



Planning and Community Development Atlas

Included Maps

- Topographic Contours and Aerial Photography (2015)
- Zoning Districts and Master Plan for Future Land Use
- Tax Parcels and Lots
- School Districts, Schools, and Subdivisions
- Roadway Jurisdiction
- Soils Information



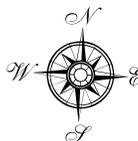
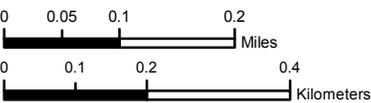


Topographic Contours and 2015 Aerial Photography

Section 18



SOURCES: City of Farmington Hills GIS, 2016
Planning and Community Development, 2016
Oakland County GIS, 2016 - Aerial Photo Date: April 2015



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Section Location

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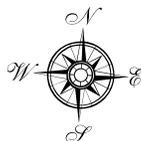
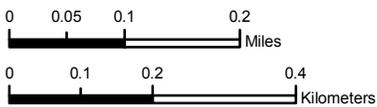


Zoning Districts

Section 18



SOURCES: City of Farmington Hills GIS, 2016
 Planning and Community Development, 2016
 Oakland County GIS, 2016



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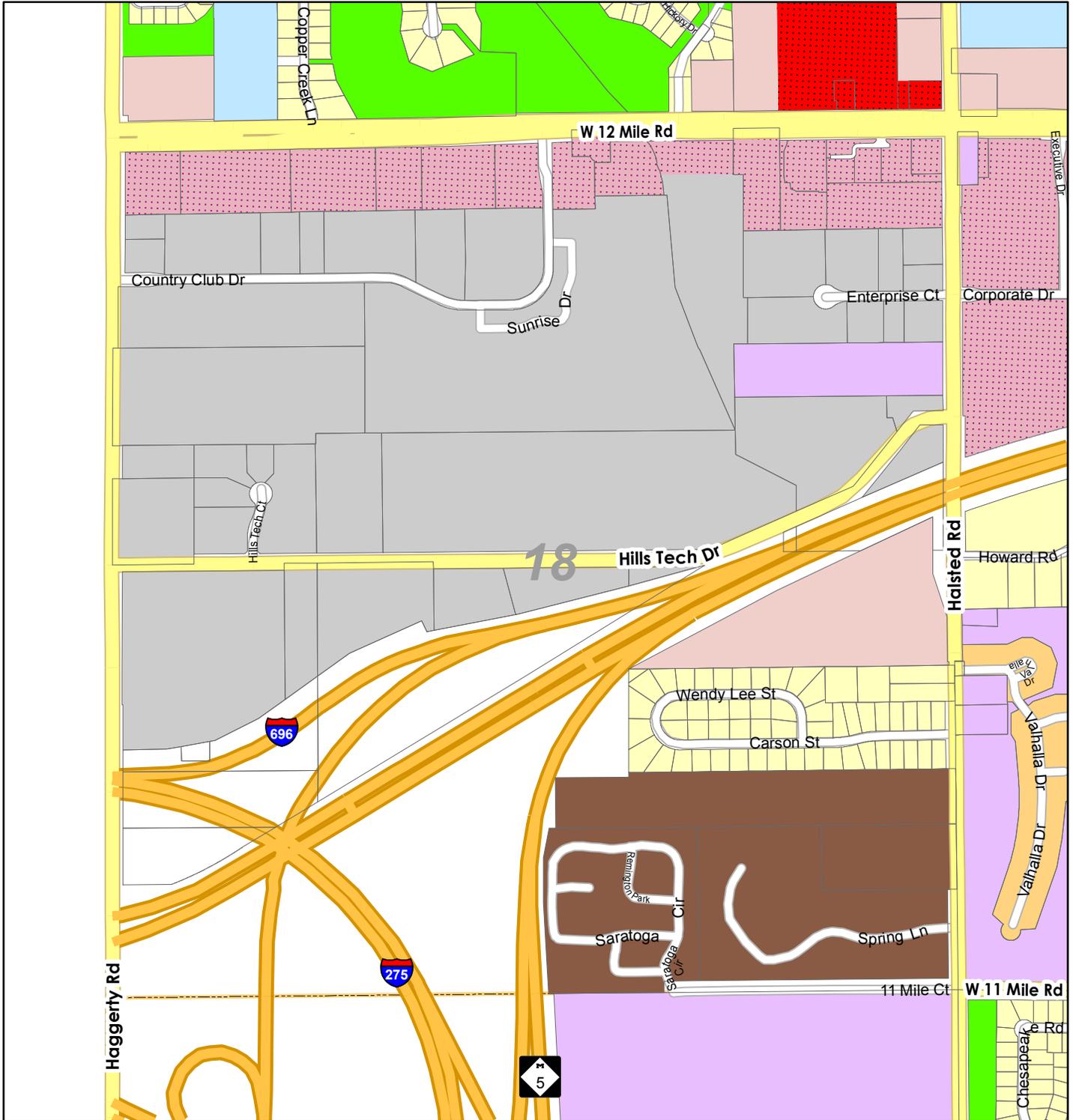
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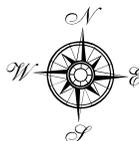
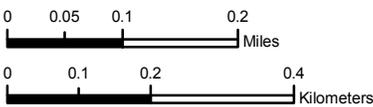


Master Plan for Future Land Use

Section 18



SOURCES: City of Farmington Hills GIS, 2016
 Planning and Community Development, 2016
 Master Plan Map Adoption Date: Jan. 15, 2009



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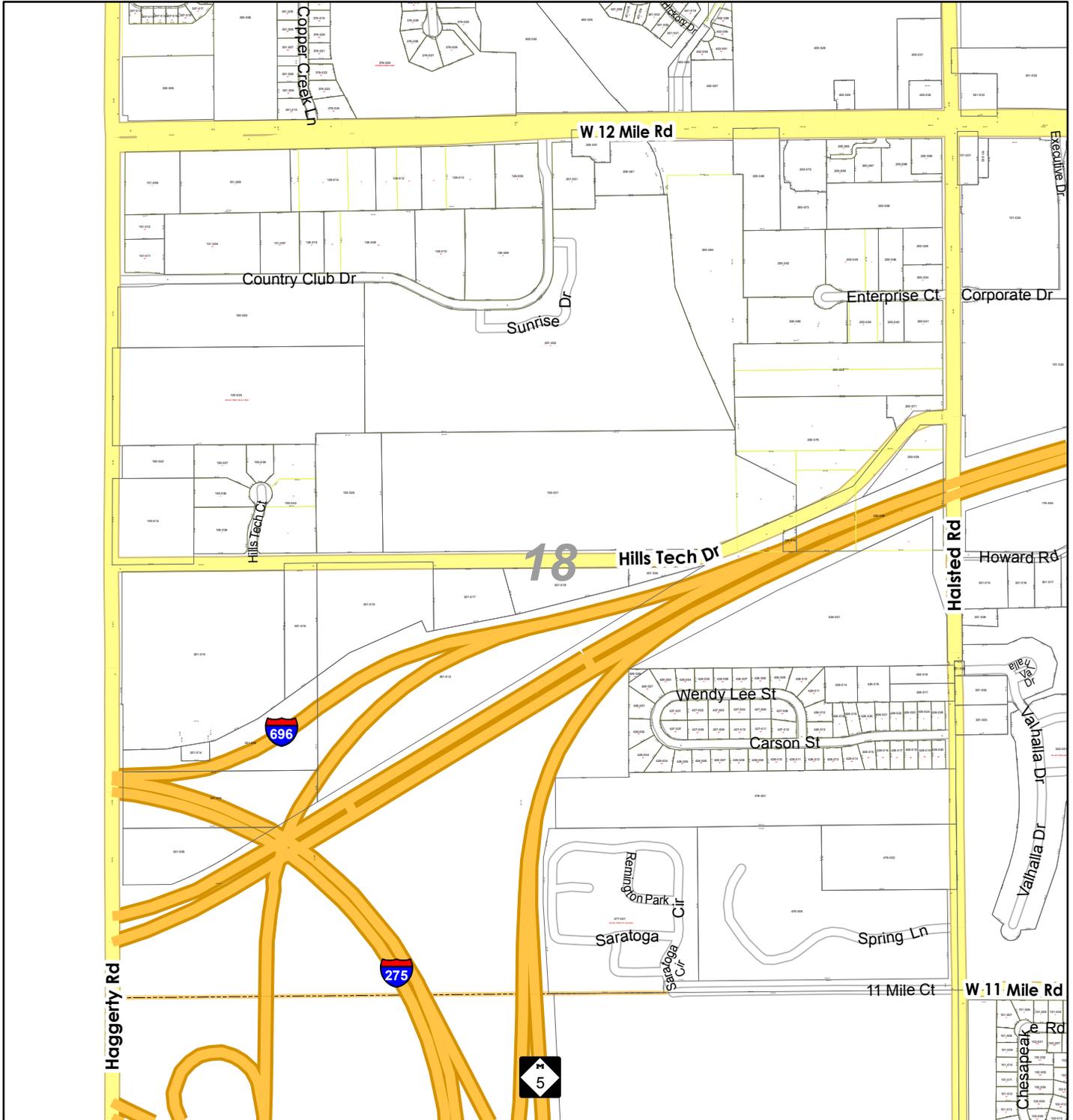
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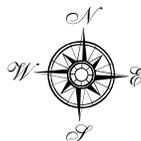
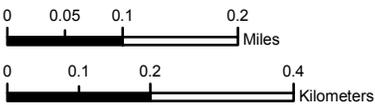


Tax Parcels, Lots, and Dimensions

Section 18



SOURCES: City of Farmington Hills GIS, 2016
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 Oakland County GIS, 2016



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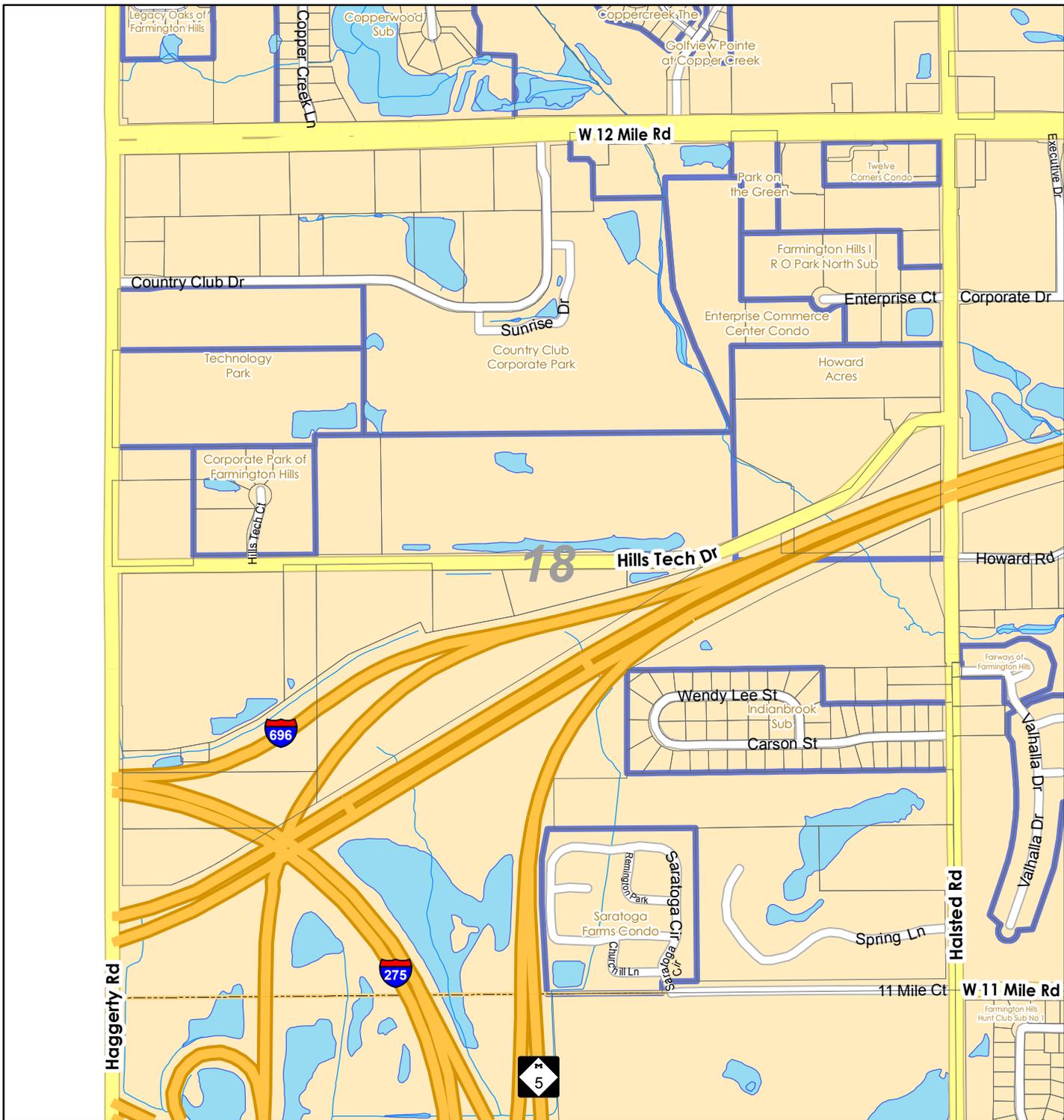
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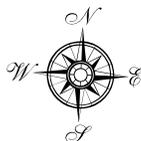
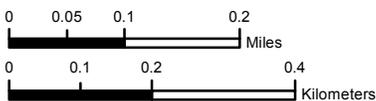


School Districts and Subdivisions

Section 18



SOURCES: City of Farmington Hills GIS, 2016
Oakland County GIS, 2016



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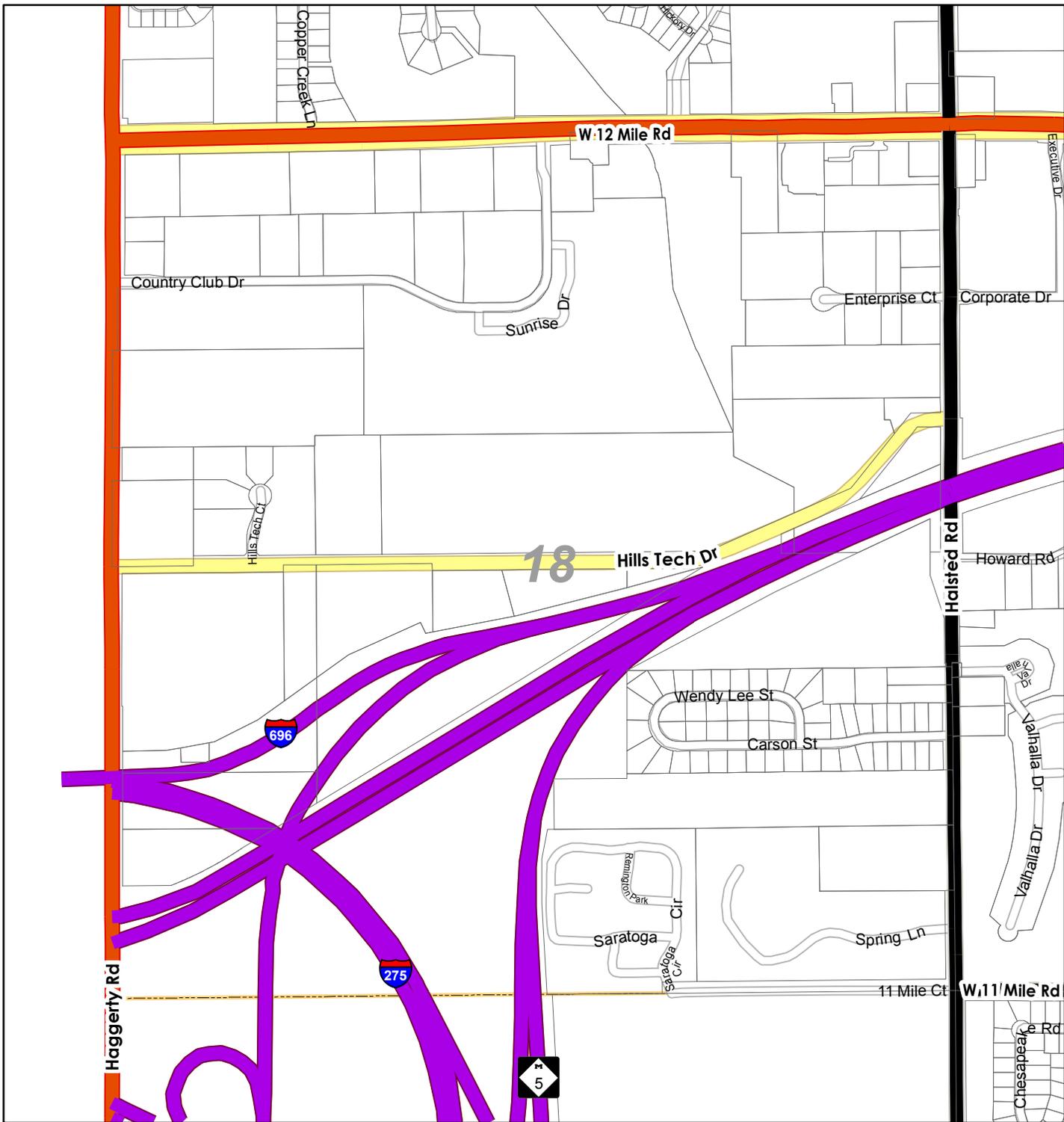
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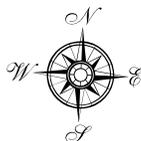
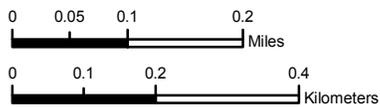


Roadway Jurisdiction

Section 18



SOURCES: City of Farmington Hills GIS, 2016
Oakland County GIS, 2016



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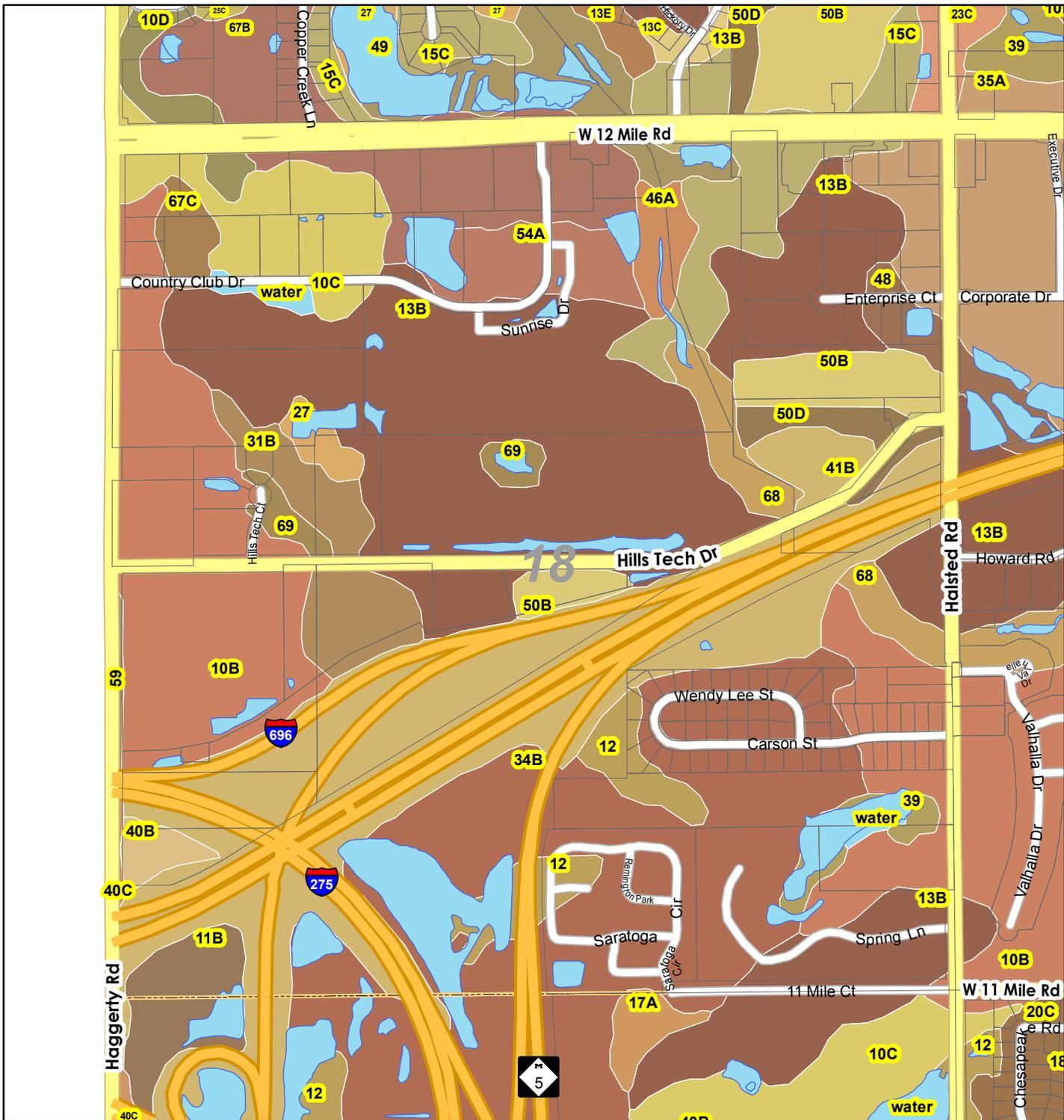
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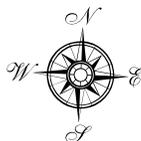
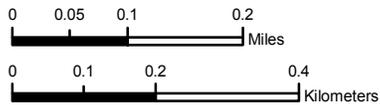


Soils Information

Section 18



SOURCES: City of Farmington Hills GIS, 2016
Oakland County GIS, 2016 - Soils Data: NRCS



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Planning Atlas Map Legends



BASE MAP LAYERS (on most maps)

- Interstate Highway
- State Highway
- Major Road
- Residential Street
- Sections
- Tax parcels
- Lots
- Municipal boundaries
- Farmington City
- Five Foot Contours
- Lakes
- Rivers
- Aerial photos

Tax parcel number labels: Full parcel numbers begin with "23" and section number appended at front. Example: Parcel "107-049" in section 18 has a full parcel number of **23-18-107-049**

SCHOOL DISTRICTS AND SUBDIVISIONS

- Schools**
 - Private
 - Public
- School District**
 - Farmington Public
 - Clarenceville Public
 - Walled Lake Consolidated
- Subdivision boundaries**
 - Subdivision boundaries
 - GLEN ACRES** Subdivision name

ZONING DISTRICTS & MASTER PLAN

Zoning Districts

- B-1 Local Business District
- B-2 Community Business District
- B-3 General Business District
- B-4 Planned General Business District
- ES Expressway Service District
- FRW-1 Freeway Overlay District
- FRW-2 Freeway Overlay District
- FRW-3 Freeway Overlay District
- GR-1 Grand River Overlay District
- IRO Industrial Research Office District
- LI-1 Light Industrial District
- MH Mobile Home District
- OS-1 Office Service District
- OS-2 Planned Office Service District
- OS-3 Special Office District
- OS-4 Office Research District
- P-1 Vehicular Parking District

- RA-1 One Family Residential District
- RA-1A One Family Residential District
- RA-1B One Family Residential District
- RA-2 One Family Residential District
- RA-2B One Family Residential District
- RA-3 One Family Residential District
- RA-4 One Family Residential District
- RC-1 Multiple Family Residential
- RC-2 Multiple Family Residential
- RC-3 Multiple Family Residential
- RP-1 Planned Residential District
- RP-2 Planned Residential District
- SP-1 Special Purpose District
- SP-2 Special Purpose District
- SP-3 Special Purpose District
- SP-4 Special Purpose District
- SP-5 Special Purpose District

Master Plan

- Single-Family Residential
- Single-Family Cluster
- Multiple-Family Residential
- Non-Center Type Business
- Shopping Center Type Business
- Expressway Service
- Small Office
- Large Office
- Industrial-Research Office
- Industrial
- Private Recreation
- Major Park
- Neighborhood Park
- Community Facilities
- Quasi-Public
- School

Lot Size for One Family Residential Zones (See Chapter XXI)

RA-1A	33,000 Sq. Ft. Minimum Average Lot Size per Subdivision 29,700 Sq. Ft. Smallest Lot Allowed
RA-1B	26,000 Sq. Ft. Minimum Average Lot Size per Subdivision 23,400 Sq. Ft. Smallest Lot Allowed
RA-2B	26,000 Sq. Ft. Minimum Average Lot Size per Subdivision 23,400 Sq. Ft. Smallest Lot Allowed
RA-1	20,000 Sq. Ft. Minimum Average Lot Size per Subdivision 18,000 Sq. Ft. Smallest Lot Allowed
RA-2	16,500 Sq. Ft. Minimum Average Lot Size per Subdivision 15,000 Sq. Ft. Smallest Lot Allowed
RA-3	12,500 Sq. Ft. Minimum Average Lot Size per Subdivision 10,000 Sq. Ft. Smallest Lot Allowed
RA-4	8,500 Sq. Ft. Smallest Lot Allowed



Planning Atlas Map Legends



ROADWAY JURISDICTION

Roadway jurisdiction

-  City of Farmington Hills
-  Road Commission for Oakland County
-  Michigan Department of Transportation
-  City of Farmington
-  City of Southfield
-  Wayne County

SOILS

Soil Type

- | | | |
|---|--|--|
|  10B-Marlette sandy loam, 1 to 6 percent slopes |  23B-Sisson fine sandy loam, 1 to 6 percent slopes |  46A-Dixboro loamy fine sand, 0 to 3 percent slopes |
|  10C-Marlette sandy loam, 6 to 12 percent slopes |  23C-Sisson fine sandy loam, 6 to 12 percent slopes |  48-Gilford sandy loam |
|  10D-Marlette loam, 12 to 18 percent slopes |  25B-Owosso sandy loam, 1 to 6 percent slopes |  49-Cohoctah fine sandy loam |
|  10E-Marlette loam, 18 to 35 percent slopes |  25C-Owosso sandy loam, 6 to 12 percent slopes |  50B-Udipsamments, undulating |
|  11B-Capac sandy loam, 0 to 4 percent slopes |  26-Sloan silt loam |  50D-Udipsamments, rolling to steep |
|  12-Brookston and Colwood loams |  27-Houghton and Adrian mucks |  52A-Selfridge loamy sand, 0 to 3 percent slopes |
|  13B-Oshtemo-Boyer loamy sands, 0 to 6 percent slopes |  31B-Metea loamy sand, 0 to 6 percent slopes |  53A-Tedrow loamy sand, 0 to 3 percent slopes |
|  13C-Oshtemo-Boyer loamy sands, 6 to 12 percent slopes |  31C-Metea loamy sand, 6 to 12 percent slopes |  54A-Matherton sandy loam, 0 to 3 percent slopes |
|  13E-Oshtemo-Boyer loamy sands, 12 to 40 percent slopes |  32B-Blount loam, 0 to 4 percent slopes |  56A-Urban land-Blount-Lenawee complex, 0 to 3 percent slopes |
|  14B-Oakville fine sand, 0 to 6 percent slopes |  33-Lenawee silty clay loam |  59-Urban land |
|  14C-Oakville fine sand, 6 to 18 percent slopes |  34B-Kibbie fine sandy loam, 0 to 4 percent slopes |  60B-Urban land-Marlette complex, 0 to 8 percent slopes |
|  15B-Spinks loamy sand, 0 to 6 percent slopes |  35A-Thetford loamy fine sand, 0 to 3 percent slopes |  60C-Urban land-Marlette complex, 8 to 15 percent slopes |
|  15C-Spinks loamy sand, 6 to 12 percent slopes |  36A-Metamora sandy loam, 0 to 3 percent slopes |  60D-Urban land-Marlette complex, 15 to 25 percent slopes |
|  15E-Spinks loamy sand, 12 to 35 percent slopes |  39-Granby loamy sand |  61A-Urban land-Capac complex, 0 to 3 percent slopes |
|  17A-Wasepi sandy loam, 0 to 3 percent slopes |  40B-Udorthents, loamy, nearly level |  62B-Urban land-Spinks complex, 0 to 8 percent slopes |
|  18B-Fox sandy loam, 1 to 6 percent slopes |  40C-Udorthents, loamy, rolling |  62C-Urban land-Spinks complex, 8 to 15 percent slopes |
|  18C-Fox sandy loam, 6 to 12 percent slopes |  41B-Aquents, sandy, loamy, undulating |  63A-Urban land-Thetford complex, 0 to 3 percent slopes |
|  18D-Fox sandy loam, 12 to 25 percent slopes |  43-Sloan-Marlette association |  67B-Ormas loamy sand, 0 to 6 percent slopes |
|  19-Sebewa loam |  44B-Riddles sandy loam, 1 to 6 percent slopes |  67C-Ormas loamy sand, 6 to 12 percent slopes |
|  20B-Glynwood loam, 2 to 6 percent slopes |  45B-Arkport loamy fine sand, 2 to 6 percent slopes |  68-Cohoctah-Fox association |
|  20C-Glynwood loam, 6 to 12 percent slopes |  45C-Arkport loamy fine sand, 6 to 12 percent slopes |  69-Thomas muck |
| |  45D-Arkport loamy fine sand, 12 to 25 percent slopes |  Water |