

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO AMEND CHAPTER 138, ZONING, OF THE CODE OF ORDINANCES OF THE CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN TO REZONE 44 PARCELS OF LAND TOTALING APPROXIMATELY 28 ACRES TO ADD THE FLEX BUSINESS OVERLAY DISTRICT, 17 PARCELS OF LAND TOTALING APPROXIMATELY 53 ACRES TO REMOVE THE FLEX BUSINESS OVERLAY DISTRICT, AND TO REPEAL CONFLICTING ORDINANCES AND TO PRESCRIBE A PENALTY FOR VIOLATIONS.

THE CITY OF ROCHESTER HILLS ORDAINS:

**SECTION 1.** THE ZONING CLASSIFICATION OF THE FOLLOWING DESCRIBED PROPERTY SHALL BE AMENDED AS FOLLOWS:

27.77 ACRES TO BE ADDED TO THE FLEX BUSINESS OVERLAY DISTRICT

53.06 ACRES TO BE REMOVED FROM THE FLEX BUSINESS OVERLAY DISTRICT

SITE DESCRIPTION:

LANDS TO BE ADDED FROM THE FLEX BUSINESS OVERLAY DISTRICT IN THE CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:

15-22-226-027	15-29-477-035	PART OF 15-29-452-020
15-36-101-006	15-29-477-043	15-29-453-024
15-36-101-007	15-29-477-045	15-29-454-023
15-36-101-009	15-29-477-038	15-30-352-025
15-25-351-032	15-29-477-049	15-30-352-026
15-25-351-033	15-29-477-036	15-30-352-027
15-25-351-025	15-29-477-037	15-30-352-028
15-25-351-008	15-29-452-017	15-30-352-029
15-36-426-011	15-29-452-029	15-30-352-030
PART OF 15-28-478-057	15-29-452-034	15-30-352-031
15-28-478-056	15-29-452-033	15-30-353-043
15-29-477-034	PART OF 15-29-452-021	15-30-353-031

15-30-353-032	15-30-353-035	15-32-482-016
15-30-353-033	15-32-482-025	15-32-482-027
15-30-353-034	15-32-482-015	

LANDS TO BE REMOVED FROM THE FLEX BUSINESS OVERLAY DISTRICT IN THE CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:

15-03-477-017	15-34-352-035	15-30-351-020
15-15-429-034	15-33-351-042	15-30-351-019
15-33-476-043	15-33-351-041	15-31-301-021
15-34-352-010	15-08-351-005	15-31-301-027
15-34-352-034	15-08-303-037	15-31-301-028
15-34-352-011	15-08-303-036	

**SECTION 2.** SECTION 3.01. BOUNDARIES, AND THE ZONING MAP ATTACHED TO THE ZONING ORDINANCE, SHALL BE AMENDED TO DEPICT THE AMENDMENT TO THE ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREIN TO ADD, REMOVE, OR MODIFY THE FLEX BUSINESS DISTRICT OVERLAY AS DESCRIBED ABOVE.

**SECTION 3. Severability.** This ordinance and each article, section, subsection, paragraph, subparagraph, part, provision, sentence, word and portion thereof are hereby declared to be severable, and if they or any of them are declared to be invalid or unenforceable for any reason by a court of competent jurisdiction, it is hereby provided that the remainder of this ordinance shall not be affected thereby.

**SECTION 4. Penalty.** All violations of this ordinance shall be municipal civil infractions and upon a determination of responsibility therefore shall be punishable by a civil fine of not more than \$500, or as otherwise prescribed herein.

**SECTION 5. Repeal, Effective Date, Adoption.**

- (1) **Repeal.** All regulatory provisions contained in other City ordinances, which are inconsistent with the provisions of this ordinance, are hereby repealed.
- (2) **Effective Date.** This ordinance shall become effective on \_\_\_\_\_, 2022, following its publication in the *Oakland Press* on \_\_\_\_\_, 2022.
- (3) **Adoption.** This ordinance was adopted by the City Council of the City of Rochester Hills at a meeting thereof held on \_\_\_\_\_, 2022.

Bryan K. Barnett, Mayor  
City of Rochester Hills

CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING ORDINANCE WAS ADOPTED BY THE CITY COUNCIL OF THE CITY OF ROCHESTER HILLS AT A MEETING THEREOF ON \_\_\_\_\_, 2022.

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Leanne Scott, Clerk  
City of Rochester Hills