



City of Novi

One-Family Residential District

Development Options

cityofnovi.org

One-Family Cluster Option (Section 2401)							
Intent	Permit flexibility in the development of single family homes on sites where the conventional subdivision approach would either destroy the unique environmental significance of the site or where a transitional type of residential development is desirable						
Permitted Uses	One family detached & attached cluster residential						
Districts	Density (DU/acre)	Max. Lot Area (sq. ft.)			Max. Lot Width (ft.)		
R-1	1.65	<ul style="list-style-type: none"> No restriction on lot area & width, must meet all cluster & building spacing requirements 75 ft. setback all property lines 30 ft. from internal ROW & private streets Clusters cannot face major roads, non-residential uses or non-residential zoning districts 					
R-2	2.0						
R-3	2.7						
R-4	3.3						
Other Provisions¹	<ul style="list-style-type: none"> Min. 2 unit & max. 4 unit clusters Cannot exceed normal density based on "net site area" for each district Parcels less than 10 acres or unusual shape or in the interest of saving natural features, the Planning commission may reduce setbacks, allow "T" turnarounds or units facing arterial streets 						
Qualifying Criteria¹	<ol style="list-style-type: none"> Parcel adjacent to 120 ft. or larger ROW & less than 600 ft. deep providing a transition between road & conventional one family detached housing <p>-OR-</p> <ol style="list-style-type: none"> Use of conventional development would destroy unique environmental significance of the site & one of the following must exist: <ol style="list-style-type: none"> Site unusual shape Site is generally of unbuildable soils over majority of site Severe topography, slopes in excess of 15% or achieving road grades of 6% or less impossible unless site mass graded 50% of site regulated woodlands or wetlands & the qualifying areas must be preserved & be 50% or more of the net site area 						
Approving Body	Planning Commission as part of site plan process						
Open Space Preservation Option (Section 2403)							
Intent	Encourage the long term preservation of open space & natural features & the provision of recreation & open space areas						
Permitted Uses	One-family detached residential						
Districts	Density (DU/acre)	Std. Lot Area (sq. ft.)	Max. Reduced Lot Area (sq. ft.)	% Reduction	Std. Lot Width (ft.)	Max. Reduced Lot Width (ft.)	% Reduction
RA	0.8	43,560	24,000	44.9%	150	120	20%
R-1	1.65	21,780	12,000	44.9%	120	90	25%
R-2	2.0	18,000	10,000	44.4%	110	85	22.7%
R-3	2.7	12,000	9,000	25%	90	75	16.7%
R-4	3.3	10,000	8,000	20%	80	70	12.5%
Other Provisions¹	<ul style="list-style-type: none"> Cannot exceed normal density based on "net site area" for each district & based on a bona fide parallel plan using normal code requirements Side yard setback reductions 						
Qualifying Criteria¹	<ul style="list-style-type: none"> Min. 10% of natural features or permanent open space areas that could be developed with normal requirements must be preserved If development proposed on more than 80% of the site as could be developed using standard development techniques, then application subject to Special Land Use Permit approval Land donations & agreements that name the City such as conservation easements must be approved by Council before Final Site plan approval Must submit bona fide (parallel) plan 						
Approving Body	Site plan or plat use normal approval process						

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



City of Novi One-Family Residential District Development Options

cityofnovi.org

RUD Residential Unit Development Option (Section 2402)							
Intent	Permit various dwelling types to preserve open land, natural resources & rural community character Permits reduced lot size & a relaxation of bulk & dimensional standards to reduce the visual intensity & to protect privacy & natural resources						
Permitted Uses	One family detached & attached cluster residential, churches, schools, non-commercial golf courses, rental offices & clubhouses						
Districts	Density (DU/acre)	Std. Lot Area (sq. ft.)	Max. Reduced Lot Area (sq. ft.)	% Reduction	Std. Lot Width (ft.)	Max. Reduced Lot Width (ft.)	% Reduction
RA	0.8	43,560	12,000 ²	72.4%	150	90 ²	40.0%
R-1	1.65	21,780	12,000 ²	44.9%	120	90 ²	25.0%
R-2	2.0	18,000	12,000 ²	33.3%	110	90 ²	18.1%
R-3	2.7	12,000	12,000 ²	0%	90	90 ²	0.0%
R-4	3.3	10,000	10,000 ²	0%	80	80 ²	0.0%
Other Provisions¹	<ul style="list-style-type: none"> Density based on gross site area minus regulated wetlands over 2 acres plus an additional 0.8 dwelling units per acre for each acre of RUD open space if meets criteria not to exceed district density for gross area Detached one-family use setbacks that correspond to minimum lot area used Attached one-family use setbacks in Sec. 2403 330 ft. adjacent to detached residential must be detached residential with reduction down to 75 ft. due to topography, screening, or narrow lot dimension 						
Qualifying Criteria¹	<ul style="list-style-type: none"> 20 acre min. which may be separated by a road right-of-way 360 ft. strip of detached single family when adjacent to residential, requires RUD plan, must enter into RUD agreement City Council can waive lot area, lot width, density, & setback requirements if it finds that the deviation if not granted would prohibit an enhancement that would be in the greater public interest, is compatible with existing & planned uses in the surrounding area, would not be detrimental or would enhance the natural features & resources, would not cause unsafe traffic conditions, & have no adverse fiscal or financial impact on City 						
Approving Body	Planning Commission recommendation & City Council approval RUD Plan – City Council approval RUD agreement – Site Plan or Plat normal approval process						

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

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