



# Planning and Community Development Atlas

## Included Maps

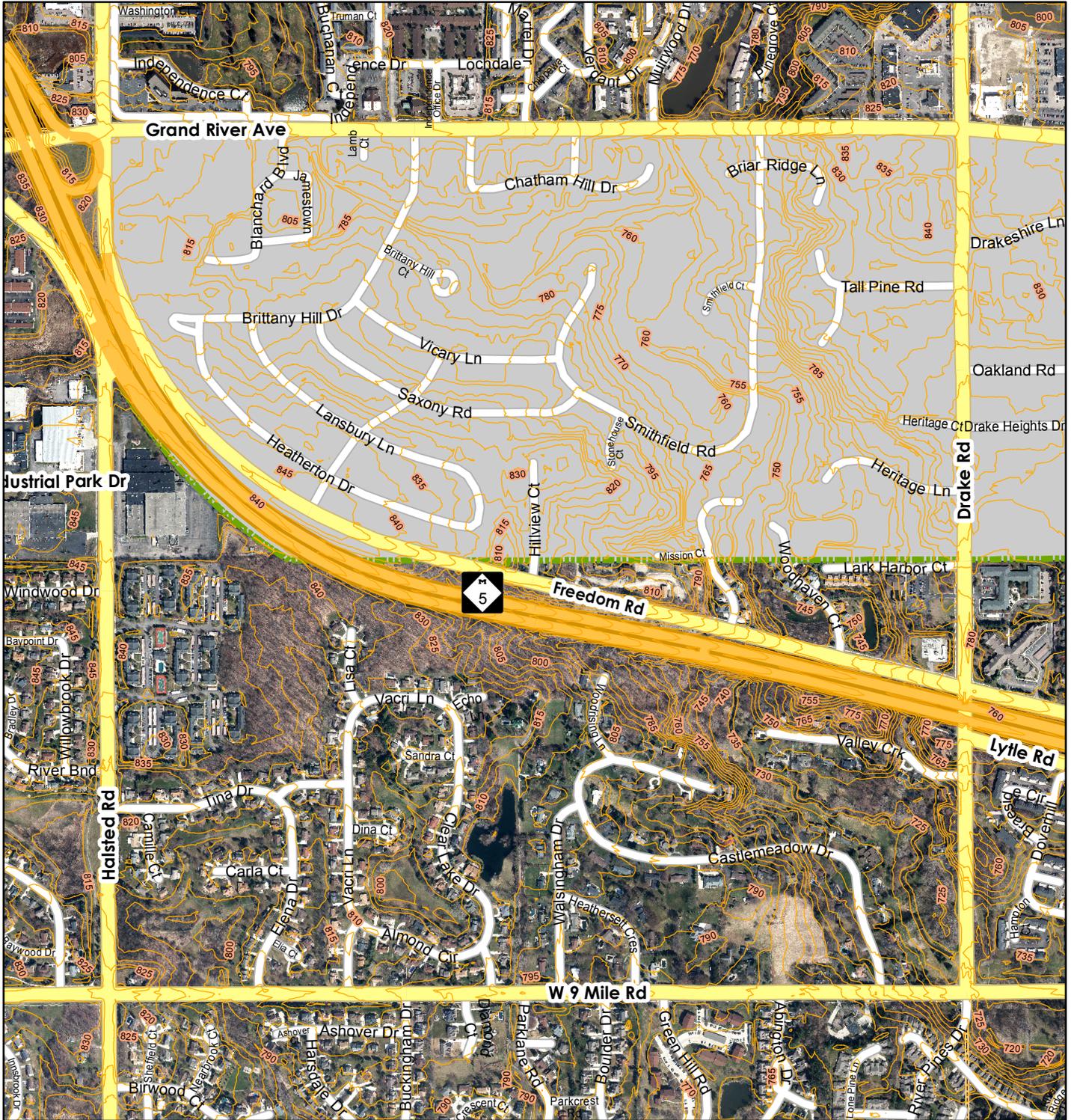
- Topographic Contours and Aerial Photography (2015)
- Zoning Districts and Master Plan for Future Land Use
- Tax Parcels and Lots
- School Districts, Schools, and Subdivisions
- Roadway Jurisdiction
- Soils Information



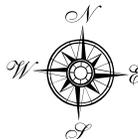
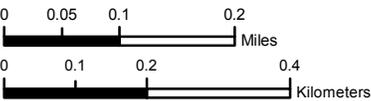


# Topographic Contours and 2015 Aerial Photography

## Section 29



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



DISCLAIMER: Although the information provided by this map is believed to be reliable, its accuracy is not warranted in any way. The City of Farmington Hills assumes no liability for any claims arising from the use of this map.

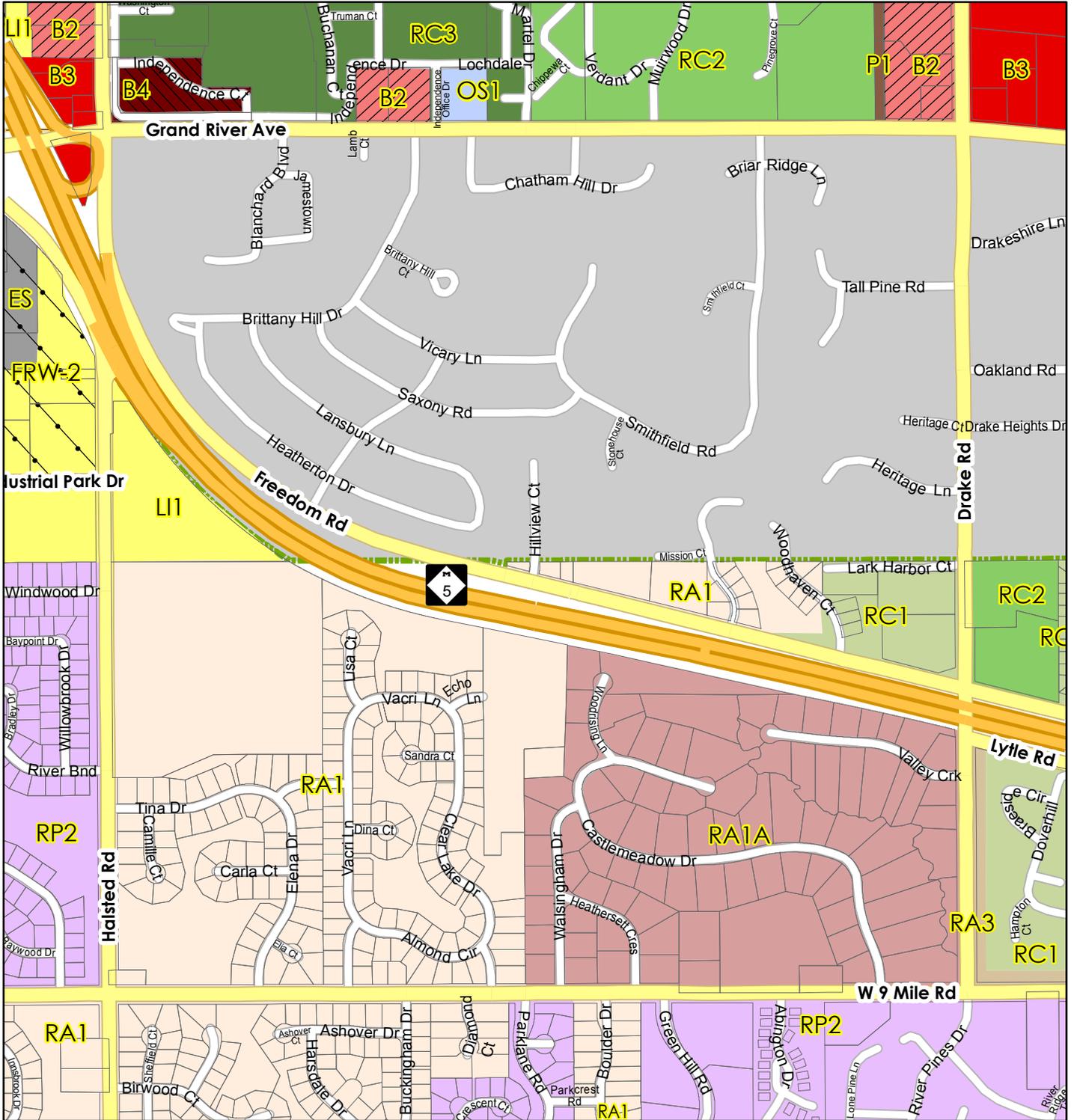
Section Location

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

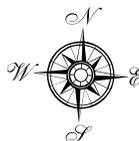
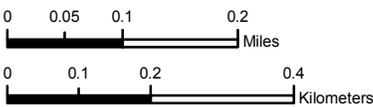


# Zoning Districts

## Section 29



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



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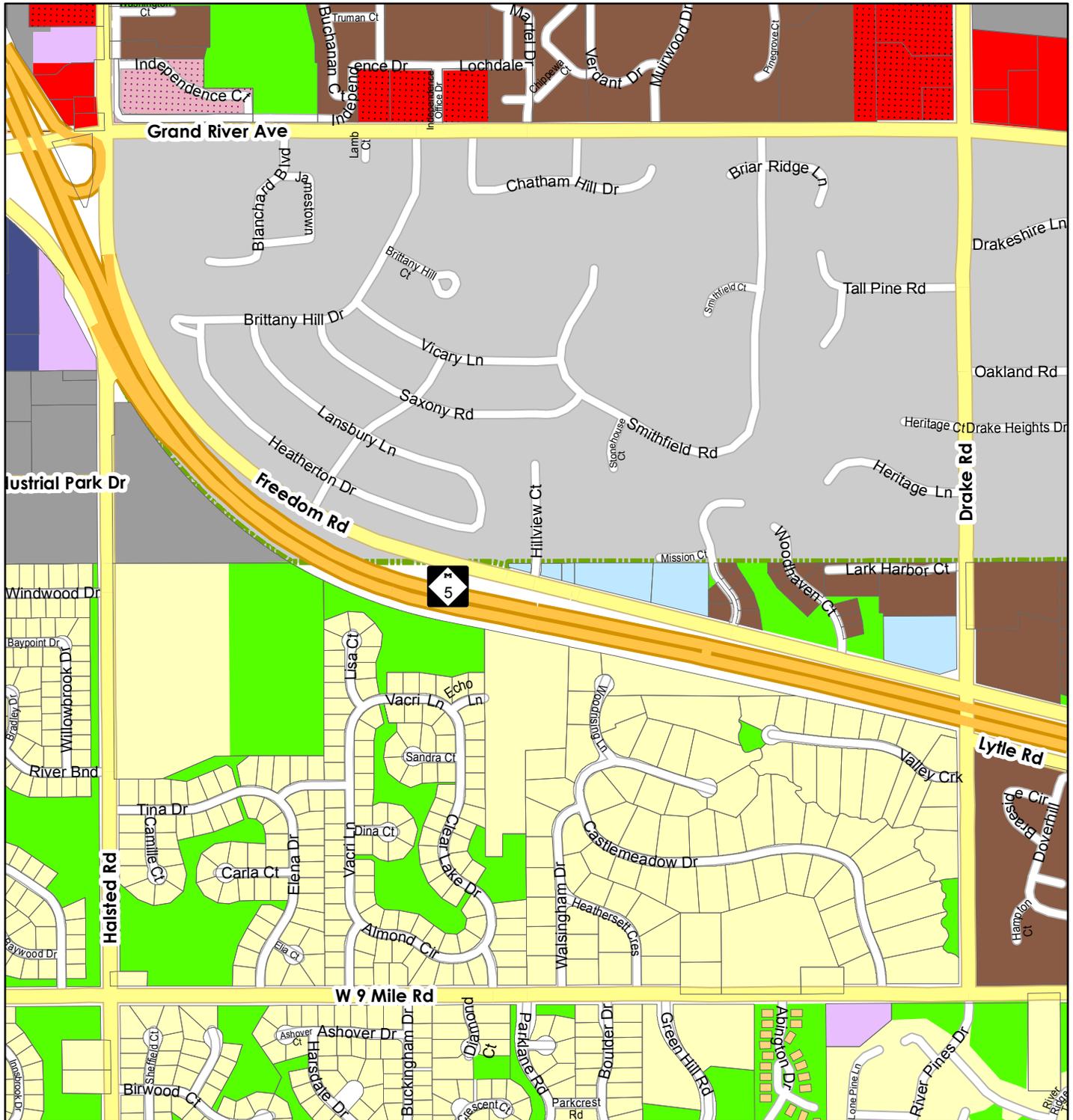
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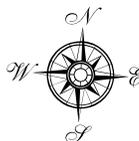
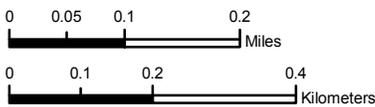


# Master Plan for Future Land Use

## Section 29



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



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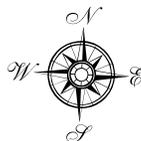
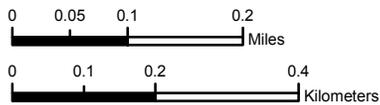


# Tax Parcels, Lots, and Dimensions

## Section 29



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



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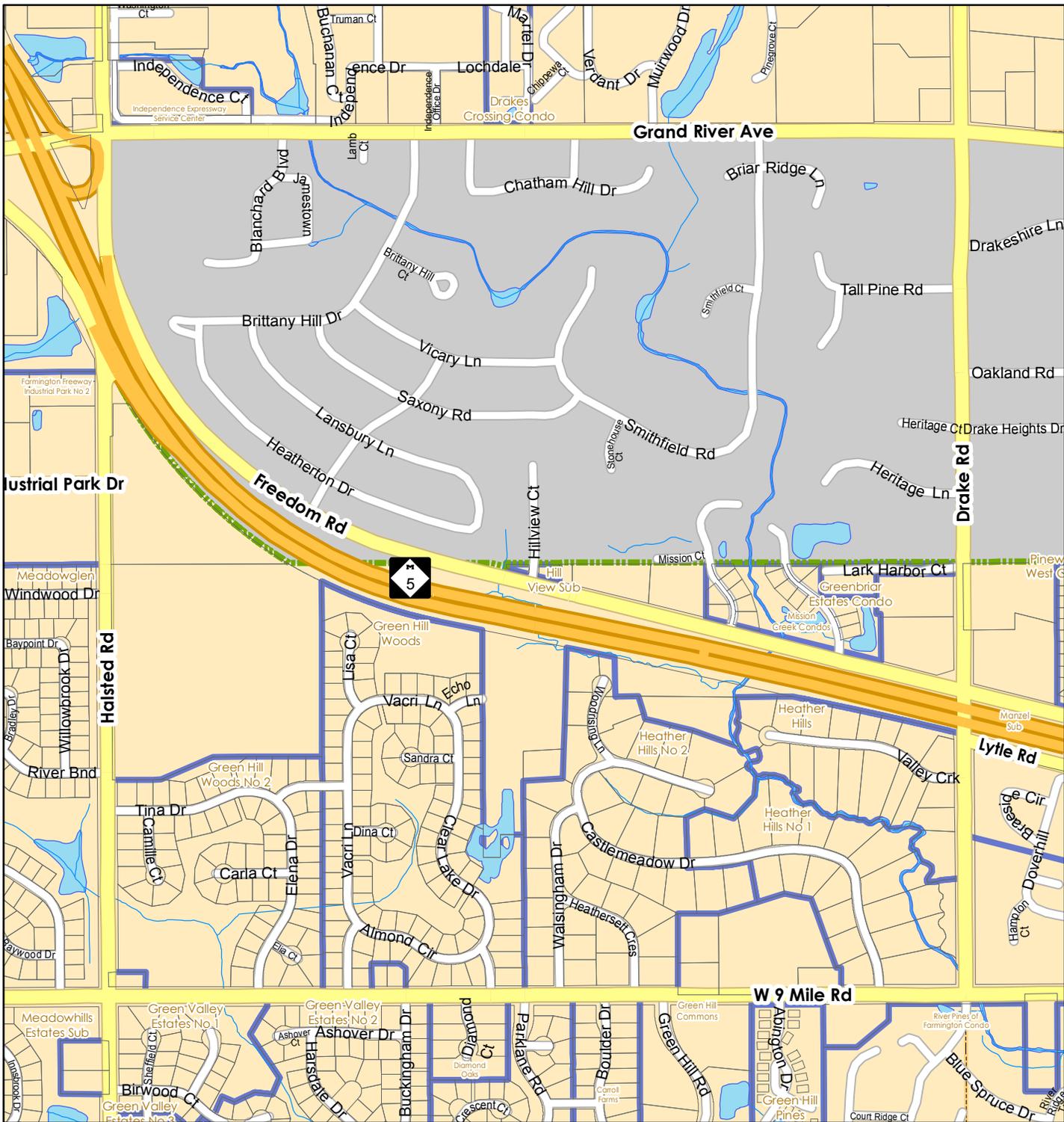


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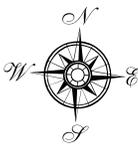
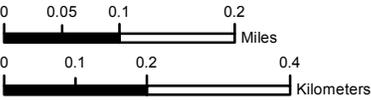


# School Districts and Subdivisions

## Section 29



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



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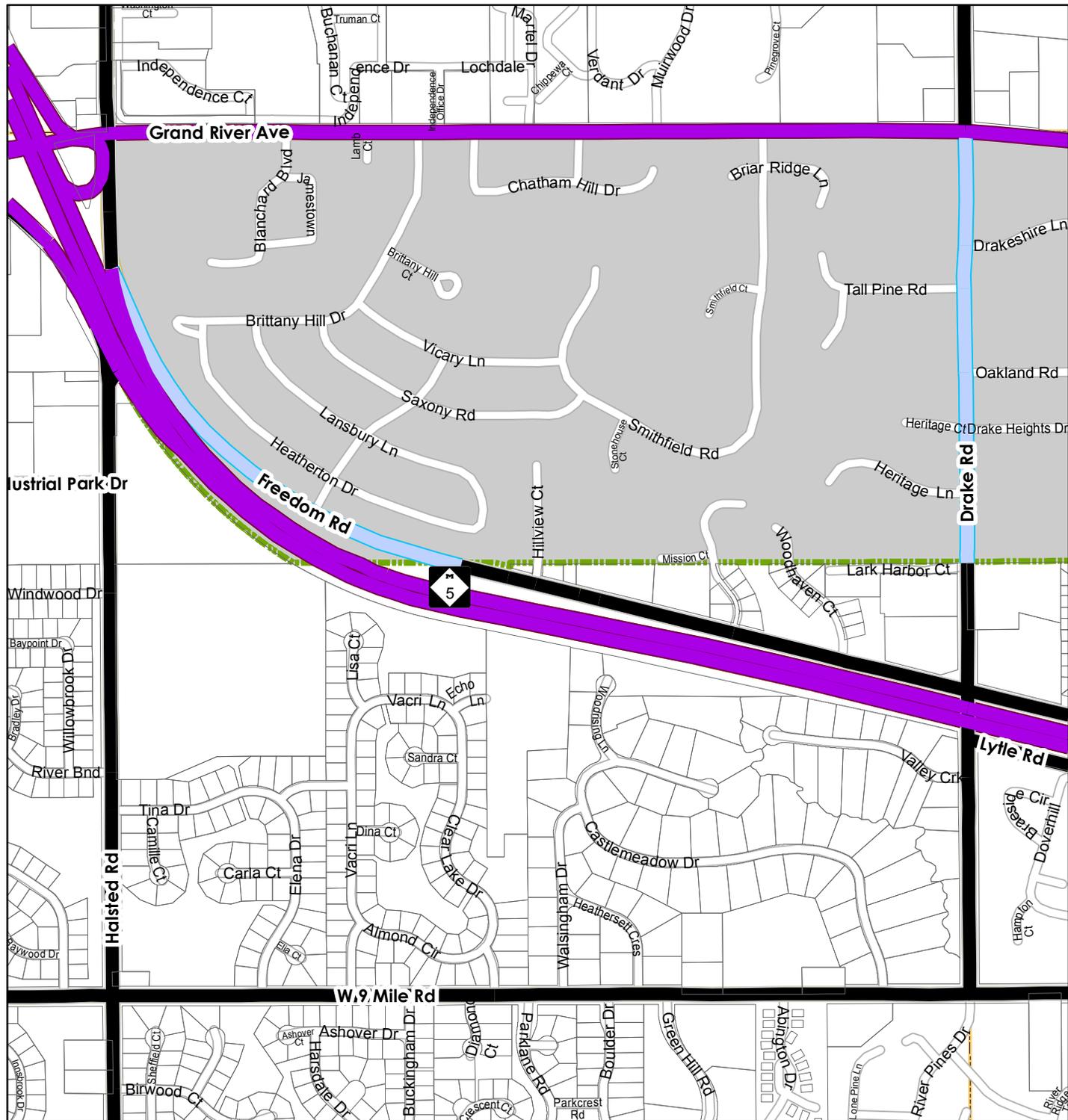
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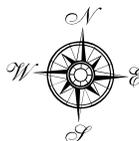
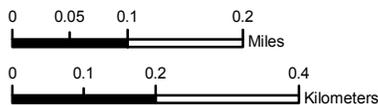


# Roadway Jurisdiction

## Section 29



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



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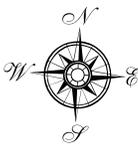
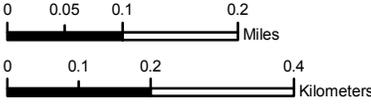


# Soils Information

## Section 29



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  |