

Summary of Development Oakland County, Michigan 1983

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Department of Public Works
Division of County Planning
Oakland County, Michigan 48053

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DANIEL T. MURPHY
County Executive

SUMMARY OF DEVELOPMENT

Oakland County, Michigan 1983

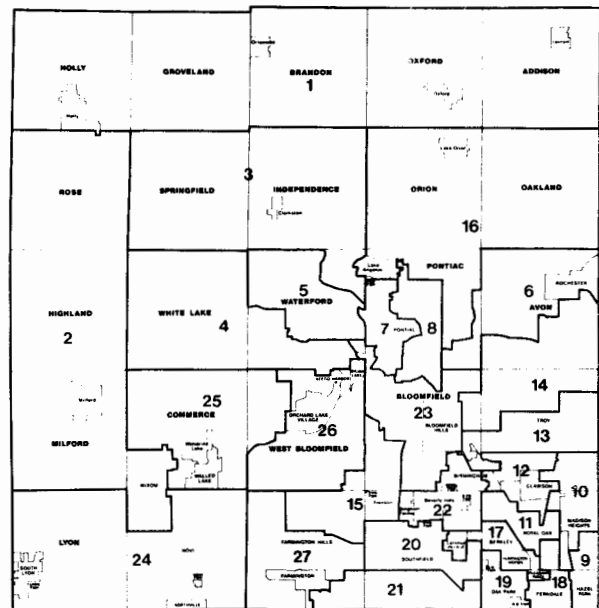
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- ** Chairman of the Planning & Building Committee

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COUNTY EXECUTIVE STATEMENT

Oakland County Executive Daniel T. Murphy proclaimed in 1983 "The business community of America and the world must be sent the message that Oakland County is an outstanding place to do business. They must be told that we have a county government that has long been sound and capable and is now ready and willing to assist business in a meaningful way."

Since then, three major events have occurred in support of his proclamation:

First, the county executive created and the County Board of Commissioners approved the Economic Development Group which is responsible for maintaining/expanding existing business and industry while attracting new industry to Oakland County;

Secondly, the announcement of Oakland Technology Park; the proposed site of the world-class high tech center of Michigan. In concert with Schostak Bros. & Co., Inc., the county executive's planning division provided a framework for the project's development consortium, anticipating the creation of 20,000 jobs and attracting nearly \$1 billion of private investment during the next 10 years.

Finally, on behalf of Oakland County and southeast Michigan, the county executive visited 15 cities within four European countries on a trade mission designed to market southeast Michigan and Oakland County as an outstanding place for foreign firms to invest and conduct business.

The county executive stated "our bottom-line goal is to create long-term economic growth in Oakland County and to provide jobs for our residents during the decades ahead. I am happy to report that we are moving closer to our goal."

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INTRODUCTION

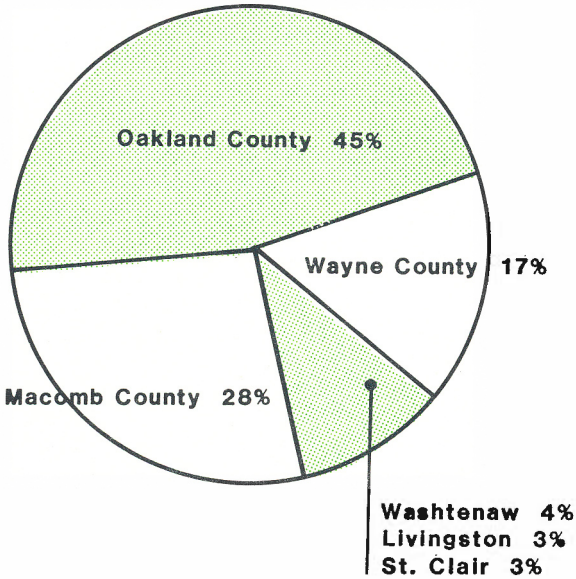
This Development Summary is a Planning Tool of The County's Real Estate Data Program. The Program is designed to influence new development by making information available to developers, investors and realtors that would likely affect a decision to locate, build or invest in Oakland County. This is the sixth annual summary of development which identifies and describes specific indicators of development affecting the distribution of growth throughout the County of Oakland.

Development indicators include:

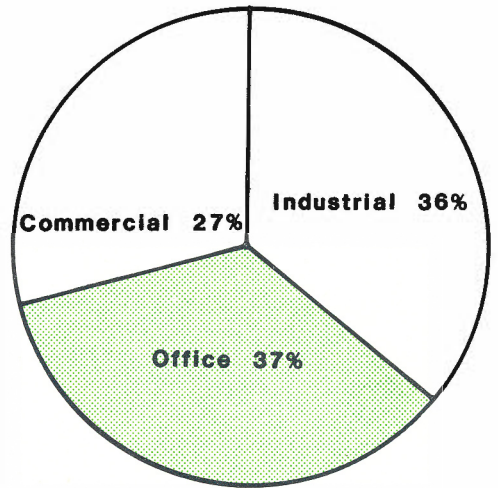
- 1) Residential, Commercial, Office and Industrial Building Permits;
- 2) Residential Septic Tank Permits;
- 3) Platted Subdivisions and Lots;
- 4) Residential Dwelling Units Sold and Average Selling Prices;
- 5) Vacant Housing Survey;
- 6) Mobile Homes;
- 7) National/State Chartered Banks and Savings and Loan Development;
- 8) Total County Real Estate Value, Commercial and Industrial;
- 9) Township Rezoning Activity; and
- 10) Farmland and Open Space Preservation, P.A. 116.

Graphic Summary 1983

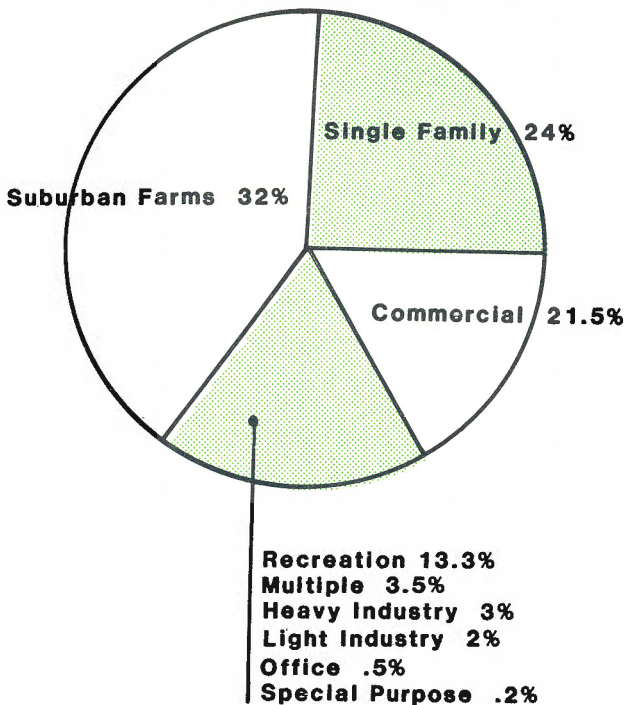
**Residential Construction
7 County Region
Total Permits 8125**



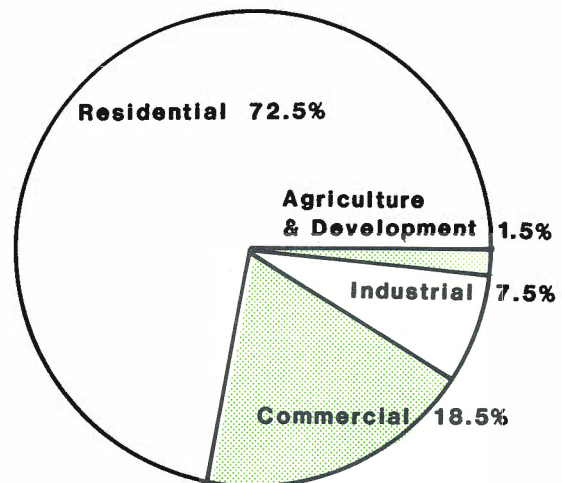
**Oakland County
Non Residential Construction
Total Permits 209**



**Oakland County
Acreage Rezoned to New Classification
Total Acres 830**



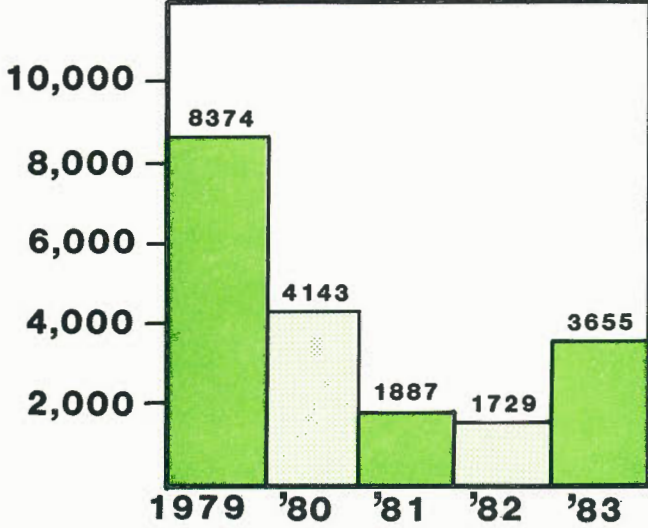
**Oakland County
Real Estate Value (S.E.V.)
by Classification
Total Value \$12,779,073,610**



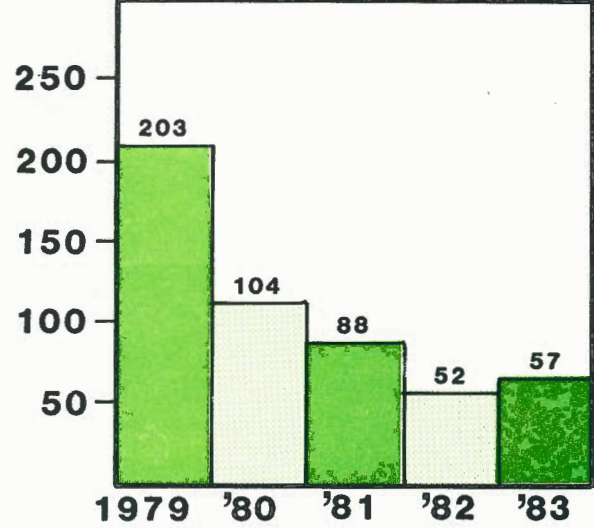
Graphic Summary (cont.)

1979 - 1983

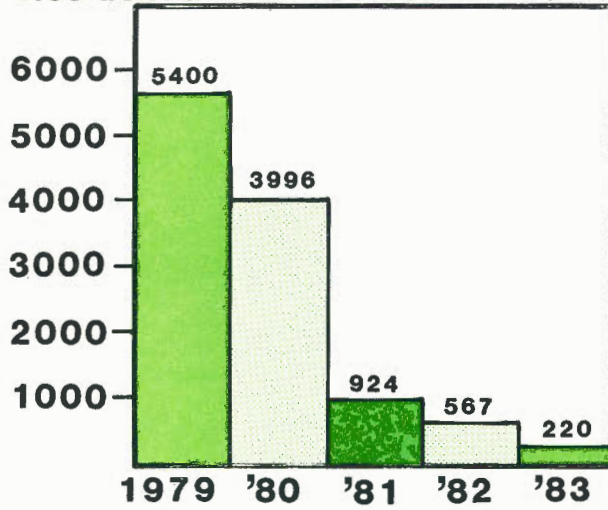
Residential Building Permits



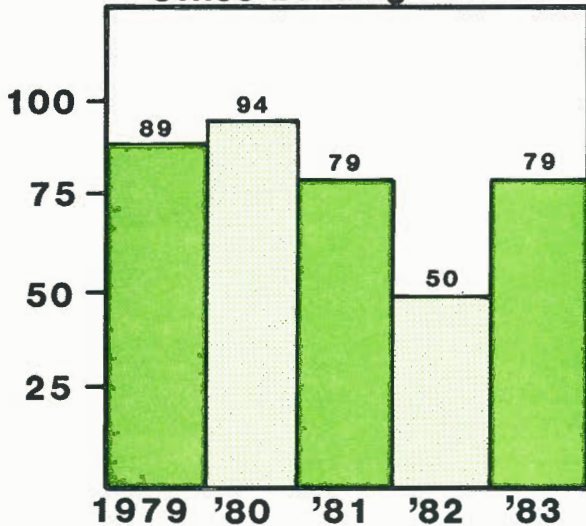
Commercial Building Permits



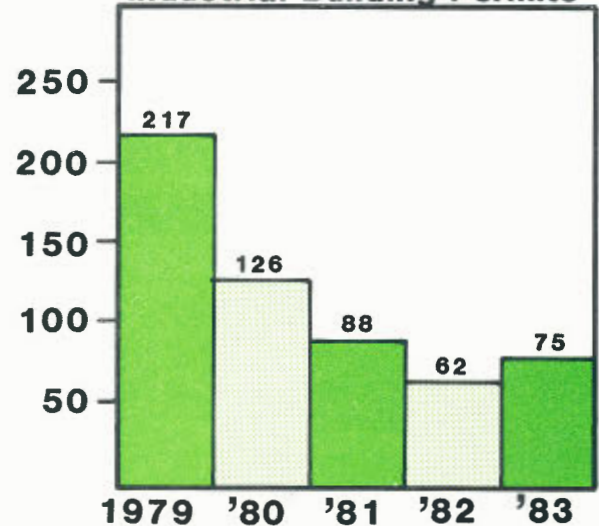
Residential/Non-residential Platted Lots



Office Building Permits



Industrial Building Permits



CAPSULE SUMMARY

In 1983 residential and non-residential growth in Oakland County continued to occur in communities contiguous to the I-696 (east-west) corridor to Lansing, the I-75 (north-south) corridor to Flint and the proposed M-275 corridor from the City of Novi north through Independence Township. The only notable exception is the development pattern of Banks and Savings and Loan Associations. Also significant is the rezoning of property in Oxford and Pontiac Townships, the sites for potential residential and commercial / office development (Oakland Technology Park) respectively.

**Growth
Corridors**

Oakland County maintained its role as the largest provider of new housing in the region, absorbing 45% of the regional total. Residential development in Oakland exceeded 3,650 building permits in 1983, as single-family units accounted for approximately 74% of the county total followed by multi-family 25% and two family units 1%. Approximately two-thirds of the building permits issued were generated from seven communities, two of which, Farmington Hills and Avon Township, accounted for over one-half of the seven community total. The City of Novi accounted for over 50% of the mobile home development market in 1983.

**Single Family
Construction
Dominates**

Residential growth has also occurred within non-sewered areas of the county (proposed M-275 corridor) measured in part by the number of septic tank permits issued within this growth corridor. Current population and household projections also indicate that communities along the proposed M-275 corridor will experience a significant population increase over the next two decades (1980-2000). Commerce, White Lake and Oakland Townships experienced the greatest demand for residential septic systems in 1983.

**Proposed
M-275
Corridor
Development**

**Future
Construction**

Potential residential development in Oakland County is likely to occur in those communities recording the greatest number of platted subdivisions and subdivision lots. Commerce, Bloomfield, West Bloomfield, Novi, and Lyon Township recorded nearly one-half of the county total. Lyon and Commerce Townships established the greatest number of lots (over 50% of the County total) creating the potential need for increased public facilities and services in these communities. Approximately 160 gross acres were platted in Oakland in 1983.

**Vacant
Housing**

Vacant housing in Oakland County, approximately 1.8% of the 360,648 housing units within the survey area, include 3,831 single-family, 2,212 multi-family and 374 mobile homes. A total of 770 new housing units are vacant compared with 5,647 units of used housing. The success or failure of new housing development relies in part with competing vacant housing.

**Cities of Troy
Farmington Hills,
Southfield &
Novi
Take the Lead**

Non-residential construction (office, commercial and industrial) in Oakland County continued to occur in communities along the I-696 corridor to Lansing the I-75 corridor to Flint and M-59 in Waterford Twp. In 1983, a total of 211 permits were issued for construction of non-residential buildings: Office permits accounted for nearly 37% of the total; Industrial 36% and commercial 27%. The City of Troy and Farmington Hills shared the lead in industrial permits in the county as the City of Novi ranked first in commercial and the City of Southfield lead in office construction.

Development is also measured in terms of property valuation changes affecting the tax base of each community within the County. Over 30% of the county's real estate value was absorbed by the following communities: City of Southfield, City of Troy and Bloomfield Township respectively. When the value of real estate is measured by the intensity of development (real estate value/average square mile) however, the Cities of Birmingham, Clawson, Pleasant Ridge and Huntington Woods represent some of the highest community values in Oakland County.

**Southfield
Leads in
Real
Estate
Value**

With regard to specific classifications of real estate, the average selling price of single-family residential dwelling units in Oakland was \$71,200 and condominiums, \$69,600 which is based on a total of 10,709 dwelling units sold in 1983. A strong correlation exists among communities maintaining the highest average household income and communities recording the highest average selling prices of residential property. Communities within and contiguous to Bloomfield Township, West Bloomfield Township and the City of Southfield have established some of the highest average selling prices in the county. The City of Bloomfield Hills established the highest average selling price as the City of Pontiac recorded the lowest for communities with more than ten recorded sales.

**Cost
of
Housing
Stabilized**

Over 50% of the value of industrial real estate in the county was absorbed by three communities: The Cities of Pontiac, Troy and Madison Heights, which are contiguous to the I-75 corridor. The value of commercial real estate, which is approximately 18% of the total value of all real property in the county is predominately located in four communities: The Cities of Southfield, Troy, Farmington Hills, and Royal Oak.

**Commercial &
Industrial
Real Estate**

**Agricultural
Lands
Preserved**

In contrast to areas experiencing residential and non-residential construction, specific tracts of land primarily in northern 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 be preserved for agricultural development for at least ten years. Holly Township has preserved more land under Act 116 than any other community in the County; over 1,200 acres. As of 1983, over 7,500 acres of Land (approximately 11.5 square mile; or the land area equivalent to the City of Royal Oak) has been preserved under the Act.

Five Year Trend

Since 1979, the County of Oakland had experienced a decline in several indicators of development as rising inflation, interest rates and unemployment continued to affect development opportunities through 1982. However, a reversal of this downward spiral emerged in 1983.

**Residential
Building
Climbs**

Specifically, the number of residential building permits issued in 1983 (3,655 permits) increased 53% from 1982 (1,729 permits) approximating the level of construction recorded in 1980. This occurrence is also reflected in non-sewered areas of Oakland with a 43% increase in residential septic tank permits over 1982 figures. However, this is far short of the 2,000 permits issued in 1979.

**"Ghost Subs"
Absorbed**

Lagging behind however, are the number of platted subdivisions recorded in 1983, presumably the result of intense development in "ghost subs" of the recent past. As a result, a total of 5,000 fewer lots were created from platted subdivisions in 1983 compared with 1979 figures.

The amount of Township land rezoned in 1983 decreased over 50% from the previous year, and 90% compared with 1979. The only departure from this downward trend took place in 1982. Also, rezoning to large lot residential classifications during 1979 did not continue through 1983.

Futhermore, acreage preserved under the provisions of Act 116 "Farmland & Open Space Preservation" has increased by 3,200 acres since 1979. This increase is encouraging since productive farmland has become a precious commodity throughout the State of Michigan.

Non-residential construction (office, commercial and industrial) in Oakland County increased over 25% since 1982, ending a downward trend of past years. Specifically, permits issued for industrial building construction in 1983 gained over 20% from the preceeding year with the Cities of Troy and Farmington Hills setting the pace. The City of Novi experienced the greatest impact for commercial construction in 1983, contributing to a county wide increase of 10% over 1982 figures. However, the number of commercial permits issued in 1983 is far short of the 203 permits issued in 1979. Office permits issued in 1983 experienced an upswing of activity; however, the greatest number of permit issued during the past 5 years occurred in 1980. In addition, the development of new bank and savings and loan associations in the county encountered its weakest year for development since 1979.

**Agriculture
Gains**

**Office,
Commercial, &
Industrial
Markets
Expand**

**Real Estate
Values
Stabilize**

The total value of real estate in Oakland experienced a 2.5% decrease in real property valuation since 1982 reversing the constant escalation of residential property values of past inflation burdened years. Commercial real estate increased 3% over 1982 figures and 15% since 1980. Industrial real estate increased 2% since 1982 and over 10% since 1980. Both commercial and industrial property have experienced the smallest increase in value since 1980. The average selling price of residential dwelling units in 1983 was \$71,200, representing a 3% increase from the 1982 average of \$69,500 yet below the county's highest recorded average of 72,900 in 1981. Also impacted by the reversal of the downward trend of the preceeding four years are the number of residential units sold in 1983. Units sold in 1983 experienced a 40% increase compared with 1982 figures.

DEVELOPMENT INDICATOR REPORTS

RESIDENTIAL CONSTRUCTION

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

A total of 3,655 residential building permits were issued throughout the county in 1983. Permits issued for Single-Family construction (2,692 permits) accounted for approximately 74% of the county total compared with 25% (943 permits) for Multi-Family and 1% (20 permits) for Two-Family units.

Approximately two-thirds of the building permits issued in the county were generated from seven communities (see map pg. 15): Farmington Hills (654 permits), Avon Township (584 permits), Novi (315 permits) Troy (289 permits), West Bloomfield Township (258 permits), Waterford Township (227 permits), and Pontiac (221 permits). Over one half of the building permit activity in these seven communities occurred in Avon Township and the City of Farmington Hills.

**Farmington Hills
&
Avon Township
Prevail**

A total of 338 mobile homes, which include only mobile homes for which building permits were issued, have been recorded for 1983. The City of Novi recorded nearly 50% of the County total (144 permits) followed by Pontiac Township with 53 permits or 15% of the County total. (See map pg. 16.)

The 1980 Census reported 373,250 total housing units in the County. Oakland dominated the region as the largest provider of new housing in 1983, absorbing over 45% of the regional total.*

**Oakland
Dominates
Regional Housing
Market**

* Six County Total - - Monroe County N/A

Five Year Trend

Residential building permits issued in 1983 rebounded from four previous years of declining residential construction.

Oakland experienced a 53% increase in new construction (3,655 permits) compared to 1982 (1,729 permits), approximating the level of construction recorded in 1980. However, this is far short of the 8,374 permits issued in 1979.

Housing Construction Rebounds

Overall, 54 of Oakland's 61 communities were impacted by increased residential construction compared with 1982 figures, as Farmington Hills recorded the largest gain.

The following communities placed within the top ten permit issuing places since 1979: Farmington Hills, Avon Township, Novi, Troy, West Bloomfield Township, Waterford Township, and Bloomfield Township. The City of Southfield placed within the Top Ten four of the last five years.

Also, the ratio of Single-Family to Multi-Family construction permits (74%/26% respectively) in 1983, reversed itself from a stronger multi-family market in 1982 to the predominant single family market of past years.

TABLE I
MOBILE HOMES
IN OAKLAND COUNTY

Community	Number of Units		
	1983	1982	1979
1. Novi	144	142	101
2. Pontiac Township	53	7	2
3. White Lake Township	41	26	56
4. Avon Township	17	20	6
5. Oakland Township	14	4	0
6. Southfield	14	0	0
7. Orion Township	12	8	29
8. Milford Township	10	5	3
9. Commerce Township	9	7	8
10. Addison Township	9	4	21
11. Brandon Township	8	50	2
12. Springfield Township	6	4	0
13. Lyon Township	1	0	0
14. Rose Township	0	4	0
15. Wixom	0	0	1
TOTAL	<u>338</u>	<u>281</u>	<u>229</u>

TABLE II
RESIDENTIAL BUILDING PERMITS ISSUED
IN OAKLAND COUNTY: 1979 - 1983

<u>Community</u>	<u>Number of Permits Issued</u>		
	<u>1983</u>	<u>1982</u>	<u>1979</u>
1. Farmington Hills	654	287	1,622
2. Avon Township	584	315	840
3. Novi	315	81	251
4. Troy	289	79	693
5. West Bloomfield Township	258	252	705
6. Waterford Township	227	43	600
7. Pontiac	221	1	160
8. Southfield	130	29	362
9. Bloomfield Township	113	46	453
10. Commerce Township	70	37	164
11. Orion Township	64	10	201
12. Walled Lake	63	32	56
13. White Lake Township	56	16	146
14. Independence Township	53	10	180
15. Royal Oak	48	226	36
16. Bingham Farms	48	18	79
17. Wixom	46	3	76
18. Oakland Township	45	6	53
19. Springfield Township	33	7	151
20. Lyon Township	30	12	66
21. South Lyon	28	0	131
22. Bloomfield Hills	26	11	38
23. Oxford Township	23	6	44
24. Milford Township	21	9	58
25. Highland Township	21	10	103
26. Addison Township	21	11	41
27. Brandon Township	19	10	81
28. Oxford	18	0	11
29. Wolverine Lake	17	1	10
30. Birmingham	17	1	25

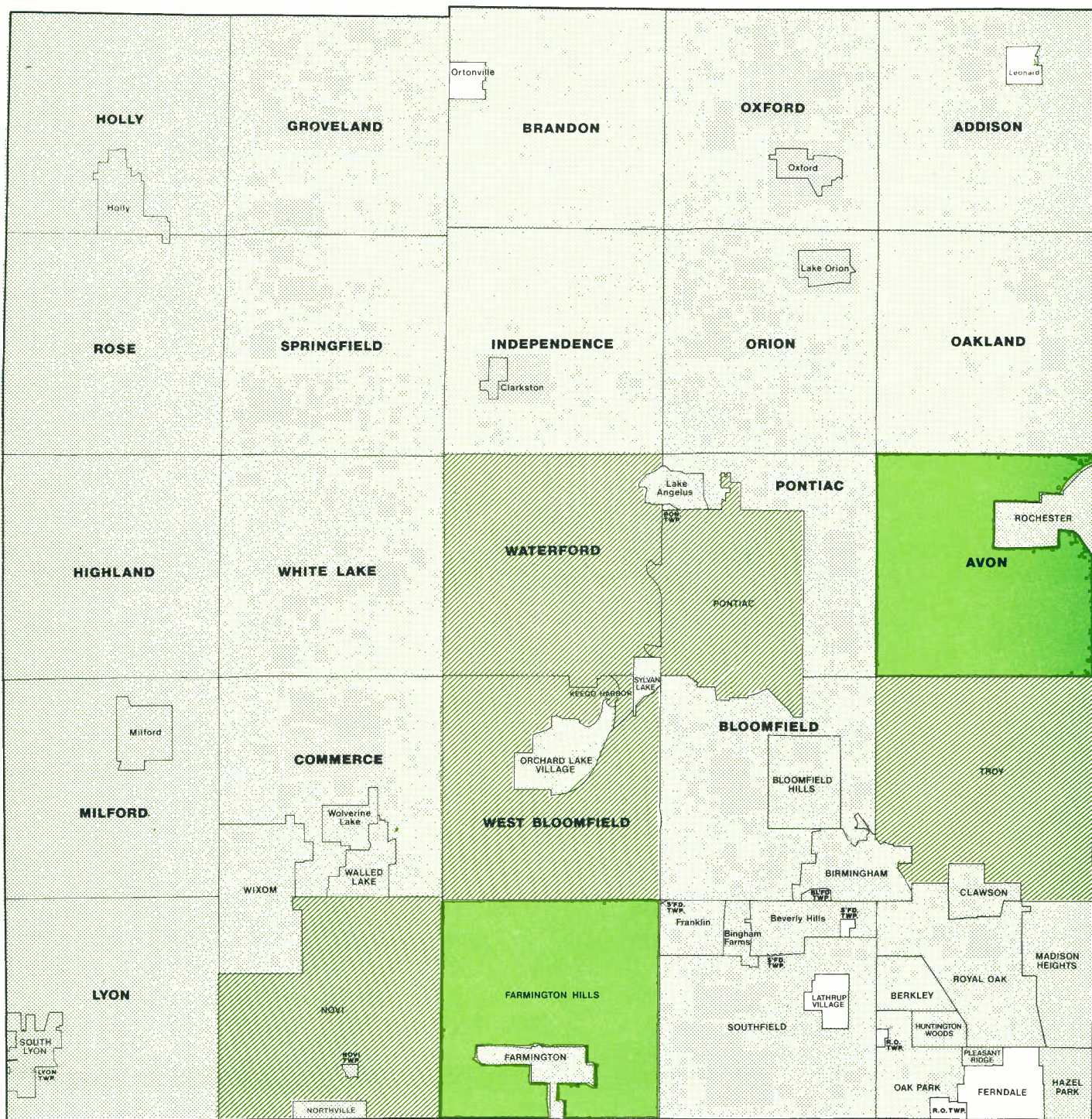
Continued

Community	Number of Permits Issued		
	1983	1982	1979
31. Orchard Lake	14	7	36
32. Rose Township	14	11	61
33. Pontiac Township	11	0	21
34. Groveland Township	8	11	46
35. Farmington	7	0	173
36. Rochester	6	2	13
37. Holly	5	33	5
38. Madison Heights	5	17	45
39. Clawson	4	2	22
40. Pleasant Ridge	3	0	0
41. Holly Township	2	6	32
42. Lake Orion	2	4	5
43. Sylvan Lake	2	2	4
44. Beverly Hills	2	1	12
45. Franklin	2	0	8
46. Oak Park	2	0	1
47. Northville	2	0	23
48. Hazel Park	1	1	256
49. Milford	1	1	124
50. Berkley	1	0	13
51. Lake Angelus	1	0	0
52. Clarkston	1	0	2
53. Huntington Woods	1	0	0
54. Ferndale	0	61	15
55. Ortonville	0	1	12
56. Lathrup Village	0	0	6
57. Keego Harbor	0	0	3
TOTAL	<u>3,655</u>	<u>1,729</u>	<u>8,374</u>

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

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

OAKLAND COUNTY MICHIGAN



1983 Residential Building Permits Issued Level of Intensity

CITY
Village
TOWNSHIP

1 0 1 2 3 4 5 MILES

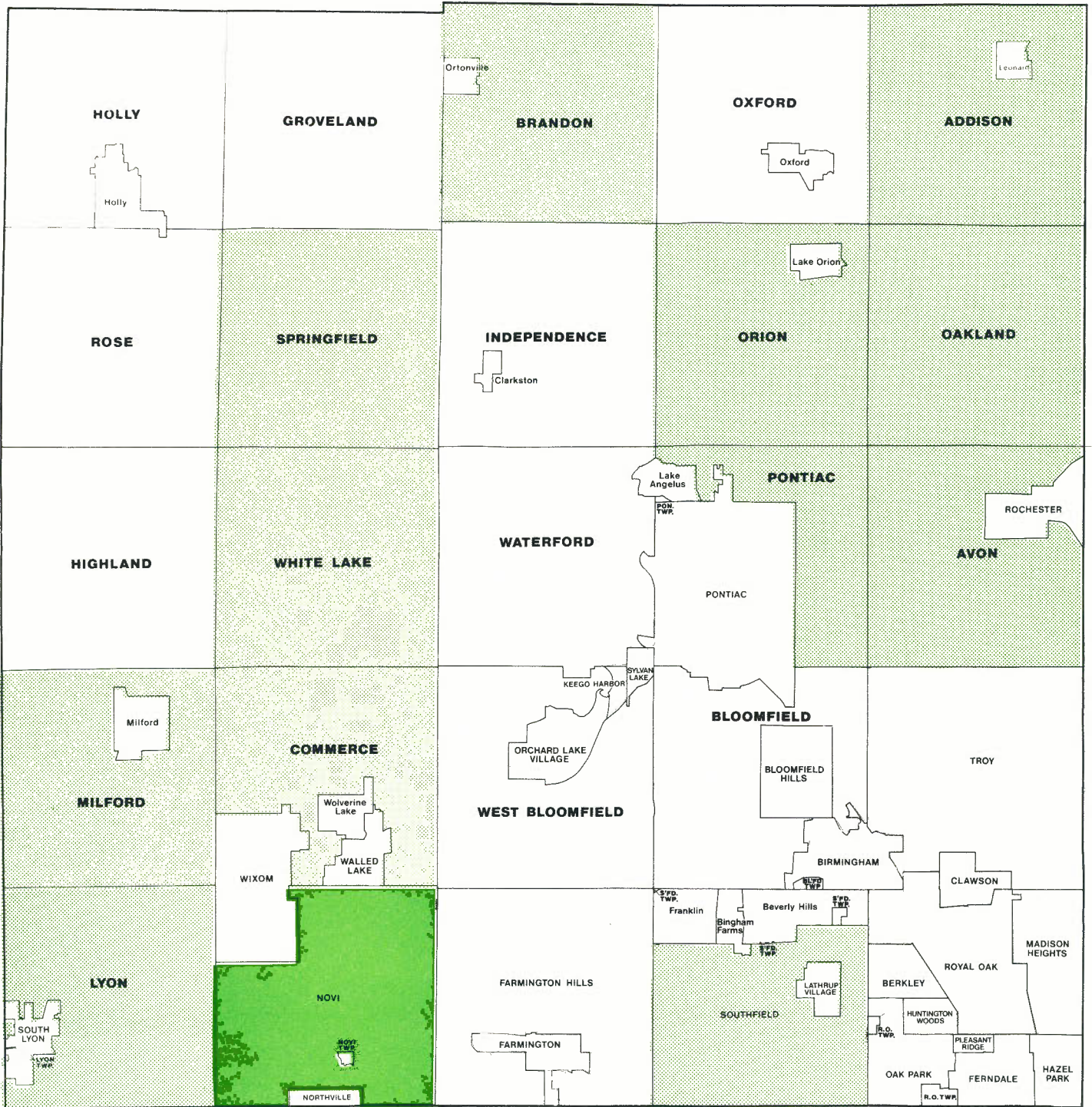
- HIGH $\frac{1}{3}$ of Total (over 500 permits/community)
- MEDIUM $\frac{1}{3}$ of Total (between 200 and 325 permits/community)
- LOW $\frac{1}{3}$ of Total (less than 150 permits/community)
- None None

Total Permits: 3655

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

U.S. Department of Commerce, Bureau of the Census,
Construction Statistics Division

OAKLAND COUNTY MICHIGAN



1983 Mobile Homes

Level of Intensity

CITY
Village
TOWNSHIP

1 0 1 2 3 4 5 MILES

HIGH 1/2 of Total (over 140 units / community)

LOW 1/2 of Total (less than 60 units / community)

None

Total Units: 338

U.S. Department of Commerce, Bureau of the Census, Construction Statistics Division

RESIDENTIAL SEPTIC TANKS

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

A total of 755 septic tank permits were issued for private residential units in Oakland County in 1983. Of this total 90% (679 permits) were issued in unincorporated areas (townships) of the county compared with 7% (50 permits) in the cities and 3% (26 permits) in the several villages. Of all the non-sewered areas in the county, Commerce, White Lake and Oakland Townships have experienced the greatest demand for residential septic systems. A significant number of permits were also recorded in Independence, Lyon, Milford, Springfield, Highland, and Groveland Townships, respectively (see map pg. 20). The geographic township of Royal Oak is the only area in the county where septic tank permits were not issued in 1983.

The Regional Sewer Service Area Map adopted by the General Assembly of the Southeast Michigan Council of Governments (SEMCOG) in March 1980 and updated January 1984, provides useful insight to sewered and non-sewered development throughout Oakland County and describes: 1) areas with sewer service, 2) areas with potential sewer service to the year 2000 and 3) areas not to be sewered to the year 2000. This map is also referenced in the Regional Review (A-95) of applications for sewer construction requesting governmental financial assistance.

**Residential
Development
Continues
Along Proposed
M-275 Corridor**

**Projected
Sewer
Service**

Five Year Trend

Septic tank permits issued in 1983 (755 permits) experienced a 43% increase over 1982 figures (436 permits) reversing the downward trend of the past four years.

Septic Tank Permits Rise

Although 1983 reflected a resurgence of residential development in non-sewered areas, over 2,000 permits were issued for residential septic tank installation during 1979. Only one community recorded over 100 permits in 1983 compared with eleven communities in 1979.

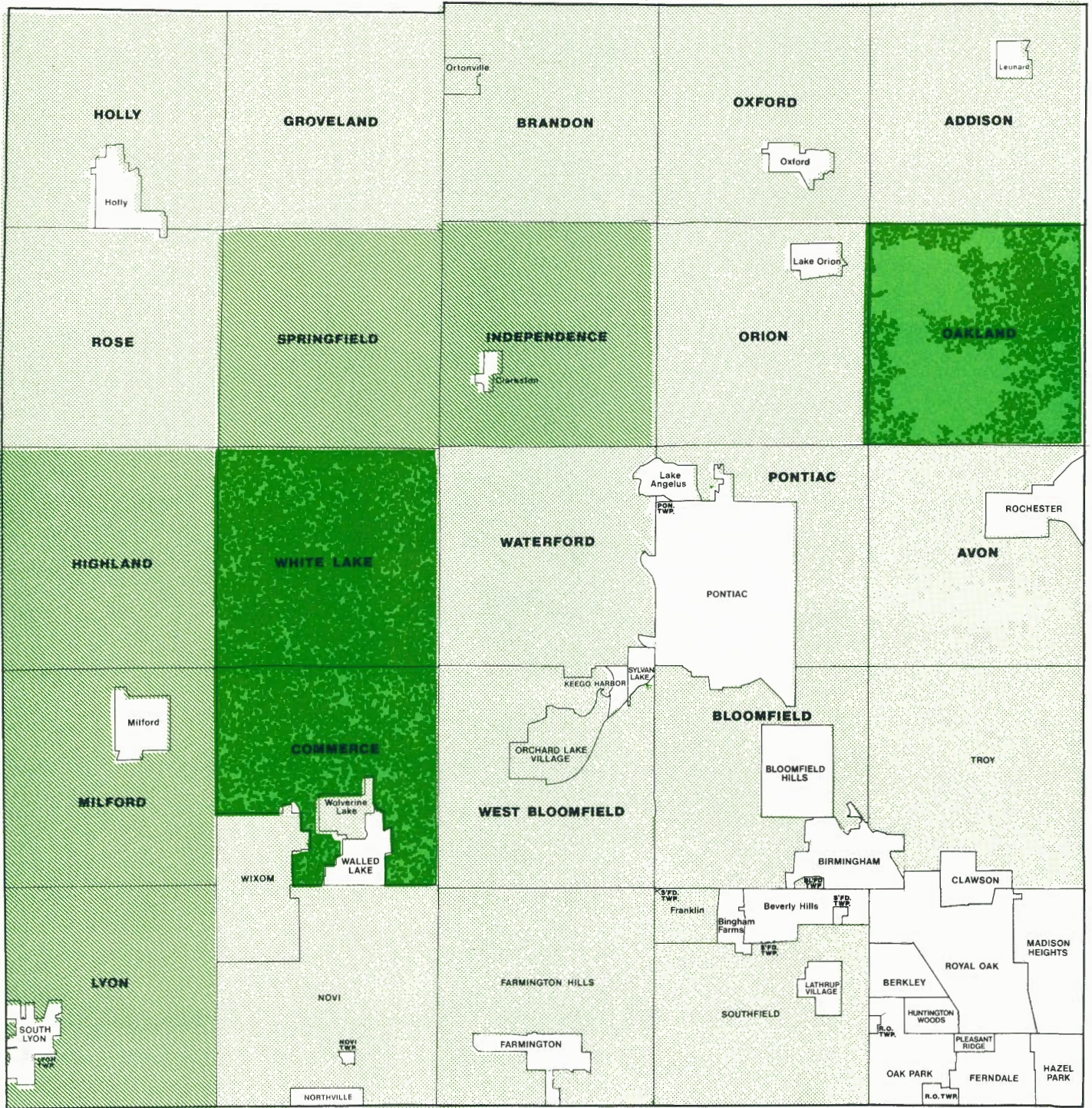
Commerce Twp. is the only community in the County to rank in the top five permit issuing communities since 1979. White Lake, Independence and Brandon Twps. placed in the top five, four of the past five years.

TABLE III
RESIDENTIAL SEPTIC TANK PERMITS ISSUED
IN OAKLAND COUNTY: 1979 - 1983

<u>Community</u>	<u>Number of Permits Issued</u>		
	<u>1983</u>	<u>1982</u>	<u>1979</u>
1. Commerce Township	109	98	191
2. White Lake Township	76	36	138
3. Oakland Township	62	8	103
4. Independence Township	55	22	279
5. Lyon Township	53	27	153
6. Milford Township	50	17	102
7. Springfield Township	40	19	186
8. Highland Township	38	16	158
9. Addison Township	31	22	50
10. Rose Township	31	21	118
11. Orion Township	27	15	77
12. Groveland Township	24	23	57
13. Oxford Township	24	12	29
14. Wolverine Lake	19	1	1
15. Farmington Hills	16	8	33
16. Avon Township	16	4	42
17. Orchard Lake Village	14	3	27
18. Holly Township	12	13	57
19. Novi	9	9	5
20. Bloomfield Township	9	9	33
21. West Bloomfield Township	7	4	23
22. Brandon Township	6	29	189
23. Waterford Township	6	4	68
24. Southfield	6	0	16
25. Franklin	4	1	15
26. Troy	4	0	6
27. Ortonville	3	5	0
28. Pontiac Township	3	2	3
29. Wixom	1	1	2
30. Southfield Township	0	5	2
31. Milford	0	1	0
32. Holly	0	1	0
33. Pontiac	<u>0</u>	<u>0</u>	<u>5</u>
TOTAL	755	436	2,170

SOURCE: Oakland County Health Division

OAKLAND COUNTY MICHIGAN



1983 Residential Septic Tank Permits Issued

Level of Intensity

CITY
Village
TOWNSHIP

1 0 1 2 3 4 5 MILES

HIGH		(over 60 permits/community)
MEDIUM		(between 35 and 55 permits/community)
LOW		(less than 35 permits/community)

Total Permits: 755

Source: Oakland County Health Division

PLATTED SUBDIVISIONS

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

In 1983, the Geographic* Townships of Commerce, Bloomfield, West Bloomfield, Novi and Lyon recorded a combined total of 10 platted subdivisions or approximately one half of the recorded plats (19) in the county (see map page 24). Subdivision development throughout Oakland has been located geographically by square mile (see map pg. 25), representing 160 gross acres of Platted Land recorded for Oakland in 1983. Several areas did not record a single plat in 1983, which include: Pontiac, Southfield, Royal Oak, Rose, Springfield, Oxford, Orion, Oakland, Brandon, Addison and Holly Townships.

**Future
Residential
Development**

Approximately 220 lots were created from platted subdivisions throughout the County in 1983 as the townships of Lyon and Commerce accounted for nearly 50% of the total (see map pg. 26). The Townships of Bloomfield and West Bloomfield also recorded a significant share of lots.

**Platted
Lots In
Lyon
And
Commerce**

Five Year Trend

Platted subdivisions recorded in Oakland County in 1983 (19 plats) declined 14% from the previous year (22 plats) and approximately 82% since 1979 (108 plats). During the last five years platting activity continued to decline, presumably the result of intense building within "ghost subs" of the recent past. The Geographic Township of Commerce is the only location in the County to rank in the Top Five platted areas, four of the past five years. Bloomfield, West Bloomfield, Troy, Farmington and Avon placed three years and Novi twice since 1979.

**Subdivision
Development
Weakens**

* A division of a County, approx. 36 Sq. Mi. in area which may include one or more cities or villages.

The number of lots created by subdivision development in Oakland in 1983 (220 lots) declined over 60% since 1982 and 95% since 1979 (5,400 lots). Those communities dominating the top five since 1979 include: West Bloomfield, Avon, Farmington, Commerce, Troy and Bloomfield.

PLATTED SUBDIVISIONS
IN OAKLAND COUNTY: 1979 - 1983

<u>Geographic Township*</u>	<u>Number of Subdivisions</u>		
	<u>1983</u>	<u>1982</u>	<u>1979</u>
1. Commerce	2	3	4
2. Bloomfield	2	2	3
3. West Bloomfield	2	1	10
4. Novi	2	1	11
5. Lyon	2	1	1
6. Avon	1	2	13
7. Independence	1	2	7
8. Farmington	1	1	17
9. Waterford	1	1	6
10. Highland	1	1	1
11. Groveland	1	1	0
12. Milford	1	1	2
13. Troy	1	0	9
14. White Lake	1	0	2
15. Orion	0	1	3
16. Southfield	0	1	0
17. Oxford	0	1	4
18. Royal Oak	0	1	1
19. Oakland	0	1	2
20. Springfield	0	0	4
21. Brandon	0	0	2
22. Rose	0	0	3
23. Pontiac	<u>0</u>	<u>0</u>	<u>1</u>
TOTAL	<u>19</u>	<u>22</u>	<u>108</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 V
 PLATTED SUBDIVISION LOTS
 IN OAKLAND COUNTY: 1979 - 1983

<u>Geographic Township</u>	<u>Number of Lots</u>		
	<u>1983</u>	<u>1982</u>	<u>1979</u>
1. Lyon	65	4	41
2. Commerce	38	89	150
3. Bloomfield	32	29	88
4. West Bloomfield	27	24	508
5. Milford	17	28	44
6. White Lake	9	0	25
7. Waterford	7	12	397
8. Farmington	7	8	788
9. Troy	5	0	626
10. Highland	3	32	33
11. Groveland	3	7	0
12. Independence	3	5	270
13. Novi	3	3	694
14. Avon	1	168	1,218
15. Orion	0	136	220
16. Oxford	0	14	128
17. Royal Oak	0	3	3
18. Oakland	0	3	54
19. Southfield	0	2	0
20. Springfield	0	0	51
21. Brandon	0	0	22
22. Addison	0	0	0
23. Rose	0	0	26
24. Pontiac	0	0	14
25. Holly	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL	<u>220</u>	<u>567</u>	<u>5,400</u>

SOURCE: Oakland County Planning Division.

OAKLAND COUNTY MICHIGAN



1983 Platted Subdivisions

Level of Intensity

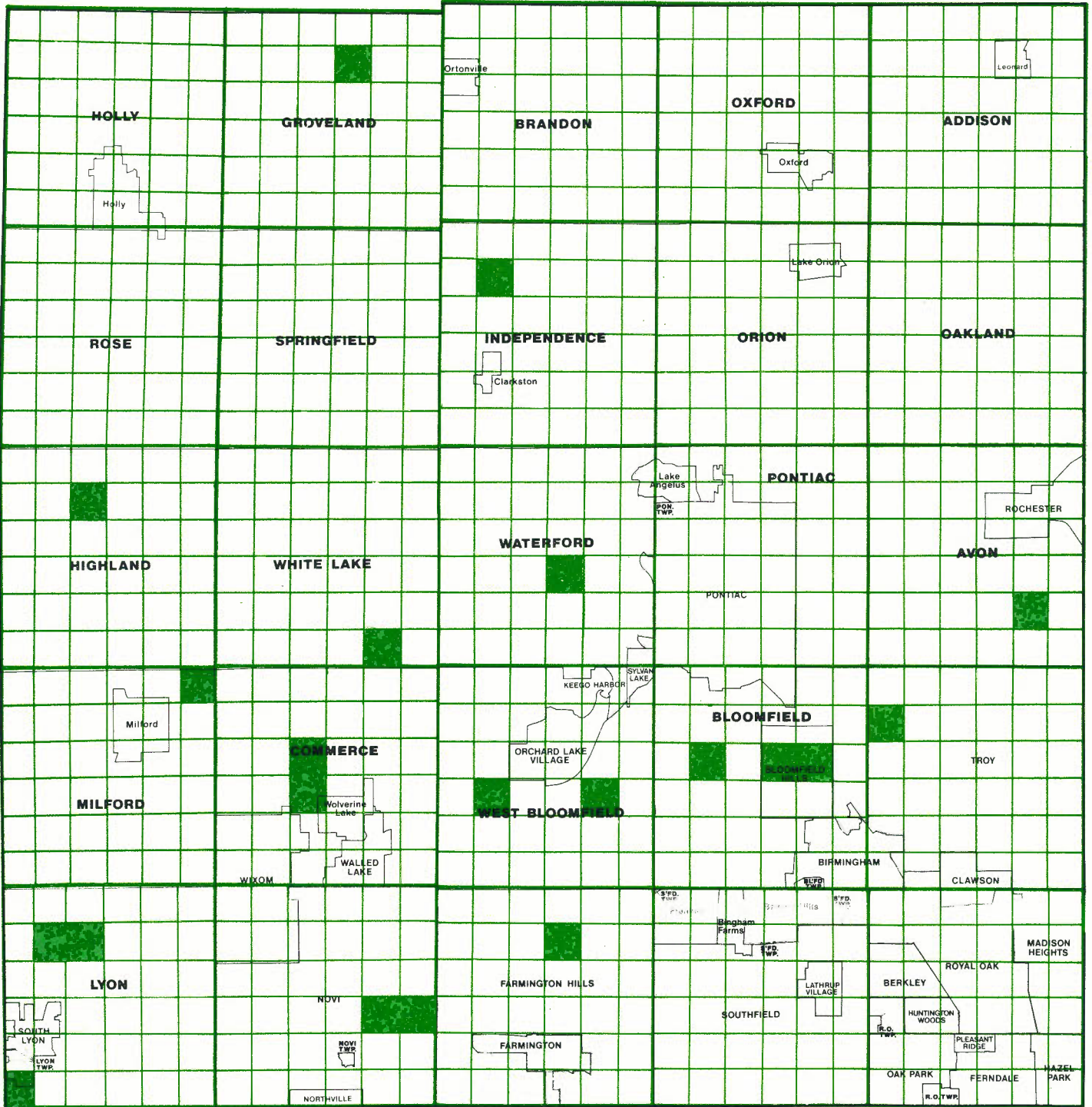
CITY
Village
TOWNSHIP



- HIGH 1/2 of Total (over 1 plat/geographic township)
- LOW 1/2 of Total (1 plat/geographic township)
- None

Total Plats: 19
Source: Oakland County Planning Division

OAKLAND COUNTY MICHIGAN



1983 Platted Subdivisions by Square Mile

CITY
Village
TOWNSHIP

 Platted Subdivision(s) Recorded

1 0 1 2 3 4 5 MILES

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

OAKLAND COUNTY MICHIGAN



1983 Platted Subdivision Lots

Level of Intensity

- HIGH 1/2 of Total (over 35 lots/geographic township)
- LOW 1/2 of Total (less than 35 lots/geographic township)
- None None

CITY
Village
TOWNSHIP



Total Lots: 220
Source: Oakland County Planning Division

VACANT HOUSING

The extent, location and type of vacant housing is beneficial for determining the market feasibility of new housing construction.

Success or failure of new housing development relies in part with the amount of vacant housing competing with new residential construction. This type of information has proven useful to developers of private as well as public assisted housing.

The Housing Vacancy Survey conducted for the Detroit Metro Region in 1983, includes 44 of Oakland's 52 Zip Code areas (see map pg. 30). Areas of the county serviced by rural mail carriers are not surveyed. Approximately 1.8% of the 360,648 housing units within the survey area were vacant in Oakland including 3,831 single family dwellings, 2,212 multi-family units and 374 mobile homes.

Zip Code 48053 (Pontiac Area) represents the highest vacancy rate for all housing types within the survey area as zip code 48025 (Franklin) experienced the lowest. Specifically, single family housing reflected the highest vacancy rate in Zip Code 48053 (portions Sylvan Lake, Pontiac and Waterford). Multi-family units experienced the highest vacancy rate in Zip Code 48042 (portions Milford Township and Village, Commerce Township, White Lake Township and Highland Township). The highest vacancy rate for mobile homes was present in Zip Code 48076 (portions Southfield and Lathrup Village).

A total of 770 new housing units are vacant in the survey area compared with 5,647 units of used housing. The highest vacancy rate for new housing units lie within Zip Code 48033 (portions W. Bloomfield Township, Orchard Lake Village and Keego Harbor). Zip Code 48053 (portions Sylvan Lake, Pontiac and Waterford) experienced the highest rate of vacancy for used housing in the survey area.

TABLE VI
VACANT HOUSING UNITS

Zip Code	Total Housing Units	All Housing Types		Single Family		Multi Family		Mobile Homes	
		#	%	#	%	#	%	#	%
48008	3,981	85	2.1	42	1.5	43	3.9	0	0
48009	7,181	98	1.4	93	1.4	5	0.7	0	0
48010	6,966	63	0.9	50	0.8	13	2.0	0	0
48011	1,412	19	1.3	9	1.0	10	1.8	0	0
48013	11,050	243	2.2	108	1.3	128	5.0	7	10.8
48016	7,382	147	2.0	106	1.6	41	10.1	0	0
48017	5,506	47	0.9	40	0.9	7	0.6	0	0
48018	14,907	270	1.8	102	1.1	157	3.2	11	4.3
48020	5,037	52	1.0	48	1.0	4	2.2	0	0
48024	12,173	165	1.4	70	0.9	75	1.8	20	4.0
48025	972	2	0.2	2	0.2	0	0	0	0
48030	7,459	190	2.5	190	2.8	0	0	0	0
48033	15,385	409	2.7	201	1.6	207	8.0	1	1.1
48034	13,238	167	1.3	56	1.2	103	1.2	8	4.0
48035	6,916	87	1.3	70	1.2	17	1.9	0	0
48042	7,841	273	3.5	96	1.6	89	13.7	88	8.3
48050	6,006	144	2.4	66	2.2	46	2.9	32	2.3
48051	4,727	84	1.8	62	1.9	7	1.2	15	1.6
48053	9,691	513	5.3	289	4.3	217	7.5	7	5.1
48054	14,610	245	1.7	159	1.6	79	2.0	7	1.1
48055	12,159	274	2.3	149	1.8	117	3.7	8	1.0
48057	6,980	129	1.8	78	1.9	41	1.8	10	1.4
48058	9,204	402	4.4	254	3.8	148	6.0	0	0
48063	20,662	179	0.9	89	0.7	59	1.0	31	3.8
48067	11,766	84	0.7	72	0.8	12	0.5	0	0

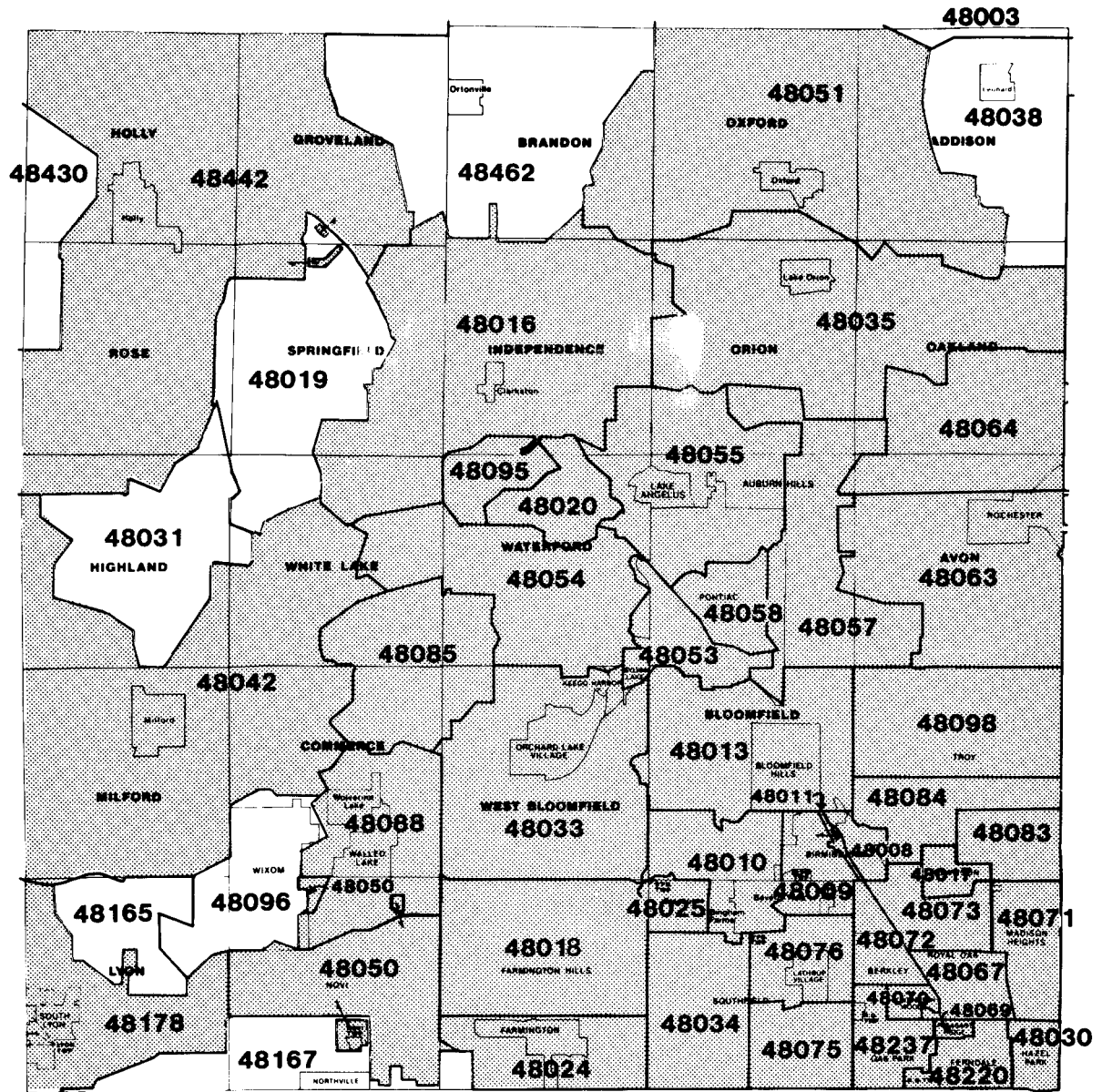
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Continued

Zip Code	Total Housing Units	All Housing Types		Single Family		Multi Family		Mobile Homes	
		#	%	#	%	#	%	#	%
48069	1,198	10	0.8	10	0.9	0	0	0	0
48070	2,728	63	2.3	63	2.3	0	0	0	0
48071	13,058	147	1.1	68	0.7	65	2.2	14	2.8
48072	9,181	100	1.1	82	1.0	18	1.4	0	0
48073	14,124	62	0.4	40	0.4	22	0.5	0	0
48075	9,444	155	1.6	70	1.3	85	2.2	0	0
48076	10,762	217	2.0	94	1.2	45	1.9	78	14.8
48084	14,120	192	1.4	106	1.4	81	1.3	5	1.8
48085	8,370	184	2.2	151	2.0	33	3.6	0	0
48088	6,530	206	3.2	133	3.0	71	3.4	2	5.0
48095	3,240	76	2.3	75	2.6	1	0.3	0	0
48098	10,508	121	1.2	111	1.2	10	0.8	0	0
48178	4,677	61	1.3	32	1.0	26	2.3	3	1.2
48220	11,243	103	0.9	99	1.0	4	0.3	0	0
48237	12,945	221	1.7	122	1.3	99	2.8	0	0
48442	5,349	128	2.4	74	1.8	27	8.1	27	3.0
TOTAL	360,648	6417		3831		2212		374	

SOURCE: Federal Home Loan Bank Board "Detroit SMSA Housing Vacancy Survey"
Conducted October, 1983 thru February, 1984.

OAKLAND COUNTY, MICHIGAN



CITY
Village
TOWNSHIP

ZIP CODES
JUNE/1984

OAKLAND COUNTY
MICHIGAN
Oakland County Planning Division

Areas Covered by Housing Vacancy Survey

NONRESIDENTIAL CONSTRUCTION:
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

A total of 57 permits were issued for the construction of commercial buildings in Oakland County in 1983. The City of Novi issued the greatest number (10 permits) followed by Troy (5 permits) Southfield (5 permits), Waterford Township (4 permits) and Lathrup Village (4 permits). The combined total of permits issued in these five communities accounted for nearly 50% of the county total (See map pg. 33). However, over 60% of the communities in Oakland County did not issue a single commercial building permit in 1983.

**Novi
Ranks #1**

Five Year Trend

Commercial building permits issued in 1983 (57 permits) increased nearly 10% from permits recorded the previous year (52 permits), ending a downward trend of the last four years. However, the number of permits issued in 1983 is far short of the 203 permits issued in 1979. Five communities issued over 10 commercial permits in 1979; only one community issued over 10 permits in 1983. The following communities have experienced the greatest amount of commercial construction during the past five years: Troy, Novi, Waterford Township, Farmington Hills and Southfield.

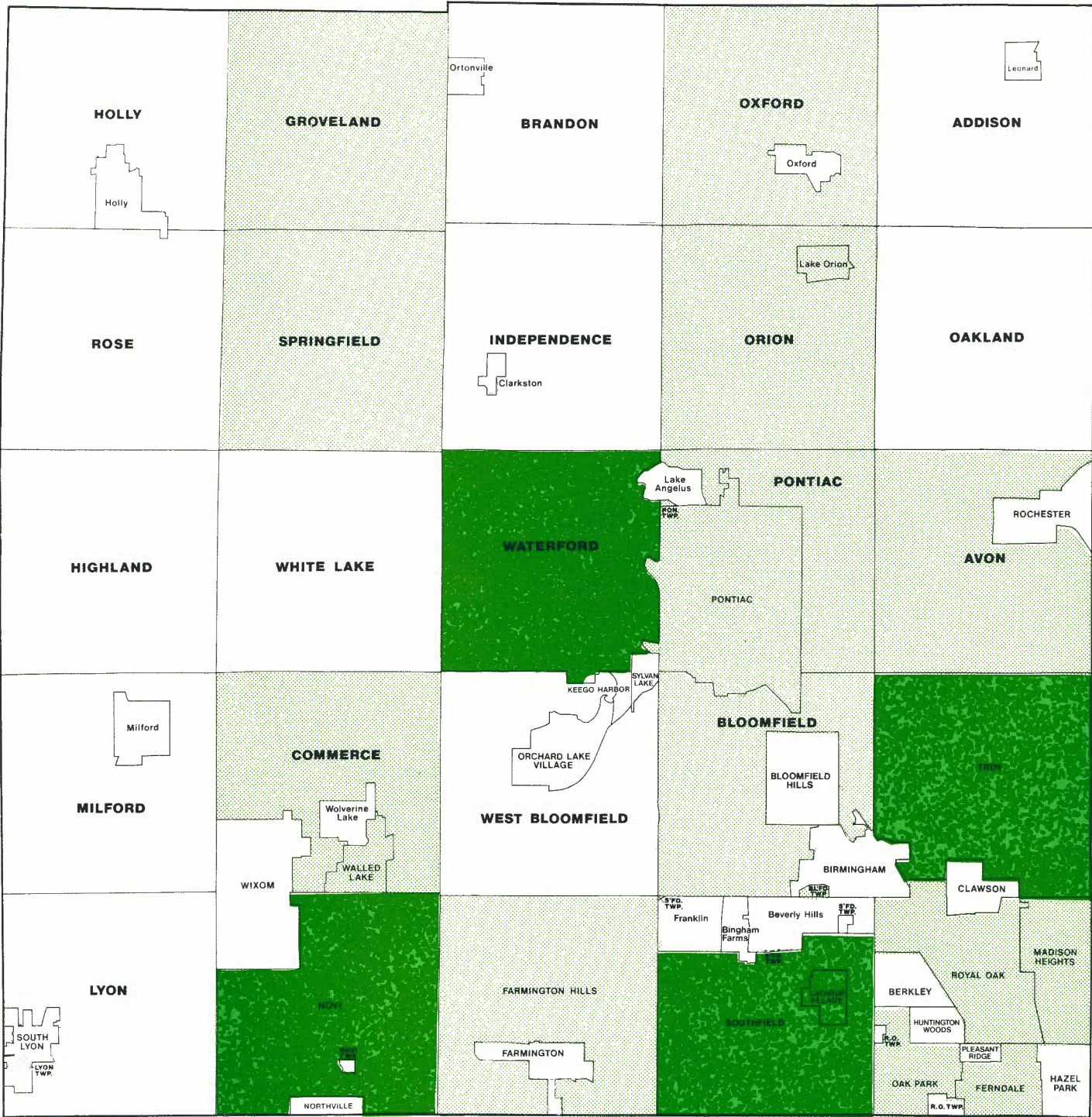
**Commercial
Development
Rises**

TABLE VII
 AUTHORIZED CONSTRUCTION BASED ON COMMERCIAL BUILDING PERMITS ISSUED
 IN OAKLAND COUNTY: 1979 - 1983

<u>Community</u>	<u>Commercial Building Permits</u>		
	<u>1983</u>	<u>1982</u>	<u>1979</u>
1. Novi	10	4	18
2. Troy	5	5	37
3. Southfield	5	5	30
4. Waterford	4	12	20
5. Lathrup Village	4	1	2
6. Madison Heights	3	1	12
7. Farmington Hills	2	6	4
8. Orion Township	2	2	0
9. Commerce Township	2	1	1
10. Pontiac	2	1	8
11. Ferndale	2	1	7
12. Bloomfield Township	2	0	5
13. Oxford Township	2	0	0
14. Oak Park	2	0	3
15. Springfield Township	2	0	1
16. Royal Oak	1	2	5
17. Avon Township	1	2	2
18. Lake Orion	1	2	1
19. Walled Lake	1	1	0
20. Pontiac Township	1	1	0
21. Groveland Township	1	0	1
22. Rochester	1	0	0
23. Lyon Township	1	0	0
24. Highland Township	0	1	6
25. Ortonville	0	1	0
26. Milford	0	1	3
27. South Lyon	0	1	2
28. White Lake Township	0	1	1
29. West Bloomfield Township	0	0	6
30. Clawson	0	0	1
31. Birmingham	0	0	3
32. Berkley	0	0	11
33. Holly	0	0	3
34. Wixom	0	0	2
35. Brandon Township	0	0	1
36. Farmington	0	0	1
37. Addison	0	0	1
38. Holly Township	0	0	1
39. Clarkston	0	0	1
40. Franklin	0	0	1
41. Hazel Park	0	0	1
42. Pleasant Ridge	<u>0</u>	<u>0</u>	<u>1</u>
TOTAL	<u>57</u>	<u>52</u>	<u>203</u>

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

OAKLAND COUNTY MICHIGAN



1983 Commercial Building Permits Issued Level of Intensity

CITY
Village
TOWNSHIP



HIGH

$\frac{1}{2}$ of Total

(over 4 permits/community)

LOW

$\frac{1}{2}$ of Total

(3 permits or less/community)

None

Total Permits: 57

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

Office

A total of 79 building permits were issued for office construction in Oakland County in 1983. Approximately one-half of this activity was confined to the communities of Southfield (23 permits) and Farmington Hills (15 permits). Approximately 75% of the County's 61 communities did not issue a single permit in 1983, while 9 of the 16 permit issuing communities recorded only one permit. Communities in the most northern and western areas of the county are among those that were not impacted by office construction. (see map pg. 36).

**City
of
Southfield
Surges**

Five Year Trend

Building permits issued for office construction in the county has fluctuated during the last 5 years. Although 1983 experienced an upswing of activity since 1981; the greatest number of permits issued during the past 5 years occurred in 1980.

**Office
Construction
Fluctuates**

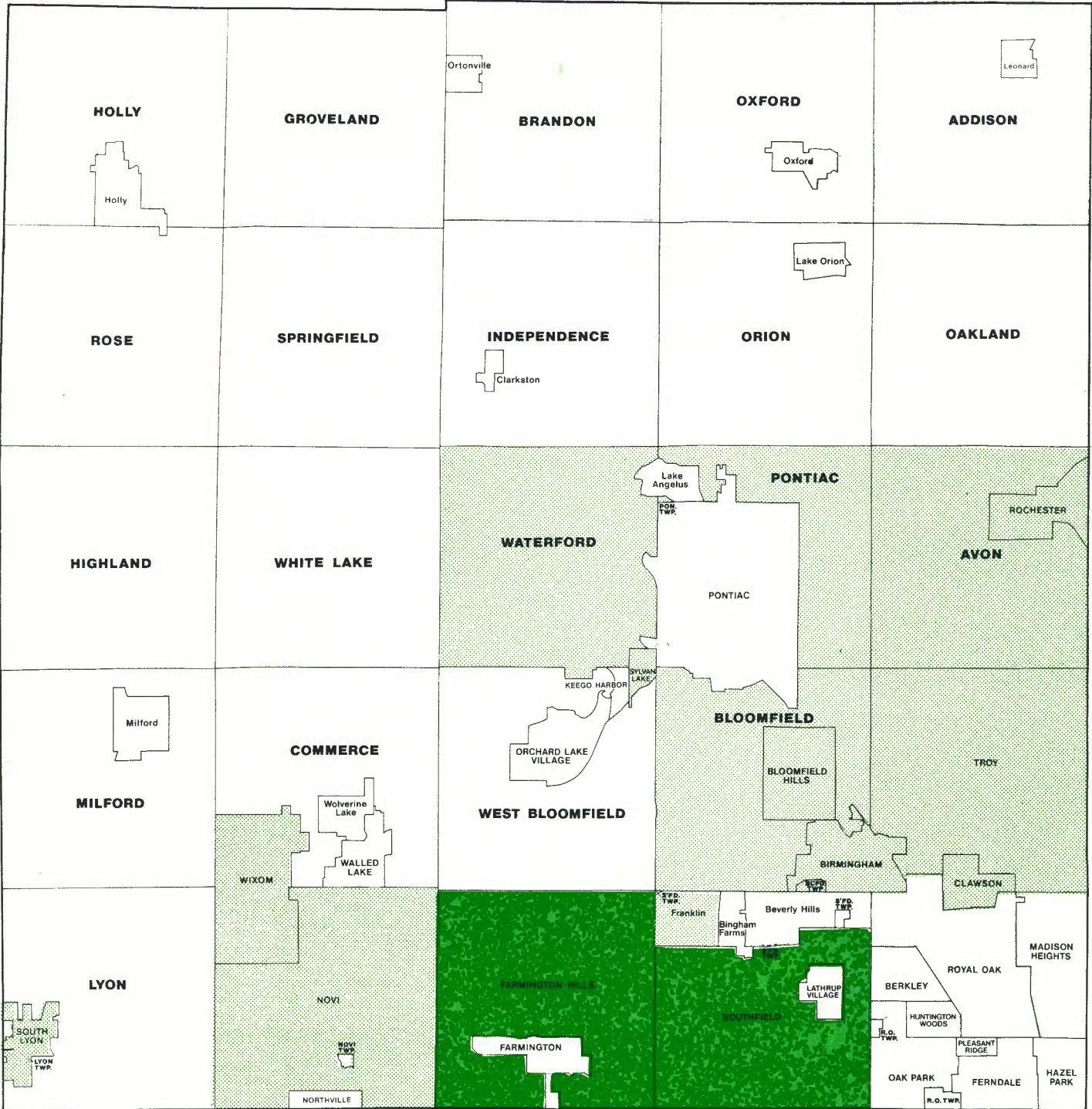
The Cities of Farmington Hills and Southfield have consistently remained within the top five permit issuing communities since 1979. The Cities of Troy, Bloomfield Hills, Novi and Bloomfield Township have also experienced a notable amount of office development.

TABLE VIII
 AUTHORIZED CONSTRUCTION BASED ON OFFICE BUILDING PERMITS ISSUED
 IN OAKLAND COUNTY: 1979 - 1983

<u>Community</u>	<u>Office Building Permits</u>		
	<u>1983</u>	<u>1982</u>	<u>1979</u>
1. Southfield	23	8	14
2. Farmington Hills	15	10	12
3. Troy	14	2	22
4. Bloomfield Hills	8	10	1
5. Bloomfield Township	4	3	5
6. Avon Township	3	1	0
7. Birmingham	3	0	3
8. Novi	1	5	4
9. Waterford Township	1	4	6
10. Rochester	1	1	1
11. Wixom	1	0	0
12. Clawson	1	0	1
13. Pontiac Township	1	0	1
14. South Lyon	1	0	1
15. Franklin	1	0	0
16. Sylvan Lake	1	0	0
17. West Bloomfield Township	0	1	2
18. Berkley	0	1	1
19. Orion Township	0	1	1
20. Lathrup Village	0	1	2
21. Royal Oak	0	1	1
22. Pontiac	0	1	1
23. Commerce Township	0	0	1
24. Independence Township	0	0	3
25. Lyon Township	0	0	2
26. Highland Township	0	0	1
27. Wolverine Lake	0	0	1
28. White Lake Township	0	0	1
29. Walled Lake	<u>0</u>	<u>0</u>	<u>1</u>
TOTAL	<u><u>79</u></u>	<u><u>50</u></u>	<u><u>89</u></u>

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

OAKLAND COUNTY MICHIGAN



1983 Office Building Permits Issued Level of Intensity

CITY
Village
TOWNSHIP



HIGH



(over 14 permits /community)

LOW



(14 permits or less /community)

None

Total Permits: 79

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

Industrial

A county-wide total of 75 permits were issued for industrial building construction in 1983. The Cities of Troy and Farmington Hills accounted for over 40% of the permits issued throughout the county. The City of Madison Heights and Avon Township also issued a notable number of permits (see map pg. 39) compared with the county's remaining communities. Primary areas impacted by industrial construction follow the I-75 and I-96 growth corridors. In addition, nearly 75% of the communities in Oakland County did not issue a single industrial permit in 1983.

**Farmington Hills
and Troy
Share
#1 Ranking**

Five Year Trend

Permits issued for Industrial building construction in 1983 increased over 20% from the preceeding year and ended a downward spiral since 1979. The Cities of Troy and Madison Heights have consistantly placed among the Top Five permit issuing communities during the last five years. The following comunities have also experiened the demand for Industrial construction during this period: Avon Township, Farmington Hills and Wixom.

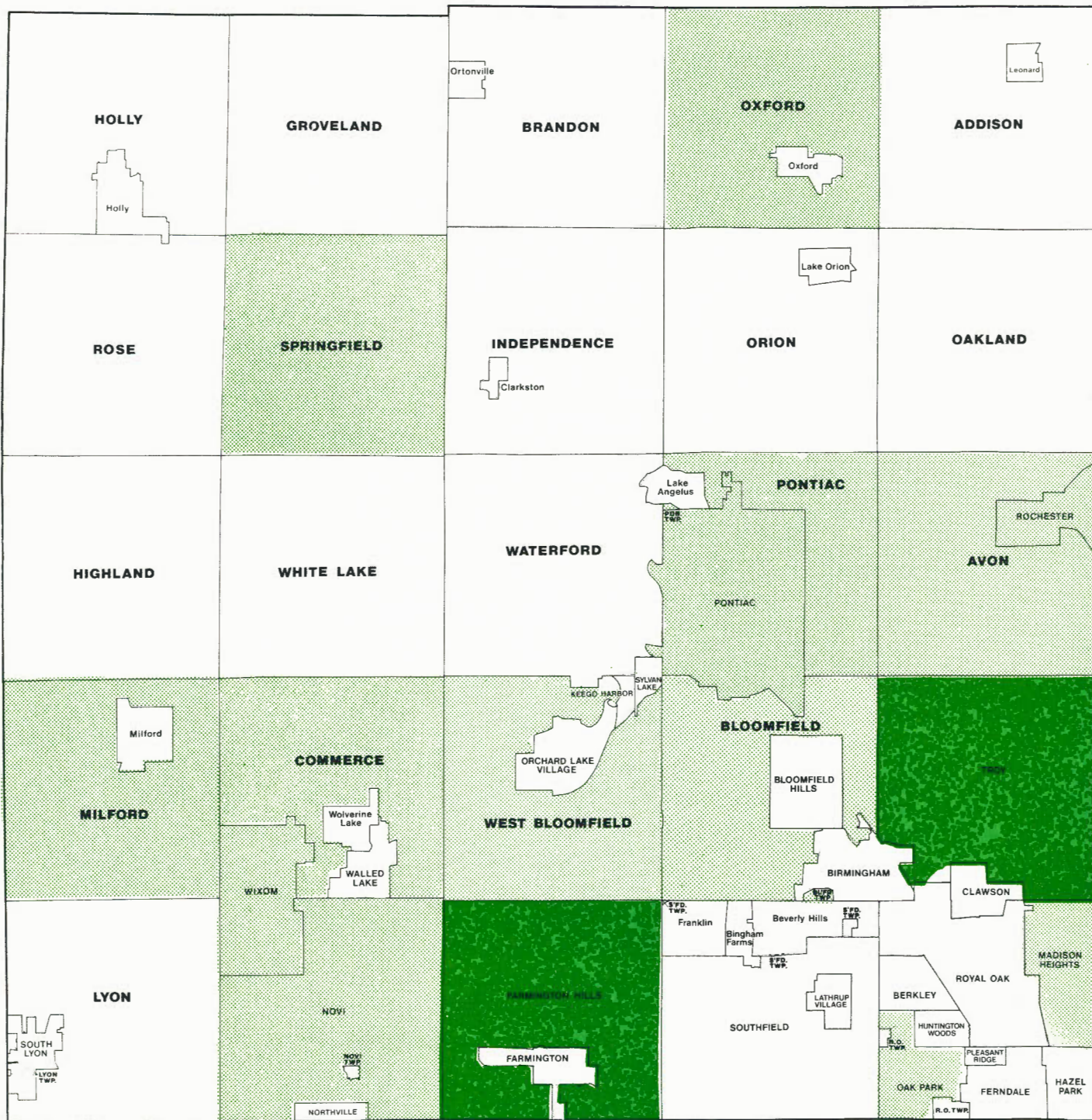
**Industrial
Permits
Rebound**

TABLE IX
 AUTHORIZED CONSTRUCTION BASED ON INDUSTRIAL BUILDING PERMITS ISSUED
 IN OAKLAND COUNTY: 1979 - 1983

<u>Community</u>	<u>Industrial Building Permits</u>		
	<u>1983</u>	<u>1982</u>	<u>1979</u>
1. Farmington Hills	16	2	14
2. Troy	16	22	55
3. Avon Township	8	3	11
4. Madison Heights	8	4	27
5. Commerce Township	6	2	12
6. Oak Park	5	3	8
7. Wixom	3	6	8
8. Pontiac	3	4	8
9. Pontiac Township	3	2	7
10. Oxford Township	1	2	2
11. Springfield Township	1	1	1
12. Rochester	1	1	1
13. Novi	1	1	21
14. Milford Township	1	0	9
15. Bloomfield Township	1	0	0
16. West Bloomfield Township	1	0	0
17. Ferndale	0	3	0
18. Southfield	0	2	2
19. Orion Township	0	1	1
20. Waterford Township	0	1	1
21. Lyon Township	0	1	2
22. Holly	0	1	0
23. Highland Township	0	0	5
24. South Lyon	0	0	3
25. Royal Oak	0	0	4
26. Walled Lake	0	0	2
27. White Lake Township	0	0	2
28. Oxford	0	0	7
29. Clawson	0	0	3
30. Royal Oak Township	<u>0</u>	<u>0</u>	<u>1</u>
TOTAL	<u>75</u>	<u>62</u>	<u>217</u>

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

OAKLAND COUNTY MICHIGAN



1983 Industrial Building Permits Issued Level of Intensity

CITY
Village
TOWNSHIP

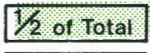
1 0 1 2 3 4 5 MILES

HIGH



(over 10 permits/community)

LOW



(8 permits or less/community)

None

Total Permits: 75

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

BANK AND SAVINGS AND LOAN DEVELOPMENT

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.

A total of eight financial institutions were either established, approved or pending approval in Oakland during 1983. The configuration of this development follows a direct northern pattern with the City of Southfield as its base. These communities include: the Townships of Bloomfield, Pontiac, and Orion. Waterford Township reflects the only departure to this North/South pattern. Conversely, over 90% of the communities in Oakland County did not experience Financial Institution development in 1983.

**Financial
Institutions
Cautious**

Five Year Trend

Traditionally, the I-696 corridor provided the focal point for Financial Institution development in Oakland, with scattered locations along the I-75 corridor. However, this consistent pattern has been altered in 1983, the weakest year for development since 1979.

The development of new banks and savings and loan associations in Oakland County declined nearly 30% since 1982 (12 Institutions) and nearly 80% (36 Institutions) since 1979. Communities ranking within the Top Five areas of Bank and Savings and Loan development during the last 5 years include: Southfield, Farmington Hills, Novi, Troy and Avon Township.

**Pattern
of
Development
Deviates**

TABLE X

NATIONAL AND STATE CHARTERED BANKS AND SAVINGS AND LOAN DEVELOPMENT IN
OAKLAND COUNTY

Community	National and State Chartered Branch and New Banks			Federal and State Chartered Savings and Loan Offices		
	1983	1982	1979	1983	1982	1979
Avon Township		1	2			
Bingham Farms			1*			
Birmingham					1	
Bloomfield Hills						1*
Bloomfield Twp.	1	1**	2	1*	1	1*
Commerce Twp.			1			
Farmington		1				
Farmington Hills			2			
Highland Twp.			1			
Independence Twp.			4			
Lathrup		1				
Lyon Township			1			
Madison Heights		1				
Milford Township			1*			
Novi Township			1*			
Novi		1	3	1*		
Orion Township	1					
Oxford						
Rochester						
Royal Oak						
Southfield		1**	1	2	1**	2
Pontiac Twp.	1					
Troy		2	1	1*		
Waterford Twp.			1	1*	1	1*
West Bloomfield Twp.			3			1
White Lake		1*				
Wolverine Lake			1			
TOTAL	4	10	31	4	2	5

Established

Approved*

Pending Approval**

SOURCE: State of Michigan, Department of Commerce, Financial Institutions Bureau, Bank and Trust Division.

Federal Home Loan Bank of Indianapolis, Savings and Loan Division.

REAL ESTATE VALUE

In this report the value of real estate is measured by: 1) the value of taxable real property at 50% of true cash value or "assessed valuation" as equalized, and 2) residential sales data.

The 1983 equalized valuation of real property in Oakland County is \$12,779,073,610. Approximately 57% of this total was absorbed by the county's twenty-six cities, followed by the township aggregate of 39% and 4% for villages. Three communities recorded over 30% of the county's total real estate value: the City of Southfield recorded the highest, followed by the City of Troy and Bloomfield Township (see map, pg. 48). The City of Southfield, sustaining a real estate value greater than any other community in the county, leads the City of Troy by a slim \$13 million in assessed valuation.

**City of
Troy
Narrows
the Gap**

Communities exhibiting the highest average square mile value of real estate (a measurement incorporating development density per average square mile) include the Cities of Birmingham, Clawson, Pleasant Ridge, Huntington Woods, Berkley, Royal Oak, and Farmington. The majority of these communities are located in southeast Oakland County (see map pg. 49).

**Intense
Development**

Communities recording some of the County's lowest average square mile values include the Townships of Milford, Addison, Rose, Groveland and Holly.

Five Year Trend

**Property
Values
Level**

The assessed value of real property in Oakland County in 1983 decreased 2.5% since 1982, reversing the constant escalation of property values of past inflation burdened years. The top five communities supporting the highest real estate value in 1979 repeated the same through 1983. Eight communities in southeast Oakland County absorbed approximately 65% of the county's real estate value in 1983 compared with eleven communities the previous four years. The City of Troy has experienced the largest amount of increase in the value of real property since 1979, as Southfield Township recorded the smallest increase. Furthermore, the county's 1983 average square mile value of real estate has also decreased approximately 2.5% since 1982, while recording a 30% increase over 1979 figures. Four of the top five communities supporting the highest average square mile values in 1983 have repeated the same since 1979. These communities include the Cities of Birmingham, Clawson, Pleasant Ridge and Huntington Woods.

TABLE XI
DISTRIBUTION OF REAL ESTATE VALUE BY COMMUNITY (ASSESSED)
IN OAKLAND COUNTY: 1979 - 1983

<u>Community</u>	<u>Real Estate</u>		
	<u>1983</u>	<u>1982</u>	<u>1979</u>
1. Southfield	\$ 1,189,378,500	\$ 1,208,854,949	\$ 882,951,100
2. Troy	1,176,939,350	1,183,904,719	824,202,360
3. Bloomfield Township	987,683,900	1,021,946,042	668,357,500
4. Farmington Hills	879,222,600	891,157,212	543,735,800
5. West Bloomfield Twp.	788,968,200	813,314,607	529,372,200
6. Royal Oak	651,067,400	667,259,886	475,180,600
7. Waterford Township	645,278,200	663,085,506	460,311,579
8. Avon Township	576,249,300	591,331,860	351,371,050
9. Pontiac	527,555,000	536,282,412	403,799,100
10. Birmingham	414,675,300	432,209,950	298,084,600
11. Novi	386,577,000	393,823,795	236,918,790
12. Madison Heights	338,137,500	334,490,600	241,214,200
13. Independence Township	250,574,900	251,324,141	162,912,000
14. Oak Park	249,775,770	263,571,746	181,923,019
15. Commerce Township	230,486,000	238,004,132	167,998,262
16. White Lake Township	203,772,050	211,627,483	145,782,000
17. Beverly Hills	196,441,600	209,947,562	143,986,000
18. Bloomfield Hills	192,951,900	195,258,978	122,881,600
19. Orion Township	188,219,500	194,907,319	137,724,100
20. Ferndale	178,111,900	180,875,658	136,503,500
21. Highland Township	154,713,700	161,689,551	107,237,758
22. Berkley	145,697,500	151,237,400	100,882,000
23. Farmington	142,505,400	145,604,681	107,915,750
24. Clawson	137,557,877	136,942,953	101,996,581
25. Hazel Park	125,555,385	128,514,930	98,971,620
26. Oakland Township	116,062,908	120,517,339	87,275,800
27. Pontiac Township	115,835,300	120,024,645	87,885,850
28. Wixom	100,740,430	104,683,095	80,427,130
29. Rochester	94,162,600	99,553,518	65,360,150
30. Brandon Township	90,832,235	94,782,379	60,445,700

Continued

<u>Community</u>	<u>Real Estate</u>		
	<u>1983</u>	<u>1982</u>	<u>1979</u>
31. Springfield Township	\$ 89,604,400	\$ 92,446,284	\$ 58,288,602
32. Huntington Woods	87,873,050	90,337,394	62,600,500
33. Milford Township	82,161,000	87,423,866	56,667,775
34. Oxford Township	81,238,070	83,756,962	60,610,500
35. Lyon Township	80,565,100	77,788,884	56,438,400
36. Franklin	70,350,000	72,719,086	50,869,600
37. Lathrup Village	68,838,050	72,126,762	50,418,950
38. Orchard Lake Village	57,552,300	56,447,662	35,203,500
39. Addison Township	54,399,270	55,526,352	40,408,000
40. Rose Township	51,789,150	54,129,334	37,801,100
41. Groveland Township	49,503,400	50,721,214	39,607,050
42. Bingham Farms	48,885,800	45,115,956	16,175,600
43. Walled Lake	46,732,450	46,397,024	32,165,600
44. Milford	46,569,400	48,301,884	31,932,550
45. South Lyon	42,677,100	44,450,972	31,291,000
46. Wolverine Lake	39,788,300	41,692,600	30,909,900
47. Holly Township	38,019,850	39,271,880	29,047,550
48. Pleasant Ridge	35,112,455	37,250,004	24,163,300
49. Northville	35,086,333	36,607,460	25,681,340
50. Holly	31,482,175	32,317,394	22,270,500
51. Royal Oak Township	29,561,300	30,059,212	28,157,300
52. Sylvan Lake	26,032,200	26,476,392	18,082,400
53. Lake Orion	23,229,200	24,228,200	17,894,300
54. Oxford	23,159,150	23,771,241	17,289,450
55. Keego Harbor	22,531,200	22,517,918	15,070,600
56. Lake Angelus	12,594,775	12,113,052	7,055,661
57. Clarkston	12,528,600	12,585,621	8,684,300
58. Ortonville	9,724,684	9,868,032	6,907,050
59. Leonard	2,756,244	2,855,806	2,219,600
60. Novi Township*	2,492,900	2,706,339	2,101,785
61. Southfield Township	<u>590,500</u>	<u>623,280</u>	<u>488,000</u>
COUNTY TOTALS	<u>\$12,779,073,610</u>	<u>\$13,079,363,323</u>	<u>\$8,930,049,562</u>

SOURCE: 1983 Equalization Report.

TABLE XII

AVERAGE SQUARE MILE DISTRIBUTION OF REAL ESTATE (ASSESSED VALUE)
 IN OAKLAND COUNTY: 1979 - 1983

<u>Community</u>	<u>Real Estate/Average Square Miles</u>		
	<u>1983</u>	<u>1982</u>	<u>1979</u>
1. Birmingham	\$ 84,974,447	\$88,567,612	\$65,226,389
2. Clawson	61,963,077	61,686,014	47,003,032
3. Pleasant Ridge	61,600,798	65,350,884	44,255,128
4. Huntington Woods	60,187,021	61,874,927	42,585,374
5. Berkley	56,253,861	58,392,818	39,101,550
6. Royal Oak	55,268,879	56,643,453	38,507,341
7. Farmington	54,391,374	55,574,305	40,267,070
8. Oak Park	49,756,129	52,504,331	36,384,603
9. Beverly Hills	48,866,070	52,225,761	34,446,411
10. Madison Heights	47,962,766	47,445,475	34,263,380
11. Lathrup Village	46,200,034	48,407,222	34,771,689
12. Ferndale	46,023,747	46,737,896	35,547,786
13. Hazel Park	44,681,631	45,734,850	35,221,217
14. Royal Oak Township	42,842,464	43,564,075	40,807,681
15. Southfield	42,737,279	43,437,116	33,868,473
16. Bingham Farms	40,070,328	36,980,291	13,150,894
17. Keego Harbor	39,528,421	39,505,119	27,401,090
18. Bloomfield Hills	38,590,380	39,051,795	24,333,009
19. Bloomfield Township	38,002,459	39,320,740	25,500,095
20. Troy	35,101,084	35,308,819	24,413,577
21. Northville	34,398,366	35,889,666	24,693,596
22. Sylvan Lake	31,364,096	31,899,267	21,526,666
23. Franklin	26,749,049	27,649,842	18,840,592
24. Farmington Hills	26,371,404	26,729,370	16,177,798
25. Pontiac	26,272,659	26,707,291	19,881,787
26. West Bloomfield Township	25,255,064	26,034,398	16,832,184
28. Clarkston	25,057,200	25,171,242	16,700,576
27. Rochester*	24,585,535	25,993,085	42,167,838
29. Wolverine Lake	23,543,373	24,670,177	18,963,128
30. Novi Township*	22,662,727	24,603,081	19,107,136

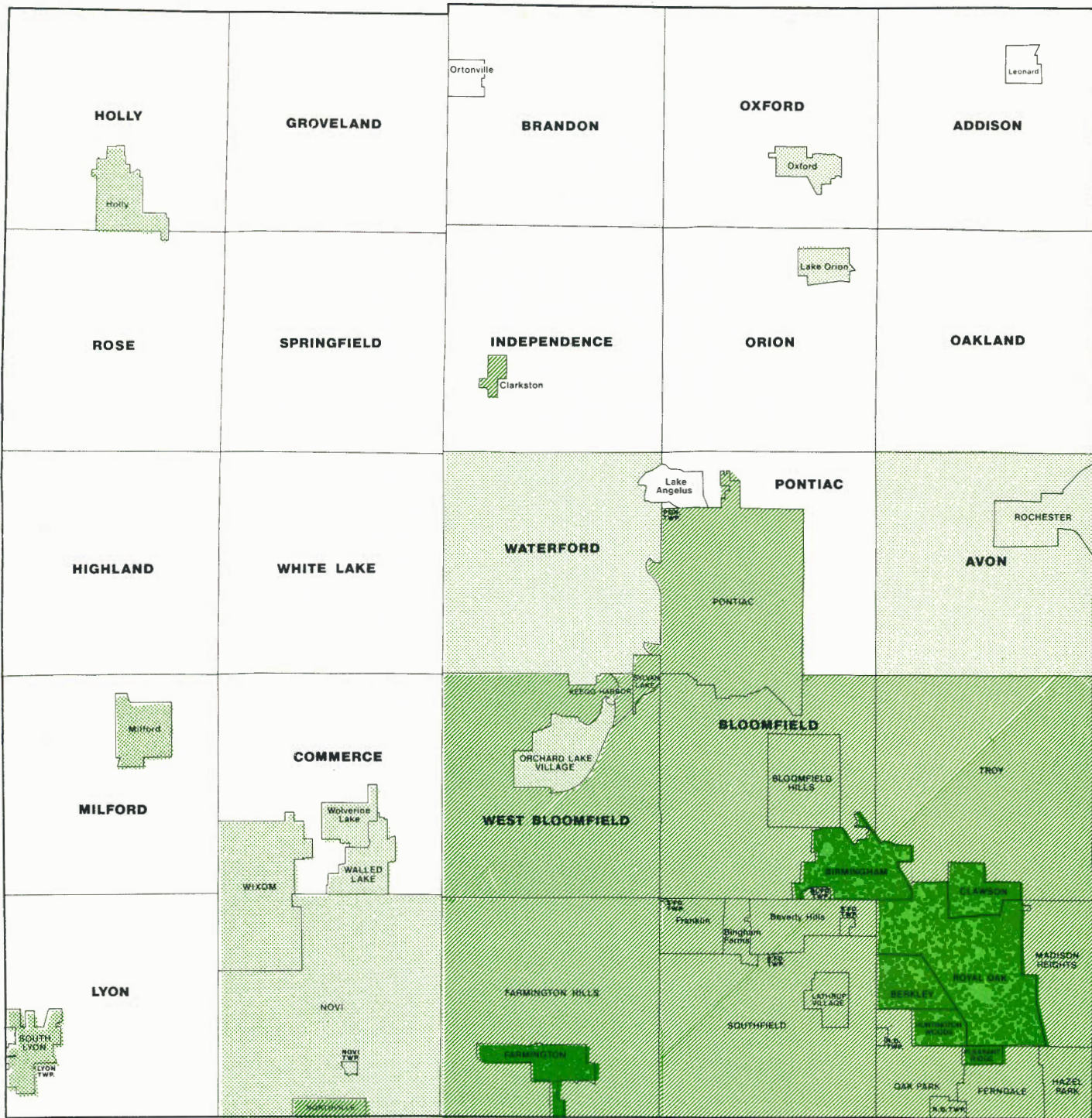
Continued

<u>Community</u>	<u>Real Estate/Average Square Miles</u>		
	<u>1983</u>	<u>1982</u>	<u>1979</u>
31. Walled Lake	\$ 19,553,326	\$19,412,980	\$13,629,491
32. Milford	18,479,921	19,167,414	15,653,210
33. Waterford Township	18,336,976	18,843,009	13,073,319
34. Lake Orion	17,868,615	18,637,076	14,090,000
35. Avon Township	17,483,292	17,940,893	9,914,533
36. South Lyon	16,605,875	17,296,098	20,187,741
37. Oxford	15,754,524	16,170,912	11,923,758
38. Orchard Lake	14,175,517	13,903,365	8,692,222
39. Novi	12,370,464	12,602,361	7,495,058
40. Wixom	10,671,656	11,160,244	8,648,078
41. Holly	10,390,157	11,182,489	8,341,011
42. Ortonville	9,724,684	9,868,032	7,048,010
43. Commerce	8,202,349	8,451,851	5,886,414
44. Lake Angelus	7,679,741	7,764,776	4,409,788
45. Pontiac Township	6,961,256	7,178,507	5,221,975
46. Independence Township	6,941,133	6,961,887	4,495,364
47. Orion Township	6,140,930	5,625,030	3,981,616
48. White Lake Township	5,492,508	5,693,502	3,972,261
49. Highland Township	4,264,435	4,456,713	2,969,752
50. Oakland Township	3,165,643	3,286,537	2,372,269
51. Southfield Township	3,107,895	3,280,421	3,050,000
52. Leonard	3,028,840	3,138,248	2,312,083
53. Brandon Township	2,601,897	2,715,049	1,737,444
54. Lyon Township	2,519,234	2,432,422	1,651,211
55. Springfield Township	2,436,226	2,513,493	1,597,054
56. Oxford Township	2,398,526	2,472,895	1,791,619
57. Milford Township	2,336,110	2,485,751	1,733,489
58. Addison Township	1,523,789	1,555,360	1,139,858
59. Rose Township	1,429,060	1,493,635	1,055,601
60. Groveland Township	1,371,285	1,405,019	1,102,601
61. Holly Township	<u>1,135,260</u>	<u>1,167,763</u>	<u>864,510</u>
Total County Average	<u>\$ 14,039,081</u>	<u>\$14,368,979</u>	<u>\$ 9,922,277</u>

*Annexation

SOURCE: Compiled by the Oakland County Planning Division.

OAKLAND COUNTY MICHIGAN



1983 Average Square Mile Value of Real Estate (S.E.V.)

Level of Intensity

CITY
Village
TOWNSHIP

1 0 1 2 3 4 5 MILES

HIGH		(over \$50 million/community)
UPPER MIDDLE		(between \$25 million - \$50 million/community)
LOWER MIDDLE		(between \$10 million - \$25 million/community)
LOW		(less than \$10 million/community)

County Avg. Sq. Mile Valuation: \$14,039,081
Source: Oakland County Planning Division

Residential Real Estate

In 1983 the average selling price of single family residential dwelling units in Oakland County was \$71,200 and condominiums, \$69,600. The average selling price is based on the total number of units sold and recorded in each community, exclusive of sales through creative financing. A total of 9,709 single family units and 1,000 condominiums were sold in 1983 (see map, pg. 54).

Communities maintaining the highest average household income in the county are predominantly among those recording the highest average selling prices. The top five communities achieving the highest average single family selling prices include: Lake Angelus, Bloomfield Hills, Bingham Farms, Orchard Lake, and Franklin Village. Condominium sales were highest in Bingham Farms, West Bloomfield Township, Bloomfield Township, Bloomfield Hills and Beverly Hills. (see map, pg. 53). The City of Bloomfield Hills established the highest average selling price as the City of Pontiac recorded the lowest in 1983 for communities recording more than ten units sold.

**Housing
Costs
Highest
in
Bloomfield Hills
and
Bingham Farms**

Five Year Trend

In 1983 the average selling price of residential dwelling units was \$71,200 representing a 3% increase from the 1982 average of \$69,500, yet below the county's highest recorded average of 72,900 in 1981. The top five communities consistently recording the highest average sales price since 1979 include: Bloomfield Hills, Bloomfield Township, West Bloomfield Township, Orchard Lake and Southfield Township which includes the Villages of Franklin, Bingham Farms and Beverly Hills.

**Housing
Costs
And
Units Sold
Rise**

A total of 10,709 residential units were sold and recorded in 1983 which represents a reversal of the downward trend of the proceeding four years. In 1979 approximately 18,700 units were sold, followed by 11,700 units in 1980, 9,000 units in 1981 and 6,400 in 1982. The top five communities consistently recording the greatest number of units sold since 1979 include: Troy, Royal Oak, Bloomfield Township, Southfield and Farmington Hills.

TABLE XIII
1983 AVERAGE SELLING PRICE AND RECORDED SALES OF
RESIDENTIAL DWELLING UNITS

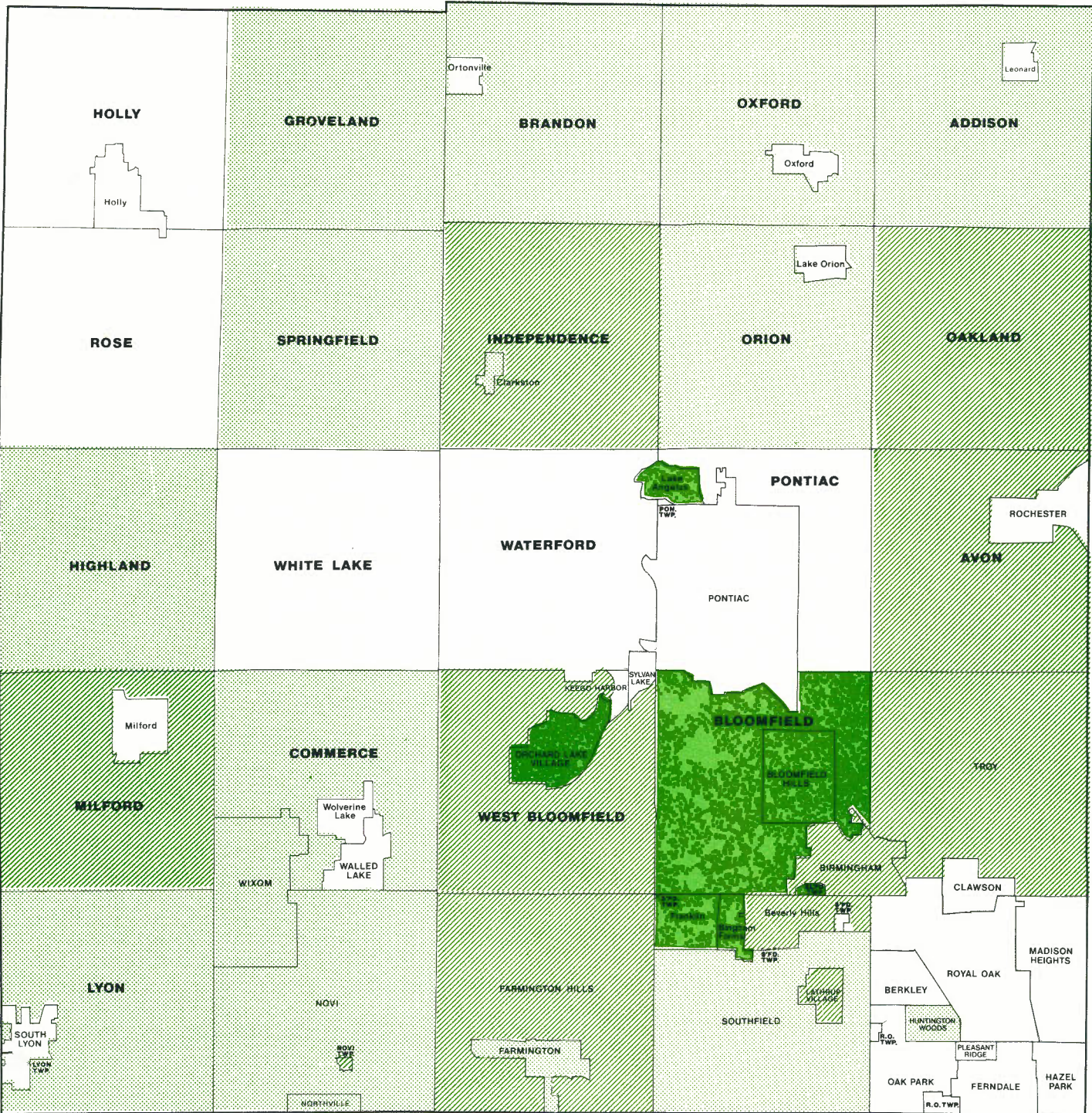
	<u>Community</u>	<u>Single Family</u>		<u>Condominium</u>	
		<u>Units Sold</u>	<u>Ave. \$</u>	<u>Units Sold</u>	<u>Ave. \$</u>
1.	Lake Angelus	1	310,000	--	--
2.	Bloomfield Hills	25	299,600	12	103,000
3.	Bingham Farms	13	175,300	5	174,400
4.	Orchard Lake	29	151,400	--	--
5.	Franklin Village	42	141,700	--	--
6.	Bloomfield Township	590	134,900	90	107,300
7.	West Bloomfield Township	517	105,000	85	116,200
8.	Novi Township	1	98,000	--	--
9.	Oakland Township	60	96,800	--	--
10.	Beverly Hills	218	95,900	4	91,500
11.	Avon Township	560	90,000	126	69,900
12.	Farmington Hills	641	89,400	75	54,700
13.	Birmingham	405	88,900	40	74,600
14.	Milford Township	30	87,600	--	--
15.	Troy	841	82,700	76	62,300
16.	Independence Township	175	81,100	6	65,500
17.	Lathrup Village	66	78,500	10	70,000
18.	Northville	30	74,800	19	76,700
19.	Novi	223	74,300	147	55,500
20.	Addison Township	17	73,200	--	--
21.	Groveland Township	10	72,900	--	--
22.	Huntington Woods	91	71,200	--	--
23.	Farmington	109	69,900	22	63,700
24.	Clarkston Village	10	69,900	--	--
25.	Lyon Township	23	68,400	--	--
26.	Commerce Township	182	67,300	4	45,400
27.	Springfield Township	52	67,000	--	--
28.	Southfield	540	66,000	111	67,700
29.	Oxford Township	34	63,800	1	53,500

	<u>Community</u>	<u>Single Family</u>		<u>Condominium</u>	
		<u>Units Sold</u>	<u>Ave. \$</u>	<u>Units Sold</u>	<u>Ave. \$</u>
30.	Wixom	50	63,000	--	--
31.	Brandon Township	39	61,800	--	--
32.	Highland Township	92	60,500	--	--
33.	Orion Township	168	60,100	9	30,300
34.	Pleasant Ridge	37	59,900	--	--
35.	Rochester	63	59,100	7	47,000
36.	White Lake Township	162	58,900	--	--
37.	Holly Township	17	58,700	--	--
38.	Sylvan Lake	28	54,800	--	--
39.	Oxford Village	16	53,000	--	--
40.	Waterford Township	538	51,200	23	35,100
41.	Rose Township	38	50,000	--	--
42.	Wolverine Lake	35	49,700	--	--
43.	Milford Village	36	49,200	--	--
44.	South Lyon	42	48,500	5	40,700
45.	Royal Oak	862	47,500	77	44,100
46.	Clawson	160	45,700	--	--
47.	Walled Lake	32	45,000	16	48,000
48.	Pontiac Township	86	44,400	15	41,500
49.	Holly Village	56	42,300	--	--
50.	Lake Orion Village	20	41,400	--	--
51.	Berkley	225	41,200	--	--
52.	Oak Park	306	40,300	2	32,500
53.	Madison Heights	296	40,000	12	37,500
54.	Leonard Village	2	39,000	--	--
55.	Ferndale	284	29,700	--	--
56.	Keego Harbor	10	28,400	--	--
57.	Hazel Park	194	28,300	--	--
58.	Royal Oak Township	2	28,300	--	--
59.	Pontiac	<u>270</u>	<u>27,500</u>	<u>1</u>	<u>20,000</u>
	TOTAL	9,709	\$71,300	1,000	\$ 69,600

Ave. County \$ Value - \$71,200

Total County Sales - 10,709





OAKLAND COUNTY MICHIGAN



1983 Average Selling Price/Res. Dwellings

Level of Value

(Condominiums excluded)

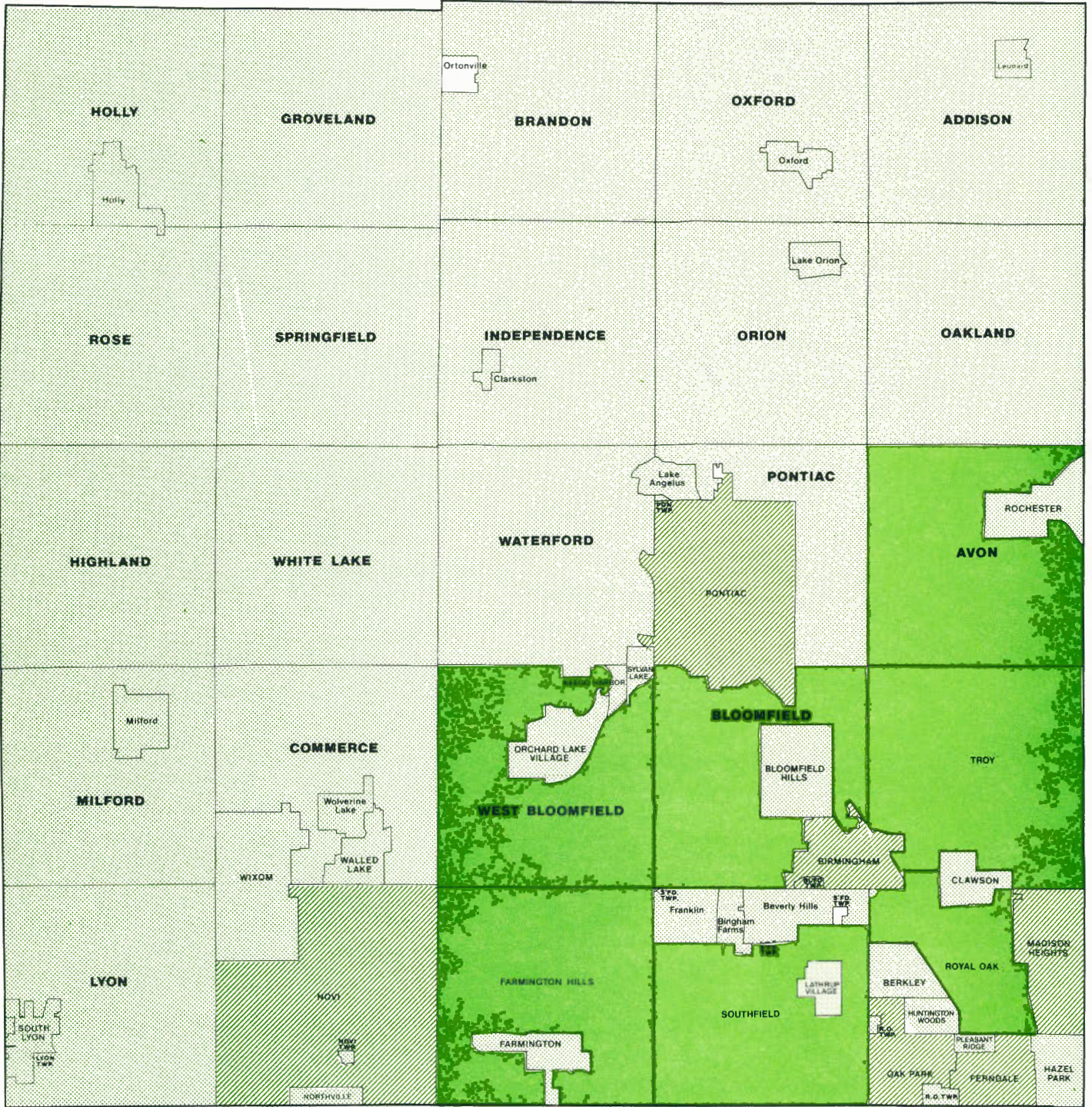
- HIGH**  (over \$125,000/community)
- UPPER MIDDLE**  (between \$75,000 and \$125,000/community)
- LOWER MIDDLE**  (between \$60,000 and \$75,000/community)
- LOW**  (less than \$60,000/community)

County Ave. Value: \$71,300
Source: Oakland County Planning Division

CITY
Village
TOWNSHIP



OAKLAND COUNTY MICHIGAN

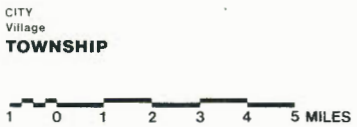


1983 Residential Dwelling Units Sold

Level of Intensity

- HIGH** 1/3 of Total (over 600 sales/community)
- MEDIUM** 1/3 of Total (between 250 and 600 sales/community)
- LOW** 1/3 of Total (less than 250 sales/community)
- None** None

Total Units Sold: 10,709
 Source: Oakland County Planning Division



Industrial and Commercial Real Estate

Three communities account for over 50% of the County's value of industrial real estate. These communities include: the cities of Pontiac, Troy and Madison Heights, which are located contiguous to the I-75 corridor (see map pg. 59). Several areas have recorded the least amount of industrial value which include: Northville, Brandon Township, Rose Township, Pleasant Ridge and Sylvan Lake.

**Pontiac,
Troy and
Madison Heights
Dominate**

The value of commercial real estate in Oakland County is approximately 18 percent of the total value of all real county property and absorbed primarily by the following communities: Southfield, Troy, Farmington Hills and Royal Oak. These communities account for over 50 percent of the commercial real estate within the county's 61 local communities (see map pg. 60).

**Southeast
Oakland
Impacted**

Four Year Trend

The value of industrial real estate in Oakland has increase 2 percent since 1982 and over 10% since 1980. The top five communities maintaining the greatest value of industrial real estate during the past four years include: Pontiac, Troy, Madison Heights, Farmington Hills and Novi.

The value of commercial real estate increased 3 percent over 1982 figures and 15 percent since 1980. Communities consistantly achieving the highest commercial real estate values during the past four years include: Southfield, Troy, Farmington Hills, Royal Oak and Waterford Township. As of 1983 the City of Pontiac, has been surpassed by the City of Novi within the top ten commercial value ranking.

**Commercial
&
Industrial
Property
Rise**

TABLE XIV
 DISTRIBUTION OF INDUSTRIAL REAL ESTATE VALUE BY COMMUNITY (ASSESSED)
 IN OAKLAND COUNTY: 1980 - 1983

Community	Industrial Real Estate Value		
	1983	1982	1980
1. Pontiac	\$ 218,566,200	\$219,463,400	\$203,199,975
2. Troy	179,649,200	173,706,100	163,605,281
3. Madison Heights	83,350,500	80,374,800	69,796,574
4. Farmington Hills	61,435,860	58,671,300	40,338,500
5. Novi	59,493,850	58,233,250	44,982,308
6. Wixom	41,205,270	39,922,070	39,117,400
7. Waterford	32,160,000	31,421,900	30,039,742
8. Oak Park	29,415,060	29,615,220	24,147,429
9. Commerce Township	24,152,300	22,917,300	20,317,126
10. Royal Oak	20,174,900	19,768,500	23,031,556
11. Avon Township	20,111,300	21,514,600	29,440,744
12. Ferndale	18,921,500	18,788,800	18,686,035
13. Southfield	18,869,900	19,012,500	38,978,273
14. Milford Township	17,980,200	15,422,000	14,172,492
15. Pontiac Township	15,013,125	14,724,900	12,618,210
16. Rochester	12,726,700	17,131,500	7,995,256
17. Oxford Township	12,241,360	10,631,060	8,205,402
18. Orion Township	10,070,200	9,757,900	6,935,580
19. Clawson	8,724,440	8,719,249	8,691,191
20. Hazel Park	7,758,200	7,816,246	8,699,814
21. Farmington	6,170,350	5,941,430	5,405,398
22. Lyon Township	5,846,500	5,857,100	5,312,938
23. Birmingham	5,689,800	5,675,800	5,833,047
24. Walled Lake	4,951,900	4,761,400	3,839,103
25. Bloomfield Township	4,441,650	4,483,600	0
26. Springfield Township	4,196,500	4,391,100	2,860,738
27. Royal Oak Township	3,454,300	3,454,300	4,238,310
28. Highland Township	2,873,000	3,098,700	2,845,800
29. Independence Township	2,142,800	2,141,800	0
30. Holly Township	2,132,425	2,098,900	2,038,521
31. West Bloomfield Twp.	2,114,400	2,069,725	0
32. Berkley	1,546,400	1,538,500	2,802,437
33. South Lyon	1,404,500	1,399,300	1,562,952
34. Groveland Township	1,347,900	1,366,700	1,340,924
35. White Lake Township	1,345,550	1,328,100	0
36. Addison Township	995,200	956,800	869,266
37. Oakland Township	840,100	827,900	766,065
38. Sylvan Lake	756,600	767,500	1,582,708
39. Pleasant Ridge	722,800	655,800	616,509
40. Rose Township	577,600	577,600	2,032,145
41. Brandon Township	418,800	443,750	0
42. Northville	339,900	339,900	386,062
TOTAL	\$ 946,468,489	\$931,788,300	\$857,331,821

SOURCE: 1983 Equalization Report Oakland County, Michigan

TABLE XV
 DISTRIBUTION OF COMMERCIAL REAL ESTATE VALUE BY COMMUNITY (ASSESSED)
 IN OAKLAND COUNTY: 1980 - 1983

<u>Community</u>	<u>Commercial Real Estate Value</u>		
	<u>1983</u>	<u>1982</u>	<u>1980</u>
1. Southfield	\$ 566,030,550	\$550,843,550	\$479,489,493
2. Troy	292,204,700	281,609,050	238,955,750
3. Farmington Hills	147,589,900	138,196,300	112,376,429
4. Royal Oak	122,985,200	120,774,100	118,715,274
5. Waterford Township	122,261,600	122,868,100	118,333,197
6. Novi	101,637,150	93,598,100	53,723,144
7. Pontiac	96,170,400	95,655,100	88,300,653
8. Bloomfield Township	88,636,720	88,110,370	79,310,963
9. Birmingham	88,174,300	85,328,100	80,952,384
10. Avon Township	72,823,200	73,476,500	67,267,992
11. Madison Heights	65,655,000	61,699,300	53,237,061
12. West Bloomfield Twp.	51,163,675	48,086,900	33,785,045
13. Farmington	36,243,910	34,684,890	30,135,437
14. Southfield Township	36,167,500	33,157,300	18,695,500
15. Oak Park	34,826,230	35,657,810	28,050,054
16. Pontiac Township	31,755,675	31,351,250	32,432,292
17. Rochester	29,116,450	28,955,300	30,493,954
18. Bloomfield Hills	28,852,700	27,775,100	23,806,557
19. Independence Twp.	28,580,300	28,202,100	22,214,603
20. Ferndale	27,948,000	27,838,600	25,620,075
21. Clawson	26,425,625	26,165,287	31,216,264
22. Hazel Park	23,533,901	24,092,015	21,776,947
23. Commerce Township	22,551,400	20,035,900	10,924,435
24. Orion Township	22,365,150	21,842,250	21,282,204
25. Wixom	22,030,230	23,547,650	20,949,907
26. Royal Oak Township	20,910,000	21,092,700	19,841,935

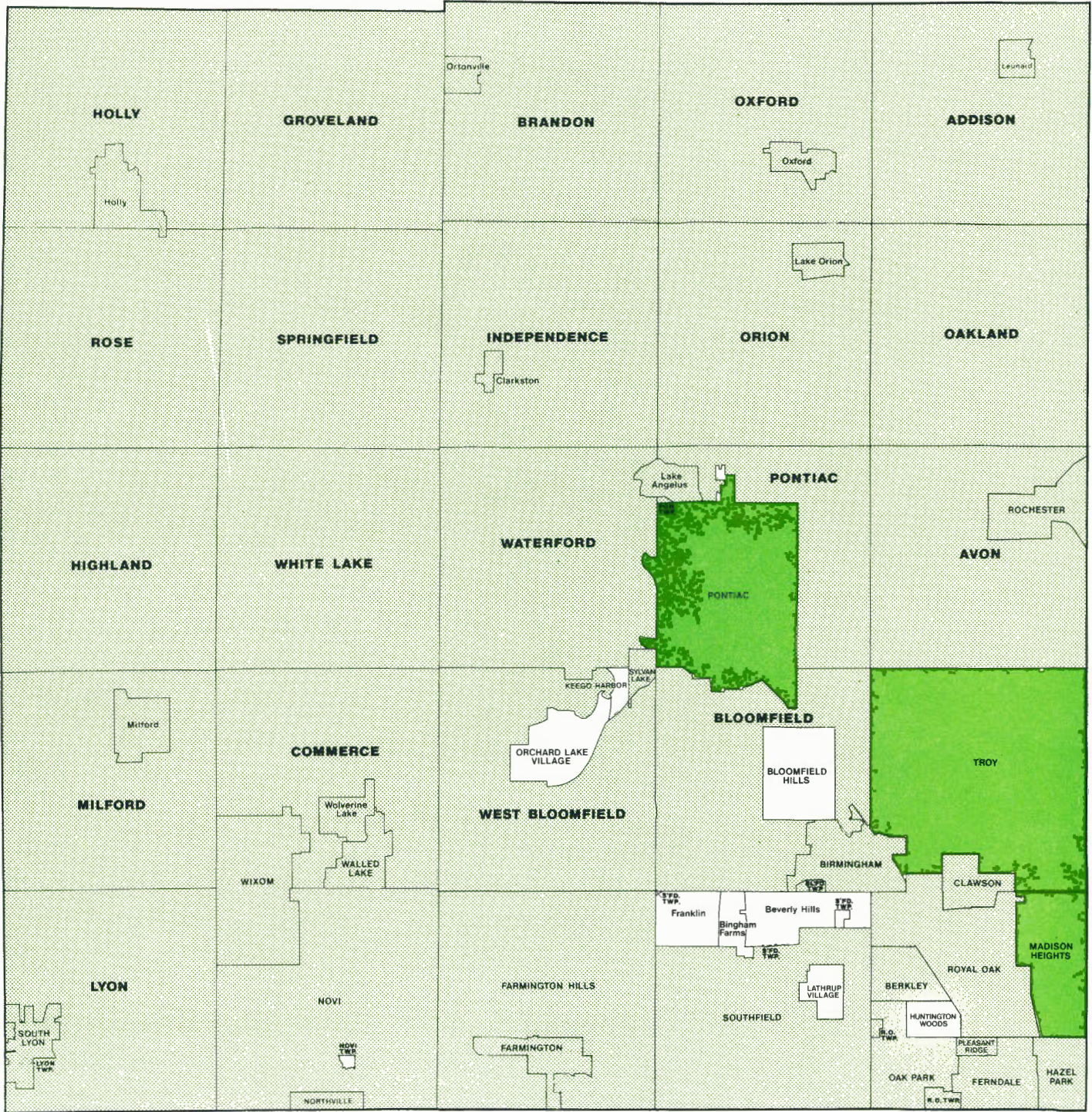
Continued

CommunityCommercial Real Estate Value

	<u>1983</u>	<u>1982</u>	<u>1980</u>
27. White Lake Township	16,249,650	16,133,900	15,145,440
28. Lyon Township	14,623,700	10,225,400	10,022,336
29. Berkley	14,545,100	14,448,200	12,205,474
30. Milford Township	14,086,800	15,562,400	8,171,765
31. Highland Township	12,514,000	12,307,400	11,487,000
32. Oxford Township	12,500,050	13,762,700	11,047,953
33. Walled Lake	12,048,500	12,378,700	13,237,789
34. South Lyon	10,827,300	10,839,500	8,715,724
35. Lathrup Village	10,422,350	10,241,550	7,361,234
36. Brandon Township	8,253,350	7,503,175	5,787,513
37. Springfield Township	6,903,900	6,526,600	3,349,208
38. Holly Township	6,630,750	6,497,100	5,268,754
39. Keego Harbor	6,496,800	6,352,600	7,140,045
40. Sylvan Lake	3,376,900	3,325,100	2,186,291
41. Orchard Lake	3,157,100	3,260,100	2,138,335
42. Groveland Township	2,774,000	2,780,000	2,952,674
43. Huntington Woods	2,202,300	2,288,600	2,157,706
44. Addison Township	2,108,900	2,093,800	2,142,536
45. Pleasant Ridge	1,944,100	2,013,400	1,920,356
46. Oakland Township	1,917,500	1,924,600	1,812,346
47. Northville	1,608,000	1,568,100	1,346,165
48. Rose Township	374,300	374,300	423,511
49. Novi Township	<u>0</u>	<u>0</u>	<u>0</u>
 TOTAL	 \$2,372,213,816	 \$2,307,050,847	 \$1,998,340,337

SOURCE: 1983 Equalization Report Oakland County, Michigan

OAKLAND COUNTY MICHIGAN



CITY
Village
TOWNSHIP

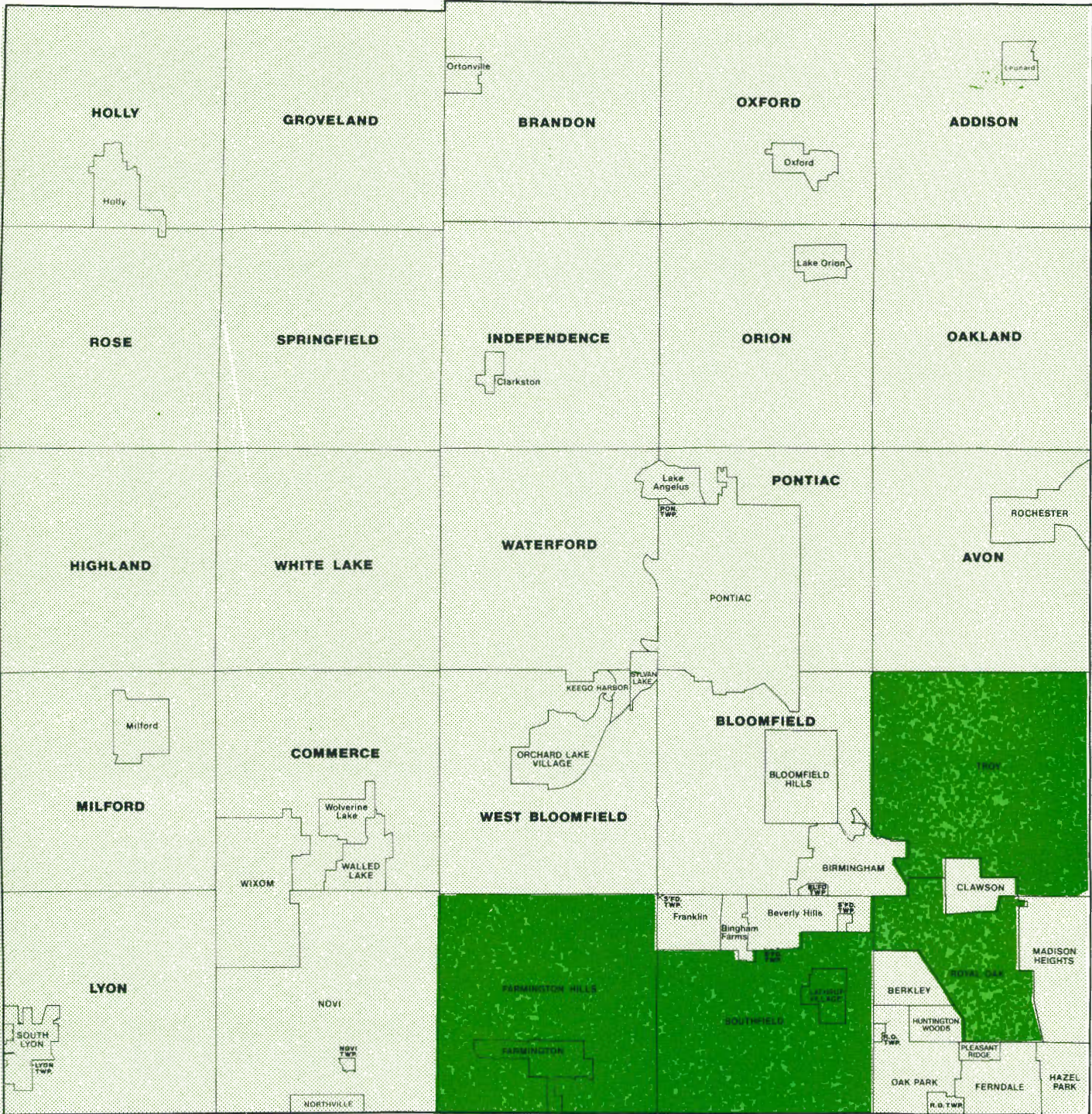
1 0 1 2 3 4 5 MILES

1983 Value of Industrial Real Estate (S.E.V.) Level of Intensity

- HIGH** 1/2 of Total (over \$80 million/community)
- LOW** 1/2 of Total (less than \$65 million/community)
- NONE**

Total Equalized Valuation: \$946,468,489
Source: Oakland County Equalization Division

OAKLAND COUNTY MICHIGAN



1983 Value of Commercial Real Estate (S.E.V.) Level of Intensity

- HIGH** 1/2 of Total (over 122.5 million/community)
- LOW** 1/2 of Total (less than 122.5 million/community)
- NONE**

CITY
Village
TOWNSHIP

1 0 1 2 3 4 5 MILES

Total Equalized Valuation: \$2,372,213,816
Source: Oakland County Equalization Division

TOWNSHIP REZONING

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.

In 1983, the Oakland County Planning Division reviewed a total of 119 township rezoning applications, 69 of which constituted the rezoning of over 825 acres of land (approximately 1.3 sq. miles). The acreage rezoned is equivalent to the land area of the Village of Bingham Farms. Over 50% of the total acres rezoned occurred in one township in northern Oakland County: Oxford Township rezoned a total of 424.77 acres in 1983. The significant amount of acreage rezoned in Oxford is the result of the proposed reclamation of an existing mining operation for residential development. Also the anticipated announcement of Oakland Technology Park and the concurrent development of Comerica on that site sparked a significant increase of commercial zoning in Pontiac Township (see map page 66).

**Comerica
Sparks
Commercial
Rezoning**

Specific zoning classifications experienced varying degrees of rezoning activity: The Suburban Farms classification accumulated 30% (approx. 260 acres); followed by Single Family; over 20% (approx. 190 acres), Commercial classification; 20% (approx. 180 acres) and Recreation; 15% (approx. 110 acres).

Of the total acreage rezoned, over 45% was generated from various Single Family classifications; nearly 30% from Extractive and 20% from Agriculture.

Five Year Trend

Township acreage rezoned in 1983 (829.36 acres) decreased over 50% from acreage rezoned in the previous year (1,709 acres), and approximately 90% compared with 1979 (7,622.98 acres). This represents the least amount of acreage rezoned during the past five years. The only departure from this downward trend took place in 1982; the result of extensive amendments to the Oakland Township Zoning Map.

**Economy
Impacts
Acreage
Rezoned**

In 1979 several townships rezoned property from various Single Family classifications to large lot (suburban farms) residential land use creating lower density and greater dollar value per lot. This activity did not continue through 1983. Townships rezoning real estate with noted consistency during the last five years include: Groveland, White Lake and Highland.

TABLE XVI
TOWNSHIP REZONING ACTIVITY/GROSS ACREAGE REZONED
IN OAKLAND COUNTY: 1979 - 1983

Township	Acres Rezoned		
	1983	1982	1979
1. Oxford	424.77	82.19	79.91
2. Pontiac	173.20	19.15	514.54
3. Rose	40.89	23.00	314.43
4. White Lake	35.98	40.51	270.11
5. West Bloomfield	22.51	0	15.91
6. Highland	20.79	29.00	535.50
7. Independence	15.49	0	71.00
8. Waterford	15.39	11.38	78.41
9. Orion	14.40	0	50.12
10. Holly	12.30	0	9.63
11. Brandon	12.00	0	10.74
12. Avon	11.12	6.40	23.04
13. Addison	10.01	127.00	60.93
14. Springfield	8.75	26.60	855.16
15. Groveland	7.94	195.28	4,163.67
16. Bloomfield	3.00	0	2.40
17. Oakland	.83	995.68	335.00
18. Milford	0	129.98	0
19. Commerce	0	22.83	231.81
20. Lyon	0	0	.67
TOTAL	<u>829.36</u>	<u>1,709.00</u>	<u>7,622.98</u>

SOURCE: Oakland County Planning Division

TABLE XVII
1983 ZONING ACTIVITY IN OAKLAND COUNTY
ACREAGE REZONED BY CLASSIFICATION

Townships	Agricultural	Commercial	Office/ Parking	Single Family	Recreation	Multiple	Extractive & Mining	Special Purpose	Light Industry	Heavy Industry	Suburban Farms
Addison											10.01
Avon		1.0		2.0				8.12			
Bloomfield		2.0		1.0							
Brandon		1.0							11.0		
Commerce											
Groveland				3.05		4.89					
Highland				20.79							
Holly				10.10					2.20		
Independence		2.49		13.0							
Lyon											
Milford											
Oakland				.83							
Orion		14.4									
Oxford				100.60	111.60						212.57
Pontiac		149.9								23.3	
Rose				40.89							
Springfield		8.74									
Waterford		.87	4.13			6.24			2.23		1.92
West Bloomfield		2.42	5.68			14.41					
White Lake											35.98
TOTAL	0	182.82	9.81	192.26	111.60	25.54	0	8.12	15.43	23.3	260.48
GRAND TOTAL	829.36										

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TABLE XVIII
1983 ZONING ACTIVITY IN OAKLAND COUNTY
ACREAGE PROPOSED FOR REZONING BY CLASSIFICATION

Townships	Agricultural	Commercial	Office/ Parking	Single Family	Extractive	Multiple	Light Ind.	Special Purpose	Mobile Home	Heavy Industry	Suburban Farms
Addison	10.01										
Avon				9.12				2.0			
Bloomfield			3.0								
Brandon		10.0		2.0							
Commerce											
Groveland	6.04									1.90	
Highland	20.0	.65	.14								
Holly	10.10	2.20									
Independence		2.49		13.0							
Lyon											
Milford											
Oakland			.83								
Orion		10.4		4.0							
Oxford	78.60			111.60	234.57						
Pontiac				165.70		7.5					
Rose				40.89							
Springfield			8.74								
Waterford				15.39							
West Bloomfield				22.51							
White Lake	34.59			6.39							
TOTAL	159.34	25.74	12.71	385.60	234.57	7.5	0	2.0	0	1.90	0
GRAND TOTAL	829.36										

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.

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.

Public/Institutional District

Principal uses which cater to specific public needs such as health care, recreation and open space, education and public utilities.

1983 FARMLAND AND OPEN SPACE PRESERVATION

ACT 116, P.A. 1974

Farmland and Open Space Preservation is an indicator identifying land areas which are preserved primarily for agricultural development under Act 116, P.A. 1974.

As of 1983 over 7,500 acres of land (approximately 11.5 square miles; or the land area equivalent to the City of Royal Oak) has been preserved under Act 116. Two thirds of this acreage lies within the following five communities: Holly Township (1,256 acres) Brandon Township (1,111 acres), Addison Township (903 acres), Springfield Township (736 acres), and Oakland Township (613 acres) (see map pg. 69). The remainder of Act 116 acreage is scattered throughout northern and western Oakland County.

**Northern
Oakland
County
Prevails**

Five Year Trend

Since 1979, Farmland and Open space acreage has increased by approximately 3,200 acres in Oakland County. Overall, communities that have recorded large amounts of acreage preserved under the Act in 1979 repeated the same through 1983. The top five include the Townships of Holly, Brandon, Springfield, Highland and Addison. Provisions of the Act establish: 1) property tax relief and 2) productive farmland, which has become a valuable commodity throughout the state.

**Agriculture
Expanding**

TABLE XIX

1979-83 FARMLAND AND OPEN SPACE PRESERVATION: Act 116, P.A. 1974

<u>Community</u>	<u>Farmland & Open Space (Cumulative Acres)</u>		
	<u>1983</u>	<u>1982</u>	<u>1979</u>
1. Holly Township	1,256.46	1,221.46	490.0
2. Brandon Township	1,111.00	908.00	649.0
3. Addison Township	903.00	600.00	520.0
4. Springfield Township	736.73	736.73	694.0
5. Oakland Township	613.00	553.00	320.0
6. Highland Township	611.12	611.12	254.0
7. Lyon Township	502.00	0.00	0.0
8. Rose Township	467.60	305.00	305.0
9. Novi, City	242.00	242.00	242.0
10. White Lake Township	234.87	234.87	125.0
11. Groveland Township	193.69	193.69	144.0
12. Orion Township	164.00	164.00	164.0
13. Milford Township	142.42	39.42	0.0
14. Oxford Township	124.00	124.00	124.0
15. Wixom, City	110.00	110.00	110.0
16. Commerce Twp.	43.50	43.50	0.0
17. Avon Township	34.50	34.50	0.0
18. West Bloomfield Twp.	31.43	0.00	0.0
TOTAL ACRES	<u>7,521.32</u>	<u>6,121.29</u>	<u>4,141.0</u>

SOURCE: Dept. of Natural Resources, State of Michigan, Act 116 Lands
Oakland County Planning Division, Act 116 Applications.

