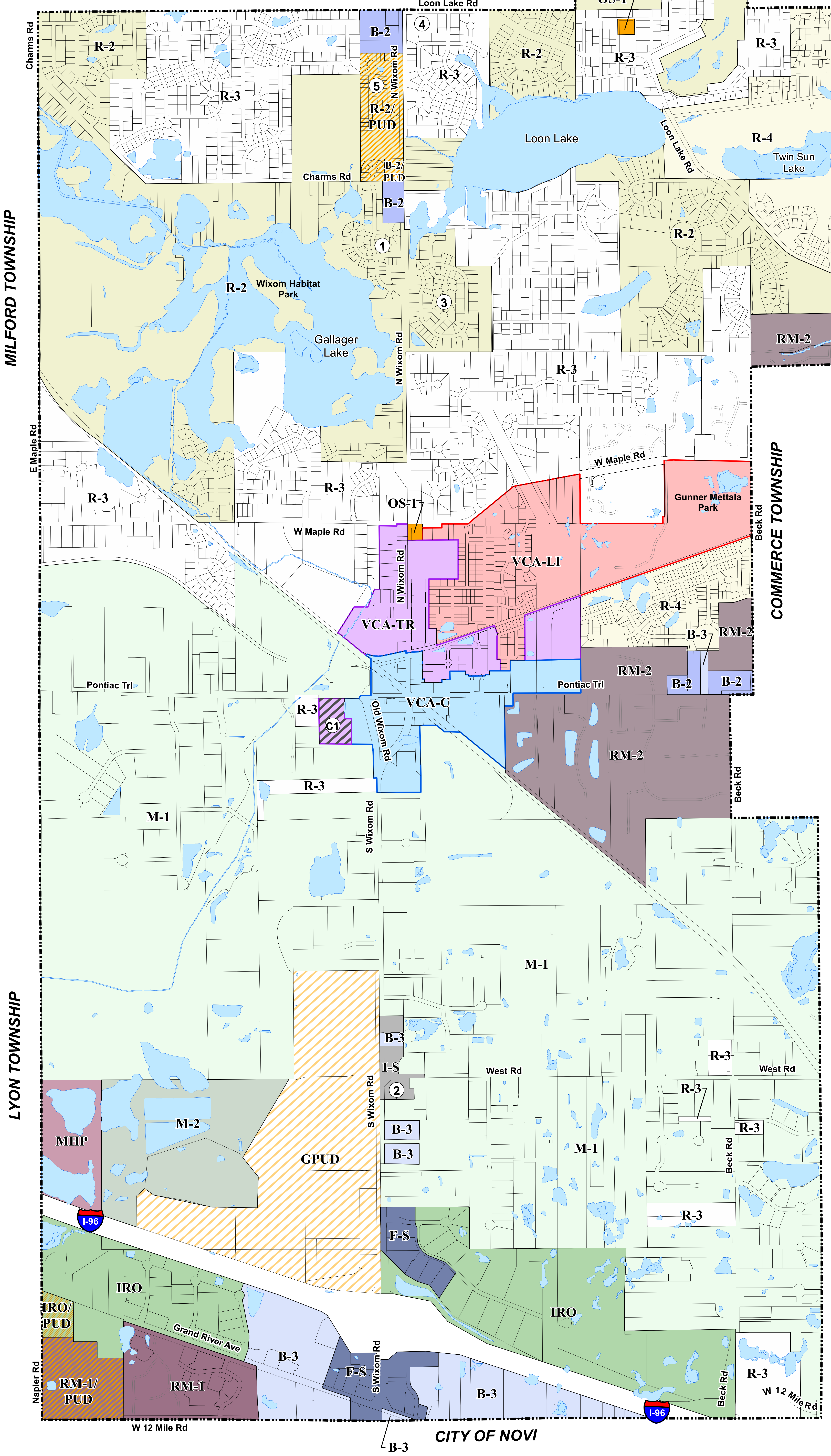


1" = 500'

### COMMERCE TOWNSHIP



### Zoning District Legend

One-Family Residential (20,000 sq.ft)	R-1
One-Family Residential (15,000 sq.ft)	R-2
One-Family Residential (12,500 sq.ft)	R-3
One-Family Residential (7,200 sq.ft)	R-4
Multiple-Family Residential (9 units/acre) Approx.	RM-1
Multiple-Family Residential (12 units/acre) Approx.	RM-2
Manufactured Home Park	MHP
Local Business	B-1
Community Business	B-2
General Business	B-3
Freeway Service	FS
Industrial Service	I-S
Village Center Area - Core	VCA-C
Village Center Area - Transitional	VCA-TR
Village Center Area - Low Intensity	VCA-LI
Office Service	OS-1
Industrial Research Office	IRO
Light Industrial	M-1
General Industrial	M-2
Planned Unit Development Overlay	PUD

### CONSENT JUDGMENTS

- 1 Rigg Investment #1 / Nov., 1988  
Allowed NE 4.8 Acres to be developed for commercial use consistent with B-2 zoning and the balance (41.42 Acres) with 224 resid. condo units in 8 bldgs. Actual development resulted in 20.86 acres being platted into 79 lots [3.8 units/acre] with an avg. lot size equal to 7,950 sq.ft.
- 2 T. William Berube / Aug., 1993  
City agreed to re-zone 2.83 acres from M-1 to I-S
- 3 Singh Const. Co. / Mar., 1997  
Trails of Loon Lake property allowed to be developed under the Subdivision Open Space Option > 45.58 acres were platted into 95 lots [2.08 units/acre] with avg lot size equal to 11,446 sq.ft.
- 4 Basim Abdelnour et al / Nov., 2006  
Allowed SE corner of Wixom and Loon Lake Roads to be developed for a commercial use that conforms to one of three conceptual plans approved as part of the Consent Judgment - Allowed uses are limited to medical office, daycare and a bank or a combination with additional limitations on gross bldg. floor area and bldg. height. Zoning remains RA-1 until rezoned.
- 5 Wixom Venture LLC / Jan., 2017  
Allowed 27.545 acres as R-2 / PUD, no units less than 6,800 square feet. Allowed uses are 2,239 acres as B-2 / PUD, with use conditions.

### CONDITIONAL REZONINGS

- C1 31201 Old Wixom - Sami Poota / September 2024 Rezoning 7.2 acres from VCA-C to VCA-TR

# ZONING MAP

TITLE 18 OF THE ZONING ORDINANCE

CITY OF WIXOM, MICHIGAN



PROPOSED REVISION - AUGUST 2024



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