



## Planning and Economic Development

Sara Roediger, AICP, Director

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From: Chris McLeod, AICP, Planning Manager  
Sara Roediger, AICP, Director  
To: Planning Commission  
Date: 3/11/2026  
Re: Review of Proposed State "Housing Readiness" Legislation (HB 5529–5532 & 5581–5585)

Members of the Planning Commission,

You may be aware that the Michigan House of Representatives has proposed a series of bills—the "Housing Readiness" package—intended to address housing affordability across the state. These bills could have a profound impact on our community's land-use authority. The proposed mandates include:

- **Minimum Lot Sizes:** Prohibiting local ordinances from requiring more than 1,500 square feet for single family residentially zoned lots when served by public water and sewer. Currently, city lot size minimums generally range from 9,600 square feet to one (1) acre. The R-5 District technically allows for lot sizes of 6,000 square feet, however, no property is currently zoned R-5.
- **Dwelling Standards:** Significantly reducing minimum house size requirements (e.g., minimum home size of 500 square feet, current city regulations range from 912 to 1,500 depending on district).
- **Housing Diversity:** Requiring that Accessory Dwelling Units (ADUs) and duplexes be permitted by right on all single-family lots. City ordinances do not allow for either of these.
- **Approval Timelines:** Establishing a "shot clock" for site plan approvals to expedite residential development.
- **Setback Reductions:** Establishing uniform setback for homes of 15 feet front yard, 5 foot side and rear yards in all districts served by sewer and water.
- **Parking Requirements:** Allowing a parking requirement of no more than 1 parking space per unit.
- **Modifying Protest Petition Requirements:** Increasing notification area of protest petition and raising threshold of signature requirement for amendments to a zoning ordinance.

While the goal of increasing housing supply and making homes more affordable is a shared one, the primary concern for many local municipalities—is the **elimination of local control**. As currently drafted, these tools would be mandated for all residentially zoned properties regardless of specific location, existing sewer capacity, or traffic considerations.

These bills have been moving through the House with some bipartisan support and the endorsement of the Michigan Association of Planning along with various other housing advocates. However, the Michigan Municipal League (MML), SEMCOG, and numerous local communities oppose the bills due to their "one-size-fits-all" approach and the preemption of local zoning authority.

The bills, referred to the Housing Readiness package, can be found below.

[HB 5529 – Land Division Act Lot Size](#) - Prohibits local ordinances from requiring a minimum parcel or lot size greater than 1,500 square feet for detached single-family residence where the subdivision is accessible and will be served by public water and sewer.

[HB 5530 – Lot Size](#) - Prohibits a minimum parcel size greater than 1,500 square feet for detached single-family residence where the parcel is accessible and will be served by public water and sewer.

[HB 5531 – Study Requirements](#) - Allows local units of government to require reasonably necessary studies in reviewing a site plan application. Limits circumstances of when additional information can be required for the same application after initial approval. Creates a 60-day decision shot clock after receipt of a site plan for a local unit of government. The City's stated practice for a number of years, has been review times of 15 business days for a first review and 10 business days for a second or subsequent reviews. Many applications are in the staff review process for many months (and some over a year or longer) due to the applicant not sufficiently addressing staff review comments and turnaround times of applicant resubmittals.

[HB5532 – Protest Petitions](#) - Expands the qualifying petition area to 300 ft and sets a 60% signature threshold. An amendment to a zoning ordinance by a city or village is subject to a protest petition.

[HB5581 – Dwelling Size](#) - Prohibits a minimum area requirement greater than 500 square feet for a dwelling.

[HB 5582 - Parking Requirements](#) - Mandates parking requirements at no more than one space per dwelling unit for multifamily residential use of property. Allows mobile homes in any residential zone. Current city requirements are generally 1.5 – 2 spaces per dwelling unit for depending on the number of bedroom plus additional spaces for visitors. Also, true mobile homes are only permitted within the City’s Manufactured Housing Park District.

[HB 5583 – Setback Requirements](#) - Mandates setback requirements at 15 feet or less from the front property line and five feet from the side or rear for dwellings or outbuildings if the local unit of government is located in whole or part within a metropolitan statistical area (MSA) or is located adjacent to a MSA area. Current city setback requirements range from 25-40 feet for front yard setbacks, 10-15 feet for side yard setbacks, and 35 feet for rear yard setbacks. These setbacks are subject to caveats which may allow specified reductions if certain conditions are met.

[HB 5584 – Duplex by Right](#) - Creates a statewide definition of “duplex.” Mandates duplexes are a permitted use in any district where single family residences are allowed and not subject to any procedures different from a single-family residence. City ordinances do not currently allow such uses in single family residential zoning districts. We have discussed as part of the Master Plan, the ability to do this in certain circumstances provided the density is not increased.

[HB 5585 – Accessory Dwelling Units](#) - Creates a statewide definition of “accessory dwelling unit” (ADU). Mandates ADUs are permitted by right in residential zoning districts and not subject to a public hearing. ADUs are prohibited from density calculations, additional parking requirements, and owner occupancy requirements. Allows mobile homes in any residential zone. Such uses are not currently allowed in the City’s single family residential zoning districts.

*\*note – each bill synopsis is taken from MML.*

Because there is agreement that there is a real need to address affordable/attainable housing a group of Representatives, led by our very own Representative Tisdell, has worked with the MML to develop an alternative to these Housing Bills based on the [MI Home Program](#) that was introduced six months ago. This alternative ([HB 5660](#) and [5661](#)) includes many of the similar types of regulations, but without the one size fits all size and setback requirements, but takes an incentive approach instead of a mandate approach. Communities that wish to provide more affordable housing can choose to modify their ordinances, if needed, to accommodate similar results. As part of this proposal, the State would then provide \$160 million annually to qualified developments in those communities for five years to stimulate housing investment.

We ask that as Planning Commissioners you familiarize yourself with these initiatives so we can discuss what this may mean for the City in regards to the future of housing in our City and it’s impacts on zoning, and infrastructure planning. Regardless of where these bills fall, it will likely be necessary for the City to look at some adjustments to its regulations and processes to help address this growing problem.