

**From:** Sam Homan  
**To:** Planning  
**Subject:** R4 Redevelopment Zone and Architectural Standards for Fences  
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As a follow up to the 1/21 Planning Commission Meeting I'd like to suggest two legislative changes the planning commission should investigate:

### **An R+ Zone**

**The purpose of this R+ zone would be to facilitate the development of 5 over 2s like what Woodbury was proposing in current, large R4 zones.**

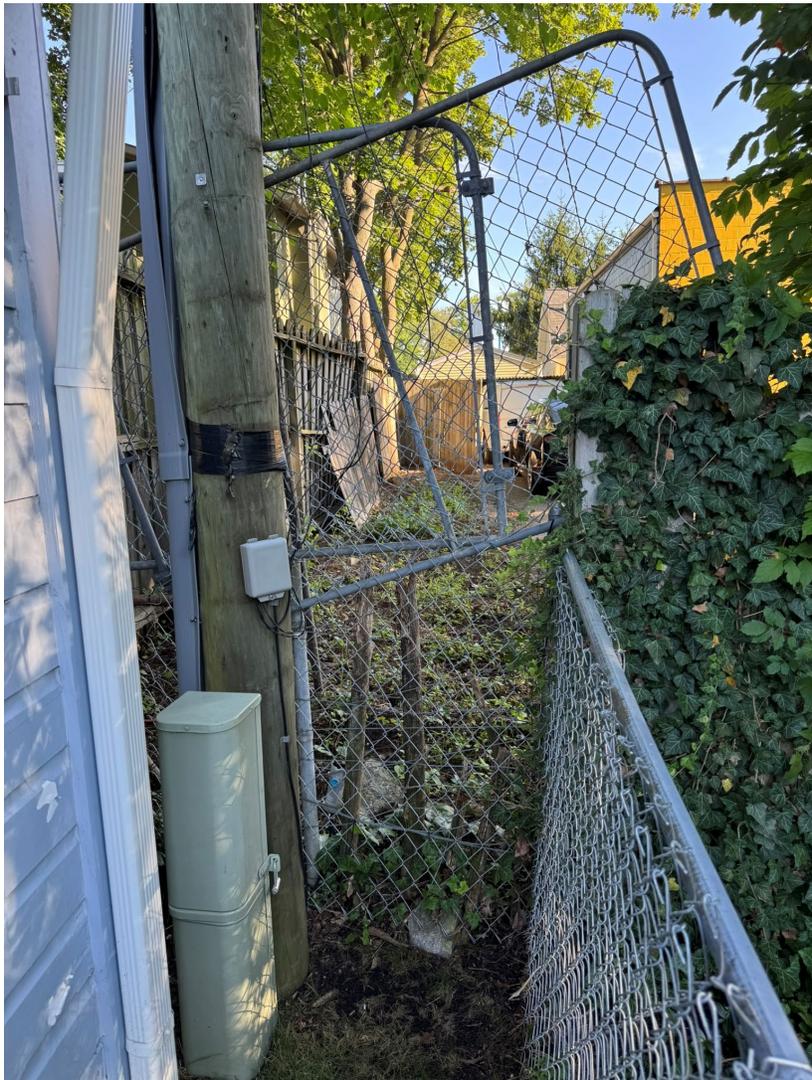
Rough basic features:

- **A 65' foot no build setback from R1, R2, and R3 zones.** This set back would apply from the *property lines* of the R1, R2, and R3 zones because.., 65' feet is the width of a typical public right-of-way for a public street. So even if half the street was in the R1 zone, that half of the street wouldn't count towards the setback.
- **A hard 85' height limit with a 50' height limit stepback when within 100' feet of R1 and R2.** I believe 85' is the tallest a five story stick built tower can be on top of a two story concrete podium under the Michigan building code. (i.e. a "5 over 2")
- **The same 300 foot max width and ~450' diagonal from TC1.** I like this feature of TC1 and think it's a really smart way to get a better urban fabric in the city. Super sized Texas Donuts are not what we should be looking for. they block the flow of pedestrians and create dead spaces.
- **Allow "light" mixed use:** Restaurants, cafe's, small stores, and grocery stores, but with a say 150' setback from R1, R2, and R3 zones.
- **A minimum zone size of 5 to 10 continuous acres** (public right-of-ways would *not* be counted as a break in the continuity). This zone would not be intended for many current, small R4 zones.
- **Other similar features from TC1 within the above framework.**

### **Minimal Architectural Standards for Fences**

Basically this would just be a requirement to the effect that fences "be orderly" and "not be made out of junk". This is very specially targeted at fencing the commercial property on Packard behind me put up last year:

From my property:



From the restaurant's Property:



When the zoning coordinator came out to look at this, he informed me there was nothing the city could do due to the lack of architectural standards for fences in the zoning code.

Sam Homan