

**CITY OF AUBURN HILLS  
ORDINANCE NO. 17-885**

**TEXT AMENDMENT TO ZONING ORDINANCE**

AN ORDINANCE TO AMEND ARTICLE IV. R-1A, R-1B, R-1C,  
R-1, R-2, R-3, AND R-4 ONE FAMILY RESIDENTIAL DISTRICTS  
OF THE AUBURN HILLS ZONING ORDINANCE NO. 372

THE CITY OF AUBURN HILLS ORDAINS

Section 1.

Section 405 of Article IV. R-1A, R-1B, R-1C, R-1, R-2, R-3, and R-4 One Family Residential Districts, of Auburn Hills Zoning Ordinance No. 372, as amended, shall be renamed “Dwelling Unit Density In The R-1A District” and shall read as follows:

SECTION 405. DWELLING UNIT DENSITY IN THE R-1A DISTRICT

Dwelling unit density for developments within the R-1A District may not exceed two (2.0) one-family dwelling units per gross acre, with the exception that density may be increased from two (2.0) to three (3.0) one-family dwelling units per gross acre under the “R-1A, Open Space Development Option.”

A. R-1A, Open Space Development Option

1. An applicant seeking approval under said option shall follow the requirements and procedures of Section 1830. Planned Unit Development Option of the Auburn Hills Zoning Ordinance.  
A minimum twenty-five (25%) percent of the gross acreage shall be dedicated or set aside in perpetuity as “open space area.”
3. “Gross acreage” as used in this Section means the total parcel acreage minus the public road rights-of-way and/or public road easements.
4. “Open space area” as used in this Section means an area of land that remains primarily undeveloped and in its natural state or designated as private park common area. For the purposes of this Section, retention basins, green space within designated lots/units, and green space within required building setbacks for condominium units shall not be considered open space area.
5. “Condominium development envelope area” as used in this Section means the area formed by the required yard setbacks around the building structure.  
“Condominium unit area” as used in this Section means that area shown as a condominium unit on the condominium site plan and/or in the condominium Master Deed.
6. The R-1A, Open Space Development Option is only permitted in those areas designated as three (3.0) one-family dwelling units per gross acre on the City’s Northeast Corner Neighborhood Master Plan.

B. The following types of residential developments may be permitted via this option, subject to the provision of open space areas:

1. Detached Dwelling Units. Developments with conventional subdivision lots or condominium units for detached one-family dwelling units may reduce the size of said lot or unit smaller than those normally permitted within the R-1A zoning district, subject to the following:

- a. In no case shall said lot area, condominium unit area, or condominium development envelope area be less than six thousand (6,000) square feet in size or have less than fifty (50) feet of frontage width.
  - b. All roads within the development shall be private roads. Road width shall be at least thirty (30) feet back-of-curb to back-of-curb to allow on-street parking on one side of the road. Private roads shall be located within a sixty (60) foot private road easement.
  - c. Buildings shall meet the setback requirements for the R-1 district in Section 1700, Schedule of Regulations. Front yard setbacks shall be measured from the nearest private road easement boundary line or public road right-of-way line (if applicable).
  - d. Dwelling units shall be setback a minimum of one hundred (100) feet from an exterior boundary road of the development and arranged on site so that none face directly onto said road. No dwelling unit shall have direct access to an exterior boundary road of the development.
  - e. The lot area, condominium unit area, or condominium development envelope area may not include bodies of water, wetland buffer areas, and or regulated wetlands or watercourses.
  - f. Concrete pedestrian sidewalks of five (5) feet in width shall be provided along both sides of all roads within the development.
  - g. Any additional restrictions or conditions the Planning Commission and City Council may believe are necessary to meet the intent of the R-1A, Open Space Development Option.
2. Duplex Attached Dwelling Units. Two-unit attached one-family dwelling unit developments subject to the following:
- a. In no case shall said lot area, condominium unit area, or condominium development envelope area be less than six thousand (6,000) square feet of gross area for each unit (or twelve thousand (12,000) square feet total per duplex), or have less than forty (40) feet for each unit (or eighty (80) feet total per duplex) of frontage width
  - b. Requirements listed above in Subsection B.1 (b-g) of this Section.

Section 2.

Section 407 of Article IV. R-1A, R-1B, R-1C, R-1, R-2, R-3, and R-4 One Family Residential Districts, of Auburn Hills Zoning Ordinance No. 372, as amended, is hereby added and shall read as follows:

SECTION 407. ATTACHED ONE-FAMILY DWELLING UNITS

Attached one-family dwelling units may be permitted in R-1A, R-1B, R-1C, R-1, R-2, R-3, and R-4 One Family Residential Districts subject to the requirements and procedures of Section 1830. Planned Unit Development Option of the Auburn Hills Zoning Ordinance. Attached one-family dwelling unit developments may not exceed the planned dwelling units per acre depicted on the City of Auburn Hills Master Land Use Plan and/or associated neighborhood master plans. For purposes of clarification, attached one-family dwelling unit developments proposed in the R-1A District shall be subject to the requirements of Section 405 of this Article.

Section 3. Repealer.

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4. Severability.

