

# memorandum

**DATE:** August 14, 2019  
**TO:** City of Rochester Hills Planning Commission  
**FROM:** Giffels Webster  
**SUBJECT:** R-5 Zoning

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## Introduction

Based upon the City of Rochester Hills Master Plan, a new R-5 zoning district is envisioned to permit certain building types not typically found in the city.

## Background

Housing objectives in the Master Plan include the following:

- Provide a diverse range of housing options that meet the affordability, maintenance, and lifestyle needs of current and future residents.

The Residential 5 future land use designation in the Master Plan is described as follows: This land use designation is intended to provide residential areas that accommodate smaller and denser single-family housing than what is permitted in the other single-family areas. These areas support a density of four to six dwellings per acre. Smaller homes in a compact development may be well-suited to empty-nesters and young professionals looking for more affordable housing, home sites with lower maintenance, and housing within walking distance of goods, services and employment centers. This designation replaced the One Family Cluster designation on the 2012 Future Land Use Map. Manufactured housing communities are also included in this category, although no new communities are planned.

Missing Middle Housing. Multi-unit or cluster housing may be characterized as “Missing Middle” housing, a term coined by Daniel Parolek of Opticos Design, Inc. in 2010. Parolek defines this type of housing as follows:

*“Well-designed, simple Missing Middle housing types achieve medium-density yields and provide high-quality, marketable options between the scales of single-family homes and mid-rise flats for walkable urban living. They are designed to meet the specific needs of shifting demographics and the new market demand, and are a key component to a diverse neighborhood. They are classified as “missing” because very few of these housing types have been built since the early 1940s due to regulatory constraints, the shift to auto-dependent patterns of development, and the incentivization of single-family home ownership.”*

Characteristics of these housing types include:

- Walkable (homes are set in walkable context)
- Medium density but lower perceived density
- Smaller, well-designed units
- Smaller footprint and blended densities

While the term “Missing Middle” suggests a gap in housing stock, the city’s housing inventory does include examples of the forms included in the term. Duplex and attached single-family residential homes comprise about nine percent of the city’s housing options.

City plans generally address the walkability objective inherent in the missing middle housing concept, by envisioning and providing off-street facilities such as sidewalks and pathways for pedestrians and bicyclists. However, great distances to local goods and services may pose a challenge for those who wish to walk or ride a bicycle for more than just recreation. This has particular implications for individuals with compromised mobility and little or no ability to drive, a category that includes many seniors and is likely to grow within the city. Missing middle housing is envisioned in the R-5 land use.

This latest draft consolidates the building type tables into one to add clarity. Residential building types are limited to single family homes, two family homes, detached bungalow court units, and multiplex units (which are triplexes or quadplexes) designed to be similar to large single family homes. The intent is for neighborhoods in this district to have a mix of these units. For multiplex units, which have the highest density a new provision has been added that they are limited to occupy not more than 25 percent of the total number of lots on a single block.

**Following the August public hearing, if the Planning Commission directs staff to proceed with the R-5 district, additional amendments will be prepared to address the R-5 district elsewhere within the Zoning Ordinance as there are numerous references to residential districts that should be expanded to include the new R-5 district if approved.**

## Proposed Framework for Zoning Amendment

### R-5 One-Family Flex Residential Districts

#### Zoning Framework

#### 1. Insert a new Section 138-4.200A R-5 One Family Flex Residential Districts in Purpose of Districts

The R-5 one-family flex residential districts are intended to provide for one-family detached and attached moderate-density units in a variety of formats in keeping with the master plan of residential development. This includes detached single family, duplexes, multiplex (tri- and quadplexes), and detached bungalows. All residential units shall have an appearance that is similar to a single-family detached home when viewed from the front lot line. Neighborhoods in this district are intended to have a mix of building types, not a single building type.

#### 2. Amend Table 4. Permitted Uses by Zoning District to add a new R-5 column with the following permitted and conditional uses

##### Permitted Uses

One-family detached dwelling units	Section 138-6.700-6.702
Attached dwelling units	Section 138-6.700-6.702 Up to 4 units attached
Libraries and Museums	Section 138-4.427
Municipal Buildings and Uses	Section 138-4.427
Places of Worship	Section 138-4.433
Primary and Secondary Schools (pub., private, & paroch.)	
Privately Operated Recreational Facilities Located On Publicly Owned Parkland	Outdoor storage yards are only permitted in I district
Utilities	Section 138-4.442

Accessory Building and Accessory Uses customarily  
Incidental to the Permitted Uses in this section Article 10, Chapter 1

Home Occupations Section 138-4.415

Roadside Stands and Markets and Christmas  
Tree Sales Section 138-4.439

Temporary Construction Section 138-4.441

**Conditional Uses**

Nursery Schools, Day Nurseries, Child Care Centers,  
Adult Foster Care Large Group Homes, and  
Adult Foster Care Congregate Facilities Section 138-4.423

Private Recreation Areas, Swim Clubs and Tennis Courts Section 138-4.435

Wireless Telecommunication Facilities Section 138-4.446

**3. Amend Section 138-5.100, Table 5. Schedule of Regulations – RESIDENTIAL DISTRICTS to add a new row R-5 as follows:**

District	Minimum Lot Area (sq. ft.)	Maximum Building Height (Stories)	Maximum Building Height (Feet)	Minimum Yard Setback (feet)	Minimum Floor Area (sq. ft.)	Max. Lot Coverage (all bldgs.)
R-5	See Article 6, Chapter 7 for one-family flex residential district regulations					

**4. Amend Article 6 Supplemental District Standards, to add a new Chapter 7. R-5 One-Family Flex Residential**

**Section 138.6.700 R-5 Allowed Building Types and District Regulations**

Because of the importance of establishing proper pedestrian-oriented form and meeting the purpose and intent of this district, district regulations are established based on building type. Certain building types require additional lot width and lot area, as described below. Only the following building types are allowed in the R-5 District, and additional district regulations below shall apply.

<b>A. District Lot Regulations by Building Type</b>			
<b>Building Type</b>	<b>Minimum Lot Width</b>	<b>Maximum Lot Width <sup>4</sup></b>	<b>Minimum Lot Area</b>
(1) Single-family	50 feet <sup>1</sup>	120 feet	6,000 sq. ft. <sup>1</sup>
(2) Bungalow court <sup>2</sup>	100 feet	225 feet	12,000 sq. ft. <sup>5</sup>
(3) Two-family dwelling	25 feet / 50 feet <sup>3</sup>	120 feet / 240 feet <sup>3</sup>	6,000 sq. ft. <sup>1</sup>
(4) Multiplex <sup>6</sup>	50 feet	120 feet	6,000 sq. ft. <sup>5</sup>

Note: For all building types, an additional 15 feet of lot width is required for corner lots

<sup>1</sup> Minimum per dwelling unit.

<sup>2</sup> The lot width and area regulations apply to a single lot developed under one owner with several detached units that are individually leased. If this building type is developed as a plat or a condominium, individual, court-facing lots shall have minimum lot width of 40' and minimum lot area of 5,000 square feet. Units may be no closer than 15 feet apart. The all units shall face a landscaped courtyard that is at least 25' wide and has five-foot wide sidewalks along the boundaries of the courtyard. Bungalow court building types may be located on a zoning lot containing up to six detached dwelling units.

<sup>3</sup> Minimum per dwelling unit / minimum for two units. Two attached units shall be constructed.

<sup>4</sup> Maximum does not apply to parks, playgrounds, tennis courts, similar public non-profit recreational uses, and similar public and non-residential uses.

<sup>5</sup> For any development site with more than four units, there shall be an additional 1,000 square feet of lot area for each unit beyond the first four.

<sup>6</sup> Includes triplexes and quadplexes up to four units in a principal building.

<b>B. Number of Units</b>	
<b>Building Type</b>	
(1) Single family	1 per lot
(2) Two-family	1 or 2 per lot
(3) Multiplex	3-4 units per lot
(4) Bungalow Court	3-6 units per lot
<b>C. Building Size and Massing</b>	
<b>Height / Stories</b>	
(1) Height in feet	35' Max.
(2) Stories	2 ½ Max.
<b>D. Setbacks <sup>1</sup></b>	
(1) Distance between principal buildings	15' Min.
(2) Front Yard and Street-facing Side Yard	15' Min.
(3) Interior Side Yard	5' Min. / 15' total
(4) Rear Yard	35' Min.
<b>E. Building Dimensions and Lot Coverage</b>	
(1) Building Lot Coverage	50% Max.
(2) Longest Building Dimension (Street-facing)	
(a) Detached single family, detached bungalow, multiplex and two-family units	85' Max. <sup>2</sup>
(b) All other types	180' Max.
<b>Footnotes to Table</b>	
<sup>1</sup> Buildings with a principal use that is non-residential shall be setback a minimum of 35' from a residentially-zoned lot.	
<sup>2</sup> For bungalow court units, applies to front facade dimension of court-facing units. Multiplex buildings may be granted an additional 20' (105' total) provided an 85' width or less is maintained for at least a 10' depth from the front façade. For two-family units, the 85' maximum applies to each unit.	

<b>F. Allowed Building Frontages</b>	
(1) Porch, Projecting (All)	
(2) Porch, Integral (All)	
(3) Stoop (All)	
(4) Forecourt (Multiplex)	
(5) Flex door yard (Non-residential uses)	
<b>G. Allowed Roof Types</b>	
(1) Flat	
(2) Pitched	
<b>H. Vehicle Parking</b>	
(1) Parking spaces shall be enclosed or covered	
(2) Parking shall not be permitted in a front yard or any other street-facing yard	
(3) Garages shall be freestanding, attached or tuck-under. Garage doors shall not face a street	
<b>I. Vehicular Access</b>	
(1) Parking may be accessed from alley, side street or front	
<b>J. Pedestrian Access</b>	
<b>Main Entrance Location</b>	
(1) Street-facing or Courtyard	Bungalow Court
(2) Street-facing only	Single- and Two-Family Multiplex*
* One common street-facing entrance serving at least two units	
<b>K. Other</b>	
(1) Attic space may be converted to a half story	
(2) Floor to ceiling height	9' Min 1 <sup>st</sup> Floor; 8' Min. Above
(a) Building facades facing streets shall have a minimum of 10 percent clear glass on each story.	
(b) Upper floor windows shall be square or vertically proportioned.	
(3) Building facades not facing streets shall have a minimum of 5 percent clear glass on each story.	

M. Access to the rear of lots shall be from a public alley, a private backstreet or private drive. A private backstreet or drive may straddle a rear or side lot line to serve two or more properties as part of an approved site plan. In all cases where rear lot access is provided, the following shall apply:

- 1) appropriate easements will be recorded or right-of-way will be dedicated
- 2) the access plan will provide safe and reasonable access to the impacted lots,
- 3) the access proposal is consistent with safe and efficient traffic flow in the neighborhood,
- 4) safe and sufficient emergency access is provided, and
- 5) there is at least 18 feet of non-obstructed pavement width provided in the backstreet, alley or any private access drive serving adjacent lots.

These backstreets and drives are intended to be low-volume, two-way access streets and they shall not be blocked with parking, trash receptacles or other obstructions.

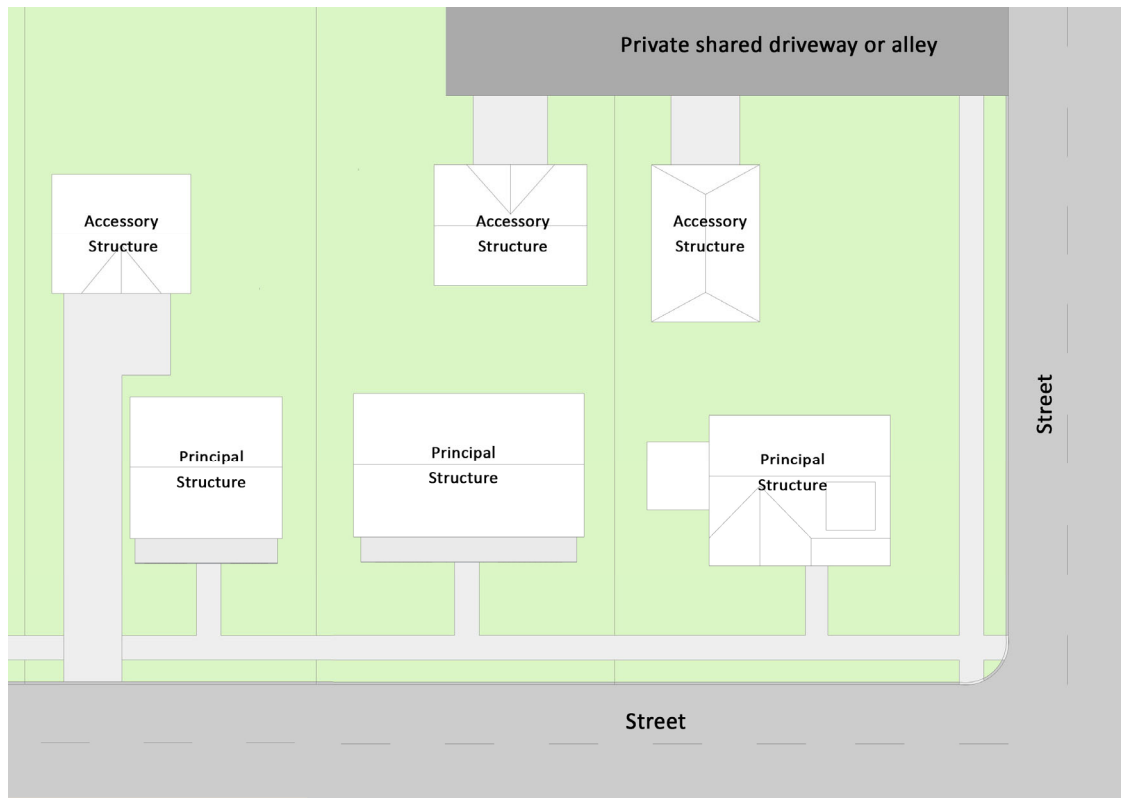
<b>Table M. The following also apply to all building types:</b>	
<b>Minimum Floor Area per Unit</b>	
(1) One-bedroom	600 square feet
(2) Two-bedroom	900 square feet
(3) Three-bedroom	1,100 square feet
(4) Each additional bedroom over three	200 square feet per bedroom
<b>(2) Roadway and Parking Clearances</b>	
<b>Access Drive or Parking Area Setbacks</b>	
(1) Property Line	5' Min.
(2) Any Dwelling	5' Min.
<b>(3) Access to Rear Lots</b>	
(1) Distance between principal buildings	15' Min.
(2) Front Yard and Street-facing Side Yard	15' Min.
(3) Interior Side Yard	5' Min. / 15' total
(4) Rear Yard	35' Min.

\*The lot dimensions in this section apply unless a greater dimension is otherwise required elsewhere in this R-5 ordinance.

## Section 138.6.701 R-5 Building Type Regulations

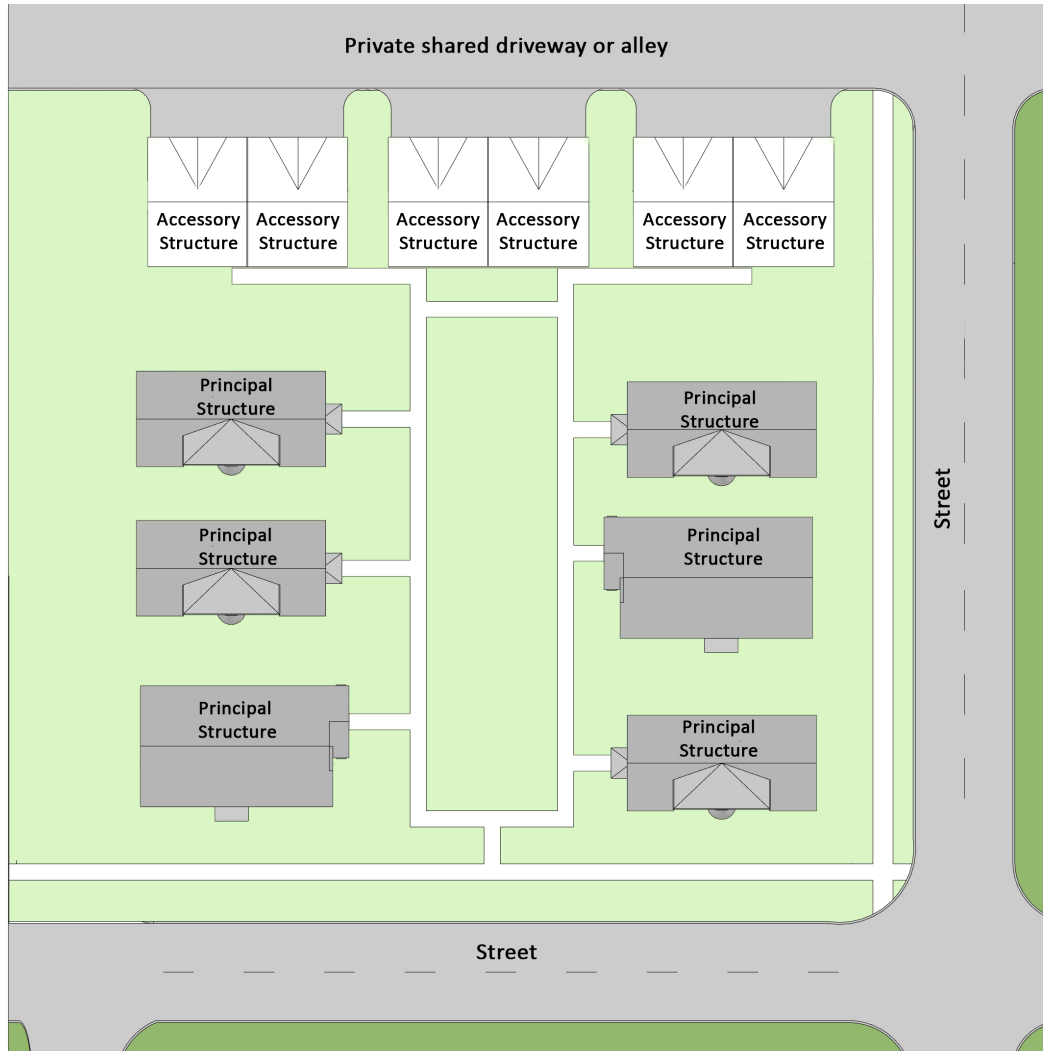
### A. Single-Family Detached Dwellings

- (1) Description. The single-family detached dwelling unit type consists of structures containing one dwelling unit surrounded by yard space on all four sides, where private open spaces is available for the exclusive use of the occupant.
- (2) Building Form. See Section 138.6.700 A.-M. above for form, placement, and other requirements.
- (3) Illustrative Concept Sketch. See below for illustrative concept sketch of the single-family detached building type in plan view. This is intended to illustrate development options in a generalized way; it is not to scale.



**B. Bungalow Court**

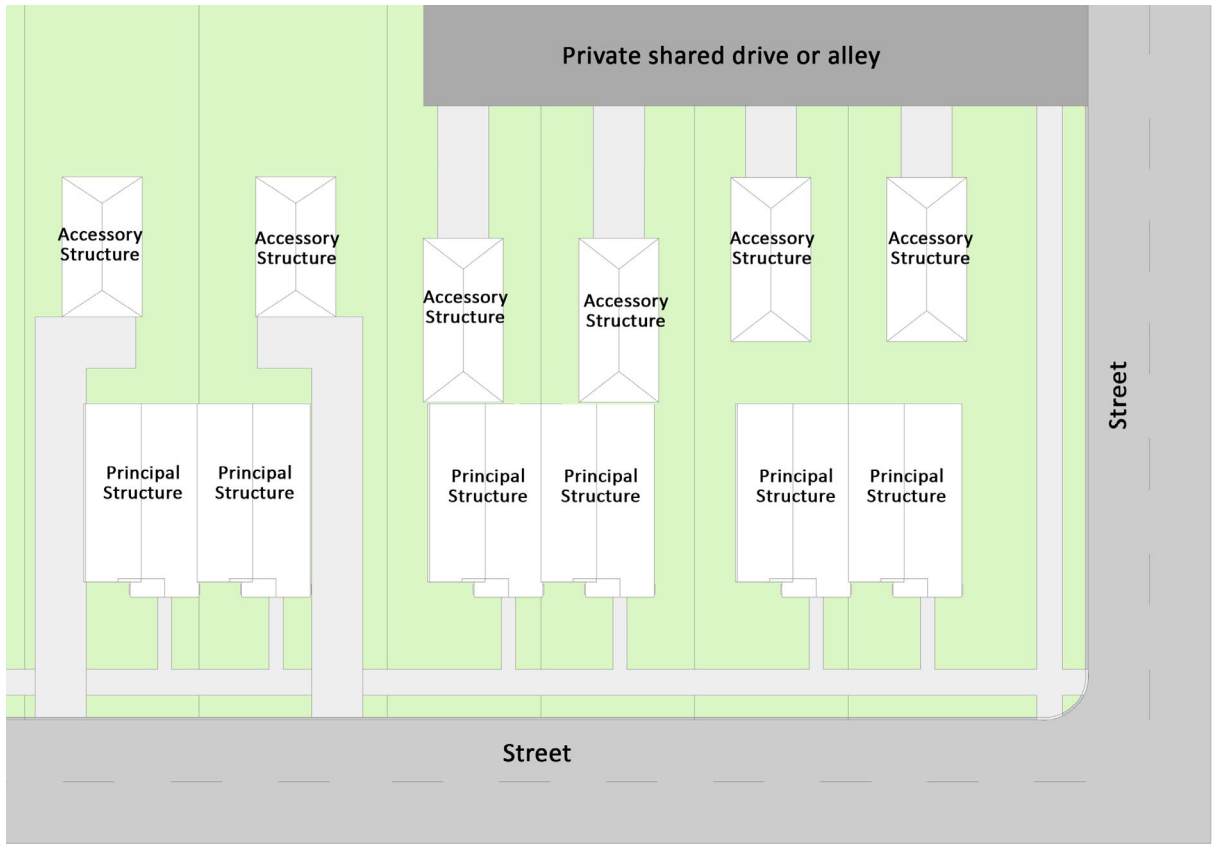
- (1) Description. The bungalow court detached dwelling unit type consists of structures containing one dwelling unit surrounded by yard space on all four sides. All units front upon a common court that is landscaped and contains pedestrian paths.
- (2) Building Form. See Section 138.6.700 A.-M. above for form, placement, and other requirements.
- (3) Illustrative Concept Sketch. See below for illustrative concept sketch of the bungalow court building type in plan view. This is intended to illustrate development options in a generalized way; it is not to scale.





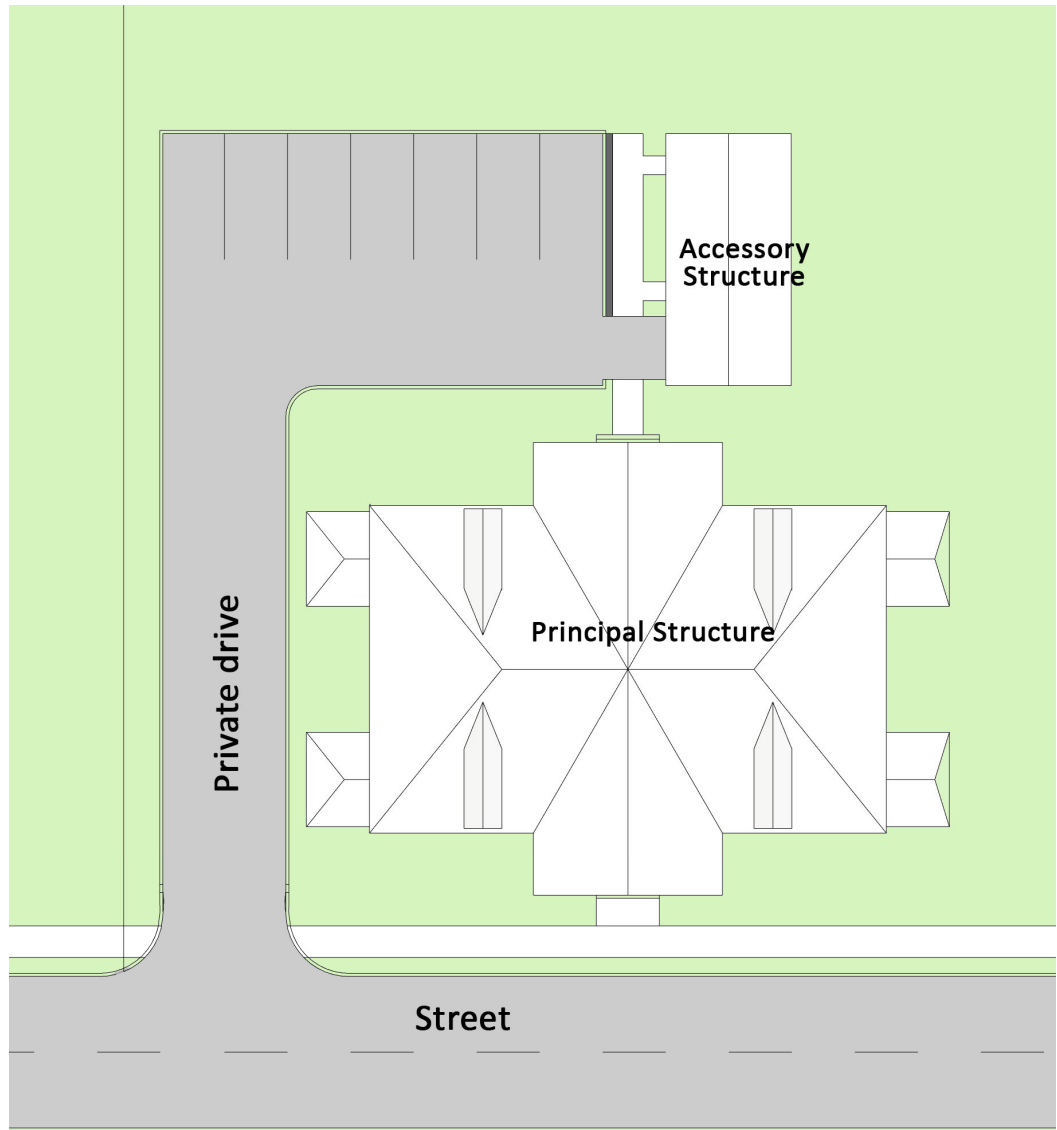
**C. Two-family dwelling**

- (1) Description. The two-family detached dwelling unit type consists of structures containing two attached dwelling units surrounded by yard space on all four sides, where private open spaces is available for the exclusive use of the occupant. Two-family dwelling units are typically attached side-by-side with on common wall, but they may also be stacked vertically.
- (2) Building Form. See Section 138.6.700 A.-M. above for form, placement, and other requirements.
- (3) Illustrative Concept Sketch. See below for illustrative concept sketch of the two-family detached building type in plan view. This is intended to illustrate development options in a generalized way; it is not to scale.



**D. Multiplex**

- (1) Description. The multiplex residential building type consists of single structures that contain multiple attached side-by-side and/or stacked dwelling units. The units are accessed from one shared entry facing a street or at least two units are accessed from a shared entry facing a street and other are accessed from a side or rear door. This building type shall be designed to have the appearance of a detached single family dwelling unit. This unit type is modest in scale and mixes well with other building types allowed in AUH district.
- (2) Building Form. See Section 138.6.700 A.-M. above for form, placement, and other requirements.
- (3) Illustrative Concept Sketch. See below for illustrative concept sketch of the multiplex detached building type in plan view. This is intended to illustrate development options in a generalized way; it is not to scale.
- (4) Multiplex buildings are limited to occupy not more that 25 percent of the total number of lots on a single block.



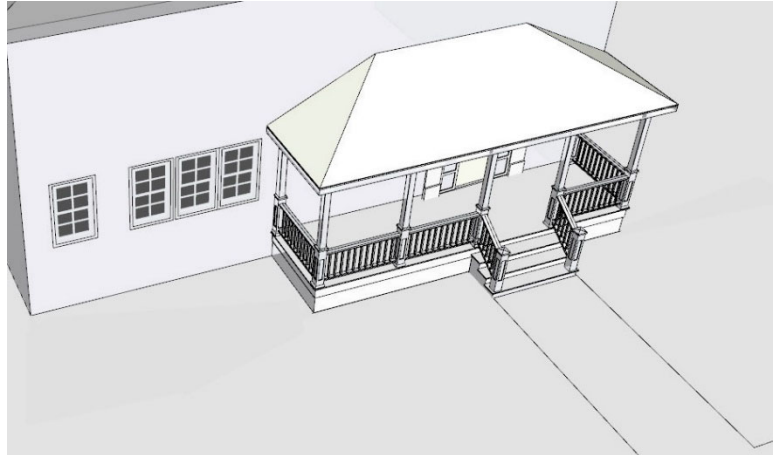
- E. **Other Building Types.** For allowed non-residential uses, buildings shall be designed to be complementary to other residential structures in the district. See Section 138.6.700 A.-M. above for form, placement, and other requirements.

### Section 138-6.702 Building Frontages

The purpose of this section is to identify the frontage types allowed in the R-5 District, and for each type, provide a description, a statement as to the type's intent and design standards, to ensure that proposed development is consistent with the city's goals for walkability and residential character by providing proper building form, character, and quality.

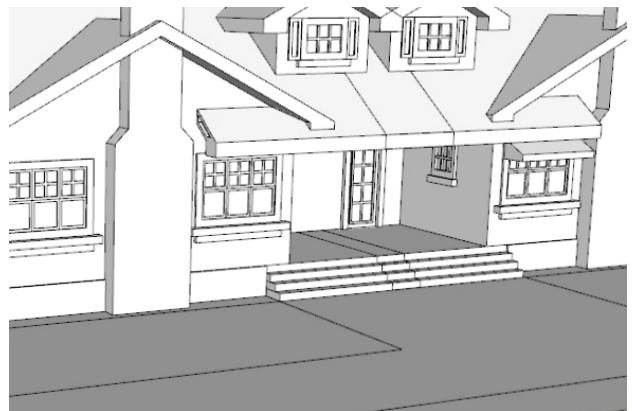
#### A. Projecting Porches

1. Description. The main facade of the building typically has a small-to-medium setback from the property line. The resulting front yard is typically small and may or may not be defined by a fence or hedge to separate the edge of the street right-of-way and private property.
2. Standards. The projecting porch shall be open on three sides and shall have a roof form that is separate from the main house. The porch may extend one or two stories. The minimum width is 10 feet, the minimum depth is 8 feet, and a minimum clearance of 8 feet is required from the floor to the lowest point of the roof structure. The porch should be elevated above the private sidewalk that connects the porch to the public sidewalk running along the lot frontage.



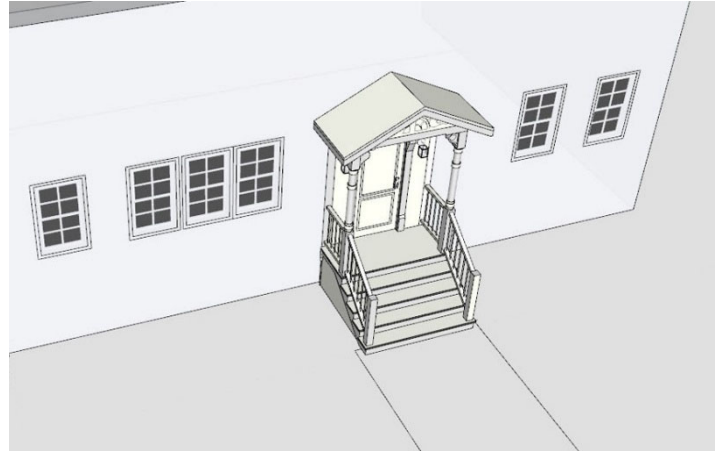
#### B. Integral Porch

1. Description. The main facade of the building has a small setback from the property line. The resulting front yard is typically small and may be defined by a fence or hedge to spatially maintain the edge of the street. An integral porch is part of the overall massing and roof form of a building. With an integral porch it is not possible to remove the porch without major changes to the overall roof form.
2. Standards. The integral porch shall be open on two or three sides and has a roof form that is part of the roof structure of the main building. The porch may extend one or two stories. The minimum width is 8 feet, the minimum depth is 8 feet, and a minimum clearance of 8 feet is required from the floor to the lowest point of the roof structure. The porch should be elevated above the private sidewalk that connects the porch to the public sidewalk running along the lot frontage.



### C. Stoop

1. Description. The main facade of the building is near the property line and the elevated stoop engages the sidewalk. The stoop may or may not have a roof form.
2. Standards. The stoop should be elevated above the sidewalk to ensure privacy within the building. Stairs from the stoop may lead directly to the sidewalk or may be accessed from the side. The minimum width is 5 feet and the maximum is 10 feet; the minimum depth is 5 feet and the maximum is 10 feet; and a minimum clearance of 8 feet is required from the floor to the lowest point of the roof structure, when provided.



### D. Forecourt

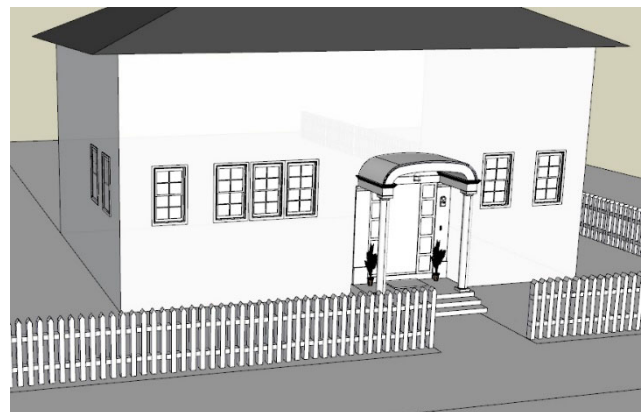
1. Description. A portion of the main facade of the building is at or near the property line and a small percentage is set back, creating a small court space. The space could be used as an entry court or shared garden space for multiplex. The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort.



2. Standards. A forecourt shall be a minimum of 12 feet wide and 12 feet deep. A 30" to 36" high edge wall shall define the edge of the courtyard. The edge wall shall be located within 5 feet of the front lot line and shall be constructed of 1) brick or stone or 2) brick or stone piers, at least 24" wide and no more than 15 feet apart, connected by a black metal decorative fence of the same height, with supplemental shrub or ornamental grass plantings. All walls and piers shall have a suitable stone cap. This frontage type should be used sparingly along a block frontage.

### E. Flex Dooryard

1. Description. The facade of the building that faces the front street is setback a small distance from the street, typically within a build-to-zone. The front property line is oftentimes defined by a low wall, fence, or hedge, creating a small dooryard. The dooryard shall not provide public circulation along the rights-of-way. The dooryard is most often intended for ground floor residential but can also be used for allowed non-residential uses. The façade of the building that contains the main entry fronts on a greenspace area that may be a street-facing yard, as described above, or it may front on an internal greenspace or pedestrian plaza.



2. Standards. A dooryard shall be constructed for access at grade or it may be raised. There shall be a sidewalk connecting the flex dooryard entryway to an internal sidewalk. The internal sidewalk shall connect to a public sidewalk or internal private sidewalk system.

**Amend Article 13, Section 138-13.100 to add a new definition as follows:**

Block means property abutting one side of a street and lying between the two nearest intersecting streets; between the nearest such street right-of-way, unsubdivided acreage, river or live stream; or between any of such and any other barrier to the continuity of development.