 2) productive farmland, etc., this enabling legislation also has the spin-off effect of extracting large tracts of acreage from the real estate market. As a result, certain land areas in Oakland County will not be subject to development for at least 10 years.

*1979 Farmland and Open Space Preservation: Act 116, P.A. 1974 - Appendix, TABLE XVI

OAKLAND COUNTY MICHIGAN



 NORTH
 CITY
 Village
 JULY/1979

1979 Farmland and Openspace Preservation: P.A.116

Level of Intensity

HIGH 2/3 of Total (over 319 acres/community)

LOW 1/3 of Total (less than 306 acres/community)

None

Total Acres: 4141

Source: Department of Natural Resources, State of Michigan, Act 116 Lands

APPENDIX

TABLE I
RESIDENTIAL BUILDING PERMITS ISSUED
IN OAKLAND COUNTY: 1979 - 1980

Minor Civil Division	Permits Issued		Amt. of Change	
	1979	1978	+	Number -
Farmington Hills	1,622	1,552	70	--
Avon Twp.	840	1,383	--	543
West Bloomfield Twp.	705	836	--	131
Troy	693	1,057	--	364
Waterford Twp.	600	665	--	65
Bloomfield Twp.	453	261	192	--
Southfield	362	942	--	580
Hazel Park	256	6	250	--
Novi	251	582	--	331
Orion Twp.	201	191	10	--
Independence Twp.	180	255	--	76
Farmington	173	44	129	--
Commerce Twp.	164	235	--	71
Pontiac	160	8	152	--
Springfield Twp.	151	144	7	--
White Lake Twp.	146	200	--	54
South Lyon	131	41	90	--
Milford	124	16	108	--
Highland Twp.	103	176	--	73
Brandon Twp.	81	135	--	54
Bingham Farms	79	13	66	--
Wixom	76	390	--	314
Lyon Twp.	66	108	--	42
Rose Twp.	61	76	--	15
Milford Twp.	58	95	--	37
Walled Lake	56	9	47	--
Oakland Twp.	53	77	--	24

Con't.

Minor Civil Division	Permits Issued		Amt. of Change	
	1979	1978	+	Number -
Groveland Twp.	46	58	--	12
Madison Heights	45	58	--	12
Oxford Twp.	44	56	--	12
Addison Twp.	41	44	--	3
Bloomfield Hills	38	35	3	--
Orchard Lake	36	29	7	--
Royal Oak	36	28	8	--
Holly Twp.	32	35	--	3
Birmingham	25	18	7	--
Northville	23	4	19	--
Clawson	22	17	5	--
Pontiac Twp.	21	50	--	29
Ferndale	15	11	4	--
Rochester	13	23	--	10
Berkley	13	18	--	5
Beverly Hills	12	9	3	--
Ortonville	12	15	--	3
Oxford	11	32	--	21
Wolverine Lake	10	16	--	6
Franklin	8	11	--	3
Lathrup Village	6	7	--	1
Lake Orion	5	5	No Change	
Holly	5	54	--	49
Sylvan Lake	4	9	--	5
Keego Harbor	3	1	2	--
Clarkston	2	24	--	22
Oak Park	1	100	--	99
Lake Angelus	0	1	--	1
Huntington Woods	0	1	--	1
Pleasant Ridge	0	1	--	1
Total	8,374	10,279		

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

TABLE II

RESIDENTIAL SEPTIC TANK PERMITS ISSUED

IN OAKLAND COUNTY: 1978 - 1979

Minor Civil Division	Permits Issued		Amt. of Change	
	1979	1978	+	-
Independence Twp.	279	196	83	--
Commerce Twp.	191	318	--	127
Brandon Twp.	189	222	--	33
Springfield Twp.	186	275	--	89
Highland Twp.	158	182	--	24
Lyon Twp.	153	195	--	42
White Lake Twp.	138	237	--	99
Rose Twp.	118	160	--	42
Oakland Twp.	103	93	10	--
Milford Twp.	102	137	--	35
Orion	77	75	--	2
Waterford	68	292	--	224
Groveland Twp.	57	92	--	35
Holly Twp.	57	71	--	14
Addison Twp.	50	117	--	67
Avon Twp.	42	97	--	55
Bloomfield Twp.	33	37	--	4
Farmington Hills	33	46	--	13
Oxford Twp.	29	62	--	33
Orchard Lake Village	27	66	--	39
West Bloomfield Twp.	23	53	--	30
Southfield	16	0	16	--
Franklin	15	16	--	1
Troy	6	2	--	4
Novi	5	32	--	27
Pontiac	5	1	4	--
Pontiac Twp.	3	4	--	1
Southfield Twp.	2	20	--	18
Wixom	2	1	1	--

Con't.

Minor Civil Division	Permits Issued		Amt. of Change	
	1979	1978	+	Number -
Keego Harbor	1	0	1	--
Oxford	1	0	1	--
Wolverine Lake	1	7	--	6
Novi Twp.	0	2	--	2
Royal Oak Twp.	0	0		No Change
Holly	0	5	--	5
Lake Orion	0	1	--	1
Ortonville	0	1	--	1
Northville	0	1	--	1
Total	<u>2,170</u>	<u>3,119</u>		

SOURCE: Oakland County Health Division

TABLE III

PLATTED SUBDIVISIONS IN OAKLAND COUNTY: 1978 - 1979

Geographic Township*	Recorded Plats		Amt. of Change	
	1979	1978	+	Number -
Farmington	17	19	--	2.
Avon	15	18	--	3.
Novi	11	6	5	--
West Bloomfield	9.5	14	--	4.5
Troy	9	9	No Change	
Independence	7	7	No Change	
Waterford	6	8	--	2.
Commerce	4	8	--	4.
Springfield	4	6	--	2.
Oxford	4	2	2	--
Bloomfield	3.5	5	--	1.5
Orion	3	4	--	1.
Rose	3	2	1	--
White Lake	2	1	1	--
Milford	2	2	No Change	
Brandon	2	1	1	--
Oakland	2	1	1	--
Lyon	1	4		3.
Highland	1	3	--	2.
Royal Oak	1	1	No Change	
Pontiac	1	0	1	--
Southfield	0	2		2
Groveland	0	1	1	--
	<u>108</u>	<u>124</u>		

*A division of a county, approximately 36 square miles in area which may include one or more cities or villages

SOURCE: Oakland County Planning Division

TABLE IV

PLATTED SUBDIVISION LOTS IN OAKLAND COUNTY: 1979

Geographic Township	Number of Lots	% of Total
Avon	1,218	23
Farmington	788	15
Novi	694	13
Troy	626	12
West Bloomfield	508	9
Waterford	397	7
Independence	270	5
Orion	220	4
Commerce	150	3
Oxford	128	2
Bloomfield	88	2
Oakland	54	1
Springfield	51	1
Milford	44	1
Lyon	41	1
Highland	33	1
Rose	26	-1
White Lake	25	-1
Brandon	22	-1
Pontiac	14	-1
Royal Oak	3	-1
	<hr/>	<hr/>
TOTAL	5,400	100%

SOURCE: Oakland County Planning Division

TABLE V
 AUTHORIZED CONSTRUCTION BASED ON COMMERCIAL
 BUILDING PERMITS ISSUED IN OAKLAND COUNTY: 1979

Minor Civil Division	Commercial Building Permits Number	% of Total
Troy	37	18%
Southfield	30	15%
Waterford	20	10%
Novi	18	9%
Madison Heights	12	6%
Berkley	11	5%
Pontiac	8	4%
Ferndale	7	3%
West Bloomfield Twp	6	3%
Highland Twp.	6	3%
Royle Oak	5	2%
Bloomfield Twp.	5	2%
Farmington Hills	4	2%
Oak Park	3	1%
Holly	3	1%
Birmingham	3	1%
Milford	3	1%
Avon Twp.	2	1%
Wixom	2	1%
South Lyon	2	1%
Lathrup Village	2	1%
Commerce Twp.	1	Less than 1%
White Lake Twp.	1	"
Springfield Twp.	1	"
Brandon Twp.	1	"
Groveland Twp.	1	"
Farmington	1	"
Addison	1	"
Holly Twp.	1	"

Con't.

Minor Civil Division	Commercial Building Permits Number	% of Total
Clarkston	1	Less than 1%
Clawson	1	"
Franklin	1	"
Hazel Park	1	"
Lake Orion	1	"
Pleasant Ridge	<u>1</u>	<u>"</u>
	203	100%

SOURCE: U.S. Dept. of Commerce, Bureau of the Census, Construction Statistics Division

TABLE VI

AUTHORIZED CONSTRUCTION BASED ON OFFICE
BUILDING PERMITS ISSUED IN OAKLAND COUNTY: 1979

Minor Civil Division	Office Building Permits Number	% of Total
Troy	22	25%
Southfield	14	16%
Farmington Hills	12	13%
Waterford Twp.	6	7%
Bloomfield Twp.	5	6%
Novi	4	4%
Independence Twp.	3	3%
Birmingham	3	3%
West Bloomfield Twp.	2	2%
Lathrup Village	2	2%
Commerce Twp.	1	1%
White Lake Twp.	1	1%
Orion Twp.	1	1%
Highland Twp.	1	1%
Pontiac Twp.	1	1%
South Lyon	1	1%
Bloomfield Hills	1	1%
Royal Oak	1	1%
Rochester	1	1%
Berkley	1	1%
Clawson	1	1%
Walled Lake	1	1%
Pontiac	<u>1</u>	<u>1%</u>
	89	100%

SOURCE: U.S. Dept. of Commerce, Bureau of the Census, Construction
Statistics Division

TABLE VII

AUTHORIZED CONSTRUCTION BASED ON INDUSTRIAL BUILDING PERMITS

ISSUED IN OAKLAND COUNTY: 1979

Minor Civil Division	Industrial Building Permits Number	% of Total
Troy	55	25%
Madison Heights	27	12%
Novi	21	10%
Farmington Hills	14	6%
Commerce Twp.	12	6%
Avon Twp.	11	5%
Milford Twp.	9	4%
Pontiac	8	4%
Oak Park	8	4%
Wixom	8	4%
Pontiac Twp.	7	3%
Oxford	7	3%
Highland Twp.	5	2%
Royal Oak	4	2%
South Lyon	3	Less than 1%
Clawson	3	"
Southfield	2	"
White Lake Twp.	2	"
Lyon Twp.	2	"
Oxford Twp.	2	"
Walled Lake	2	"
Waterford Twp.	1	"
Orion Twp.	1	"
Springfield Twp.	1	"
Rochester	1	"
Royal Oak Twp.	1	"
	<u>217</u>	

SOURCE: U.S. Department of Commerce, Bureau of The Census,
Construction Statistics Division

TABLE VIII
 NATIONAL AND STATE CHARTERED BANKS AND SAVINGS AND LOAN DEVELOPMENT IN
 OAKLAND COUNTY: 1979

Minor Civil Division	National Chartered Branch Banks	State Chartered New Banks	State Chartered Branch Banks	Federal Chartered Savings & Loan Branch Offices	State Chartered Savings & Loan Branch Offices
Avon Twp.	2*				
Bingham Farms		1**			
Bloomfield Hills				1**	
Bloomfield Twp.	2*				1**
Commerce Twp.	1*				
Farmington Hills	2*				
Highland Twp.	1*				
Independence Twp.	2*		2*		
Lyon Twp	1*				
Milford Twp.			1**		
Novi Twp.			1**		
Novi	1*	1*	1** 1*		
Southfield	1*		1* 1***		1**
Troy	1*	1**			
Waterford Twp.	1*		1**		1**
West Bloomfield Twp.	3*			1*	
Wolverine Lake	1*				
Total	19	3	9	2	3

53

Established*
 Approved**
 Pending Approval***

SOURCE: State of Michigan, Department of Commerce, Financial Institutions Bureau, Bank and Trust Division, Savings and Loan Division.
 Federal Home Loan Bank of Indianapolis

TABLE IX
DISTRIBUTION OF REAL ESTATE VALUE BY COMMUNITY (ASSESSED): 1978 - 1979

Minor Civil Division	Real Estate		\$ Amt. of Change	%
	1979	1978		
Southfield	882,951,100	794,224,350	88,726,750	11
Troy	824,202,360	697,475,841	126,726,519	18
Bloomfield Twp	668,357,500	591,242,640	77,114,860	13
Farmington Hills	543,735,800	470,219,200	73,516,600	16
West Bloomfield Twp.	529,372,200	430,494,825	98,877,375	23
Royal Oak	475,180,600	434,726,800	40,453,800	9
Waterford Twp.	460,311,579	384,237,500	76,074,079	20
Pontiac	403,799,100	382,445,900	21,353,200	6
Avon Twp.	351,371,050	277,404,400	73,966,650	27
Birmingham	298,084,600	248,647,602	49,436,998	20
Madison Heights	241,214,200	222,021,600	19,192,600	9
Novi	236,918,790	191,181,900	45,736,890	24*
Oak Park	181,923,019	174,092,230	7,830,789	4
Commerce Twp.	167,998,262	142,468,764	25,529,498	18
Independence Twp.	162,912,000	135,514,000	27,398,000	20
White Lake Twp.	145,782,000	126,201,900	19,580,100	16
Beverly Hills	143,986,000	129,667,175	14,318,825	11
Orion Twp.	137,724,100	118,001,950	19,722,150	17
Ferndale	136,503,500	131,409,500	5,094,000	4
Bloomfield Hills	122,881,700	96,819,897	26,061,803	27
Farmington	107,915,750	97,419,540	10,496,210	11
Highland Twp.	107,237,758	92,705,301	14,532,457	16
Clawson	101,996,581	90,463,439	11,533,142	13
Berkley	100,882,000	92,556,500	8,325,500	9
Hazel Park	98,971,620	89,810,950	9,160,670	10
Pontiac Twp.	87,885,850	78,602,775	9,283,075	12
Oakland Twp.	87,275,800	75,319,500	11,956,300	16
Wixom	80,427,130	74,323,359	6,103,771	8
Rochester	65,360,150	58,352,200	7,007,950	12
Huntington Woods	62,600,500	54,584,200	8,016,300	15
Oxford Twp.	60,610,500	51,264,500	9,345,800	18
Brandon Twp.	60,445,700	52,584,950	7,860,750	15
Springfield Twp.	58,228,602	48,444,407	9,784,195	20
Milford Twp.	56,667,775	46,927,450	9,740,325	21
Lyon Twp.	56,438,400	49,081,500	7,356,900	15
Franklin	50,869,600	45,700,380	5,169,220	11
Lathrup Village	50,418,950	45,209,400	5,209,550	12
Addison Twp.	40,408,000	36,905,100	3,502,900	9
Groveland Twp.	39,607,050	35,127,900	4,479,150	13

Minor Civil Division	Real Estate		\$ Amt. of Change	%
	1979	1978		
Rose Twp.	37,801,100	31,277,000	6,524,100	21
Orchard Lake	35,203,500	28,225,450	6,978,050	25
Walled Lake	32,165,600	27,866,100	4,299,500	15
Milford	31,932,550	27,768,950	4,163,600	15
South Lyon	31,291,000	28,086,800	3,204,200	11
Wolverine Lake	30,909,900	23,633,800	7,276,100	31
Holly Twp.	29,047,550	26,078,750	2,968,800	11
Royal Oak Twp.	28,157,300	28,107,900	49,400	- 1
Northville	25,681,340	22,253,400	3,427,940	15
Pleasant Ridge	24,163,300	21,877,500	2,285,800	10
Holly	22,270,500	20,320,500	1,950,000	10
Sylvan Lake	18,082,400	15,235,400	2,847,000	19
Lake Orion	17,894,300	16,009,700	1,884,600	12
Oxford	17,289,450	14,959,850	2,329,600	16
Bingham Farms	16,175,600	13,783,660	2,391,940	17
Keego Harbor	15,070,600	13,709,200	1,361,400	10
Clarkston	8,684,300	7,287,900	1,396,400	19
Lake Angelus	7,055,661	6,122,775	932,886	15
Ortonville	6,907,050	6,351,775	555,275	9
Leonard	2,219,600	2,114,000	105,600	5
Novi Twp. *	2,101,785	5,304,400	3,202,615	52
Southfield Twp.	488,000	377,300	110,700	29
TOTAL	8,930,049,562	7,780,633,635	1,149,415,927	13

*Annexation of Novi Twp. (portions) by the City of Novi

TABLE X
AVERAGE SQUARE MILE DISTRIBUTION OF REAL ESTATE (ASSESSED VALUE) 1978 - 1979

Minor Civil Division	Real Estate/Average Square Mile		\$ Value Change
	1979	1978	
Birmingham	65,226,389	54,408,665	10,817,724
Clawson	47,003,032	41,688,220	5,314,812
Pleasant Ridge	44,255,128	40,068,681	4,186,447
Huntington Woods	42,585,374	37,132,108	5,453,266
Rochester	42,167,838	37,646,580	4,521,258
Royal Oak Twp.	40,807,681	40,736,086	71,595
Farmington	40,267,070	36,350,574	3,916,496
Berkley	39,101,550	35,874,612	3,226,938
Royal Oak	38,507,341	35,229,076	3,278,265
Oak Park	36,384,603	34,818,446	1,566,157
Ferndale	35,547,786	34,221,223	1,326,563
Hazel Park	35,221,217	31,961,192	3,260,025
Lathrup Village	34,771,689	31,178,896	3,592,793
Beverly Hills	34,446,411	31,020,855	3,425,556
Madison Heights	34,263,380	31,537,159	2,726,221
Southfield	33,868,473	30,465,069	3,403,404
Keego Harbor	27,401,090	24,925,818	2,475,272
Bloomfield Twp.	25,500,095	22,557,903	2,942,192
Northville	24,693,596	21,397,500	3,296,096
Troy	24,413,577	20,659,829	3,753,748
Bloomfield Hills	24,333,009	19,172,256	5,160,753
Sylvan Lake	21,526,666	18,137,380	3,389,286
South Lyon	20,187,741	18,120,516	2,067,225
Pontiac	19,881,787	18,830,423	1,051,364
Novi Twp.	19,107,136	40,184,848	21,077,712
Wolverine Lake	18,963,128	14,499,263	4,463,865
Franklin	18,840,592	16,926,066	1,914,526
West Bloomfield Twp.	16,832,184	13,688,229	3,143,955
Clarkston	16,700,576	14,151,262	2,549,314
Farmington Hills	16,177,798	13,990,455	2,187,343
Milford	15,653,210	13,612,230	2,040,980
Lake Orion	14,090,000	12,606,062	1,483,938
Walled Lake	13,629,491	11,807,669	1,821,822
Bingham Farms	13,150,894	11,233,626	1,917,268
Waterford Twp.	13,073,319	10,912,737	2,160,582
Oxford	11,923,758	10,317,137	1,606,621
Avon Twp.	9,914,533	7,827,437	2,087,096
Orchard Lake	8,692,222	6,969,246	1,722,976
Wixom	8,648,078	7,991,759	656,319

Minor Civil Division	Real Estate/Average Square Mile		\$ Value Change
	1979	1978	
Holly	8,341,011	7,610,674	730,337
Novi	7,495,058	6,044,321	1,450,737
Ortonville	7,048,010	6,481,403	566,607
Commerce	5,886,414	4,991,897	894,517
Pontiac, Twp.	5,221,975	4,670,396	551,579
Independence Twp.	4,495,364	3,739,348	756,016
Lake Angelus	4,409,788	3,826,734	583,054
Orion Twp.	3,981,616	3,411,446	570,170
White Lake Twp.	3,972,261	3,438,743	533,518
Southfield Twp.	3,050,000	2,300,609	749,391
Highland Twp.	2,969,752	2,567,302	402,450
Oakland Twp.	2,372,269	2,047,281	324,988
Leonard	2,312,083	2,192,946	119,137
Oxford Twp.	1,791,619	1,515,362	276,257
Brandon	1,737,444	1,511,496	225,948
Milford Twp.	1,733,489	1,435,529	297,960
Lyon Twp.	1,651,211	1,435,971	215,240
Springfield Twp.	1,597,054	1,328,700	268,354
Addison Twp.	1,139,858	1,041,046	98,812
Groveland Twp.	1,102,601	977,948	124,698
Rose Twp.	1,055,601	873,415	182,186
Holly Twp.	864,510	776,153	88,357
TOTAL	1,121,988,475	1,019,075,813	102,912,662

TABLE XI

AVERAGE SELLING PRICE OF RESIDENTIAL DWELLING UNITS
IN OAKLAND COUNTY 1978 - 1979

Minor Civil Division*	Average Selling Price 1979	Average Selling Price 1978	\$ Amt. of Change
Bloomfield Hills	\$211,218	\$168,953	\$42,265
Orchard Lake	130,289	117,757	12,532
Bloomfield Twp.	127,134	110,397	16,737
Southfield Twp.	106,734	85,113	21,621
West Bloomfield Twp.	103,805	89,827	13,978
Birmingham	98,303	62,476	35,827
Oakland Twp.	89,998	77,019	12,979
Lathrup Village	81,103	66,993	14,110
Troy	79,258	66,732	12,526
Farmington Hills	77,936	68,481	9,445
Avon Twp.	77,749	66,663	15,086
Northville	77,414	70,298	7,116
Huntington Woods	73,091	59,101	13,990
Groveland Twp.	72,266	53,179	19,087
Independence Twp.	69,335	50,390	9,940
Novi	66,076	55,866	10,210
Farmington	65,672	47,648	18,024
Milford Twp.	64,640	46,955	17,685
Wixom	64,245	60,734	3,511
Pleasant Ridge	63,594	41,581	22,013
Southfield	63,063	52,720	10,343
Rochester	62,298	53,311	8,987
Commerce Twp.	59,617	49,952	9,665
Lyon Twp.	59,430	60,717	-1,287
Sylvan Lake	59,224	46,156	13,068
Addison Twp.	54,990	50,387	4,603
Oxford Twp.	54,480	44,394	10,086
White Lake Twp.	53,653	45,847	7,806

Con't.

Minor Civil Division	Average Selling Price 1979	Price 1978	\$ Amt. of Change
South Lyon	52,465	43,757	8,708
Highland Twp.	51,743	44,544	7,199
Rose Twp.	51,617	47,076	4,541
Orion Twp.	51,018	42,117	8,901
Springfield Twp.	50,471	50,621	150
Brandon Twp.	49,939	56,193	-6,254
Waterford Twp.	46,790	40,539	6,251
Royal Oak	45,564	37,413	8,151
Pontiac Twp.	45,313	40,736	4,577
Walled Lake	43,912	36,100	7,812
Clawson	43,187	37,221	5,966
Berkley	39,711	32,809	6,902
Holly	39,515	35,941	3,574
Oak Park	38,870	30,307	8,563
Madison Heights	36,543	32,061	4,482
Keego Harbor	33,339	29,904	3,435
Ferndale	28,077	24,679	3,398
Pontiac	26,250	22,338	3,912
Hazel Park	25,976	23,040	2,936
Royal Oak Twp.	17,500	22,700	-5,200
Novi Twp.	0	104,833	-104,833
TOTAL	\$63,073	\$ 51,969	\$ 11,104

*Villages included in township totals

SOURCE: Oakland County Equalization Division

TABLE XII
RESIDENTIAL DWELLING UNITS SOLD IN
OAKLAND COUNTY: 1978 - 1979

Minor Civil Division	Residential Units Sold		Amt. of Change	
	1979	Number	1978	+ Number -
Royal Oak	1,479		1,671	-- 192
Waterford Twp.	1,374		1,257	117 --
Southfield	1,322		1,644	-- 322
Troy	1,268		1,408	-- 140
Bloomfield Twp.	1,043		807	236 --
Pontiac	1,040		895	145 --
West Bloomfield Twp.	974		902	72 --
Oak Park	880		851	29 --
Avon Twp.	779		730	49 --
Farmington Hills	736		934	-- 198
Madison Heights	733		715	18 --
Birmingham	617		646	-- 29
Ferndale	601		602	-- 1
Novi	528		563	-- 35
Berkley	471		492	-- 21
Orion Twp.	434		428	6 --
White Lake Twp.	407		352	55 --
Commerce Twp.	392		416	-- 24
Hazel Park	367		326	41 --
Independence Twp.	339		387	-- 48
Southfield Twp.	335		316	19 --
Highland Twp.	274		272	2 --
Pontiac Twp.	235		207	28 --
Clawson	234		269	-- 35
Farmington	197		318	-- 121
Huntington Woods	141		176	-- 35

Con't.

Minor Civil Division	Residential Units Sold		Amt. of Change	
	1979	Number	1978	+ Number -
Brandon Twp.	134		131	3 --
Milford Twp.	131		131	No Change
Holly Twp.	129		145	-- 16
Oxford Twp.	109		113	-- 4
Springfield Twp.	107		75	32 --
Lathrup Village	105		124	-- 19
Rochester	101		117	-- 16
Walled Lake	98		113	-- 15
Oakland Twp.	94		99	-- 5
South Lyon	91		78	13 --
Pleasant Ridge	77		84	-- 7
Lyon Twp.	66		75	-- 9
Bloomfield Hills	60		30	30 --
Rose Twp.	49		53	-- 4
Northville	49		66	-- 17
Keego Harbor	42		53	-- 11
Wixom	33		46	-- 13
Sylvan Lake	31		59	-- 28
Orchard Lake	29		23	6 --
Groveland Twp.	29		42	13 --
Addison Twp.	26		36	-- 10
Royal Oak Twp.	4		2	2 --
Novi Twp.	0		3	-- 3
Total Townships*	7,464		6,979	
Total Cities	11,330		12,303	
Total County	18,794		19,282	

*Villages included in Township totals

SOURCE: Oakland County Equalization Division

TABLE XIII

TOWNSHIP REZONING ACTIVITY/GROSS ACREAGE REZONED IN

OAKLAND COUNTY: 1978 - 1979

Township	Acres Rezoned		Amount of Change	
	1979	1978	+	-
Groveland	4163.67	202.51	3901.16	--
Springfield	855.16	399.45	455.71	--
Highland	535.50	404.87	130.63	--
Pontiac	514.54	0	514.54	--
Oakland	335.00	0	335.00	--
Rose	314.43	310.83	3.60	--
White Lake	270.11	255.50	14.61	--
Commerce	231.81	1.33	230.48	--
Oxford	79.91	172.80	--	92.89
Waterford	78.41	44.66	33.75	--
Independence	71.00	87.06	--	16.06
Addison	60.93	279.94	--	219.01
Orion	50.12	0	50.12	--
Avon	23.04	17.74	5.30	--
West Bloomfield	15.91	53.24	--	37.33
Brandon	10.74	302.08	--	295.38
Holly	9.63	0	9.63	--
Bloomfield	2.40	1.08	1.32	--
Lyon	<u>.67</u>	<u>0</u>	.67	--
	7622.98	2593.09		

SOURCE: Oakland County Planning Division

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.

Mobile Home Park District

This district is intended to regulate the location and installation of mobile home parks.

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.

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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.

Extractive and Mining District

The principal use of land in this district is for extraction and removal of sand and/or gravel deposits.

Recreation District

This district is designed to provide areas for the development of recreational facilities and uses of an outdoor nature.

TABLE XIV
 1979 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	54.43	3									3.5
Avon		.24		22.80							
Bloomfield			1	1.40							
Brandon				1							9.74
Commerce		11.21		128.36		13.83			78.41		
Groveland	927.81	7.23		3178.51	49.44				.68		
Highland	165			366.5		4					
Holly	4.81										4.82
Independence				20			1				50
Lyon		.67									
Milford											
Novi											
Oakland				335							
Orion		1.09		31.73		17.3					
Oxford	55			24.91							
Pontiac		9.10		505.44							
Rose	311.95	1		1.48							
Royal Oak											
Southfield											
Springfield				840				15.16			
Waterford	37.76	16.37	1.12	23.16							
West Bloomfield			8.87	7.04							
White Lake	181.14	.57		41.85	1.25	40					5.30
TOTALS	1,737.90	50.48	10.99	5,529.18	50.69	75.13	1	15.16	79.09		73.36

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TABLE XV
 1979 ZONING ACTIVITY IN OAKLAND COUNTY
 ACREAGE REZONED BY CLASSIFICATION

Townships	Agricultural	Commercial	Office/ Parking	Single Family	Recreation	Multiple	Public Institution	Planned Develop	Light Industry	Heavy Industry	Suburban Farms	Mobile Home
Addison		3		3.5			10.05				44.38	
Avon		4.8		.24								18
Bloomfield		1				1.40						
Brandon		9.74							1			
Commerce		170.24		47.06					14.51			
Groveland	69.81	7.65		18.45	4.40						4063.36	
Highland	20	1.33	2.84	485.00							26.33	
Holly				9.13					.5			
Independence		1	20								50	
Lyon												.67
Milford												
Novi												
Oakland				335								
Orion			1.42	30.0		18.7						
Oxford				79.91								
Pontiac		86.81				83.71		83.70	260.32			
Rose		1.48		312.95								
Royal Oak												
Southfield												
Springfield				15.16							840	
Waterford		31.89	2	24.25		20.26			.01			
West Bloomfield			13.64	2.27								
White Lake		2.07		86.83				80.7			100.51	
TOTALS	89.81	321.01	39.90	1,449.75	4.40	124.07	10.05	164.40	276.34		5,124.58	18.67

TABLE XVI

1979 FARMLAND AND OPEN SPACE PRESERVATION: Act 116, P.A. 1974

Minor Civil Division	Farmland & Open Space (Acres)	
	Number	%
Springfield Twp.	694	17
Brandon Twp.	649	16
Addison Twp.	520	13
Holly Twp.	490	12
Oakland Twp.	320	8
Rose Twp.	305	7
Highland	254	6
Novi, City	242	6
Orion Twp.	164	4
Groveland Twp.	144	3
White Lake Twp.	125	3
Oxford Twp.	124	3
Wixom, City	110	3
	TOTAL ACRES	4,141
		100%

SOURCE: Dept. of Natural Resources, State of Michigan, Act 116 Lands