



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
Rochester Hills, MI 48309  
248.656.4630  
[www.rochesterhills.org](http://www.rochesterhills.org)

---

Legislative File No: 2020-0231 V7

**TO:** Mayor and City Council Members

**FROM:** Sara Roediger, Director of Planning and Economic Development, ext. 2573

**DATE:** November 27, 2020

**SUBJECT:** Acceptance for First Reading – Ordinances to amend Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to amend various Sections as described in the attached Ordinances, City of Rochester Hills, Applicant

---

**REQUEST:**

Accept for First Reading an Ordinance to amend Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to amend Sections 138-1.203, 138-2.206.C.5, 138-5.200.A, 138-10.101.A.2, 138-10-308.2.E, 138-11.304, 138-12.304, 138-8.600.A, 138-8.604, 138-11.204, Table 14, and 138-11.302 to require public hearing signs for planned unit developments, to require sidewalks on roads with a right-of-way of 120 feet or less, to clarify regulations for lot size variation, to clarify regulations for accessory structures, to remove regulations inconsistent with the sign ordinance, to modify parking lot striping requirements and to require street trees along private roads; to repeal conflicting or inconsistent ordinances and prescribe a penalty for violations.

**BACKGROUND:**

Planning staff have been working on potential amendments for the past several months, along with input from the Building Department, the Engineering Division and the City Attorney. The Ordinance amendment is for some recommended improvements, as outlined in Ms. Kapelanski's attached memo which, expounding on the above request, requires on-site signage for PUDs, requires five-foot sidewalks on all public and private roads with an existing or planned right-of-way less than 120 feet, requires average lot widths to equal the minimum lot width of the underlying zoning district when the Lot Size Variation option is utilized, clarifies when an accessory structure is considered attached, removes parking lot double striping standards and requires street trees on private roads.

The matter was discussed at several Planning Commission meetings, and a public hearing was held at the November 17, 2020 meeting. A concern was raised that Section 138-2.205.C.5 regarding pathways/sidewalks for existing or planned right-of-ways was not clear, and that has been modified. The Planning Commission unanimously recommended approval of the proposed Ordinance amendment.

**RECOMMENDATION:**

Staff and the Planning Commission recommend that City Council accepts for First Reading an Ordinance to amend Chapter 138, Zoning of the Code of Ordinances as identified in the attached Resolution.

---

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney       Yes       N/A

i:\pla\zoning ordinance\amendments - open\2020 amendments\12-7-20 cc meeting\agenda summary first.docx