

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

AN ORDINANCE TO AMEND CHAPTER 138 ZONING, OF THE CODE OF ORDINANCES OF THE CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, TO REVISE PRINCIPAL and CONDITIONAL USES, TO REVISE THE REQUIRED CONDITIONS, TO REVISE THE FRONT YARD SETBACK REQUIREMENTS, TO REVISE PARKING SPACE REQUIREMENTS, and TO ADD BUILDING DESIGN STANDARDS.

THE CITY OF ROCHESTER HILLS ORDAINS:

**SECTION 1.** Section 138-2.200 Site Plan Review, Table 1 shall be amended as follows:

**Table 1. Type of Review Required**

DEVELOPMENT ACTIVITY	Not Required	Administrative Review	Sketch Plan	Site Plan Review
<b>BUILDING IMPROVEMENTS</b>				
Accessory structures in any district, up to 200 sq. ft. in area	•			
Accessory structures in any non-single family residential district, 200 sq. ft. in area or greater. Administrative review shall be required if Planning and Development Director determines the accessory building will not have detrimental impacts on the surrounding neighborhood. Otherwise, sketch plan review shall be required.		•	•	
Construction of any non-residential, multiple-family, or manufactured housing community				•
Demolition of less than 50% of the existing footprint area of a building and reconstruction without expanding the building footprint by more than 10%		•		
Demolition of less than 50% of the existing footprint area of a building and reconstruction that expands the building footprint by more than 10%			•	
Demolition and reconstruction of more than 50% of the existing footprint area of a building				•
Minor modifications to a building façade or architectural features that do not significantly alter the appearance of the building, increase height		•		
Single family dwelling and accessory structures on a single lot	•			
<b>INCREASE IN FLOOR AREA</b>				
Increases in floor area to existing multiple-family or non-residential buildings based on the cumulative total of expansions in the previous 5 years shall be reviewed as follows. Note that associated site improvements that are required due to the increase in floor area such as parking or landscaping may require a different level of review.				
<p><a href="#">An increase of up to 25% of the existing floor area of an existing industrial or office building or up to 20% of any other building, provided that the addition will not negatively impact surrounding property in the opinion of the Planning and Economic Development Director.</a></p> <p><a href="#">An increase of up to 10% of the existing floor area for an industrial or office building and up to 10% or 2,500 sq. ft., whichever is less for a retail building provided that the proposed addition:</a></p> <ul style="list-style-type: none"> <li>• is located on a rear or side façade</li> <li>• will not be visible from a major or minor thoroughfare</li> <li>• will not negatively impact surrounding property in the opinion of the Planning and Development Director</li> </ul>		•		

DEVELOPMENT ACTIVITY	Not Required	Administrative Review	Sketch Plan	Site Plan Review
An increase of up to 10% of the existing floor area for an industrial or office building and up to 10% or 2,500 sq. ft., whichever is less for a retail building whenever one or more of the following is true: <ul style="list-style-type: none"> <li>• the addition is located on a front façade</li> <li>• the addition will be visible from a major or minor thoroughfare</li> <li>• the addition may negatively impact surrounding property in the opinion of the Planning and Development Director</li> </ul>			•	
An increase of up to 15% of the existing floor area for an industrial or office building and up to 15% or 5,000 sq. ft., whichever is less for a retail building			•	
An increase of more than 25% of the existing floor area of an existing industrial or office building or more than 20% of any other building An increase of more than 15% of the existing floor area for an industrial or office building and more than 15% or 5,000 sq. ft., whichever is less for a retail building				•
<b>SITE IMPROVEMENTS OTHER THAN BUILDINGS</b>				
Changes to a site required by City for safety considerations		•		
Improvements in outdoor recreation facilities and parks		•		
Improvements to a site that has previously received site plan approval (e.g. entrance features, walls, landscaping, sidewalks, bike paths, fences, exterior lighting, relocation of driveways, road improvements, etc.)		•		
Increase in parking and loading areas of less than 1015% of the existing area or 6,000 square feet without any building changes, whichever is less		•		
Increase in parking and loading areas of more than 1015% of the existing area or 6,000 square feet without any building changes, whichever is less			•	
Landscape changes to similar species consistent with the standards of this Ordinance that do not reduce the total amount of landscaping on the site		•		
Minor changes during construction due to unanticipated site constraints, or to improve safety, protect natural features or comply with unanticipated requirements of outside agencies		•		
Parking lot improvements, alterations to the internal layout, resurfacing or re-striping, or the installation of pavement and curbs to off-street parking lots		•		
Utility system improvements and modifications to upgrade a building to improve barrier-free design or to comply with the Americans with Disabilities Act or similar regulations	•			
<b>USE – CHANGES IN and ESTABLISHMENT OF</b>				
Accessory open air businesses		•		
Change in use to a similar or less intense use, provided that significant changes in the existing site design, facilities, structures or amenities are not required		•		
Change in use to a similar or less intense use, when significant changes in the existing site design, facilities, structures or amenities are required			•	
Establishment of a conditional land use				•
Family child day care homes, as licensed by the State of Michigan	•			
Re-occupancy of a building that has been unoccupied for more than 30 days		•		
Substitution of a nonconforming use for a more conforming use, or a change in the use of a nonconforming site			•	
<b>GENERAL</b>				
Any activity that, in the opinion of the Planning and Development Director, is not exempted from site plan review or that does not qualify for administrative or sketch plan review				•

DEVELOPMENT ACTIVITY	Not Required	Administrative Review	Sketch Plan	Site Plan Review
Projects and activities of a similar character and intensity to other projects and activities with the same required review procedure, as determined by the Planning and Development Director	•	•	•	•

**SECTION 2. Section 138-2.203 Standards for Site Plan Approval shall be amended as follows:**

- G. **Building design and architecture.** Building design and architecture relate to and are harmonious with the surrounding neighborhood with regard to texture, scale, mass, proportion, materials and color. Proposed buildings shall comply with the City's building design guidelines.

**SECTION 3. Section 138-4.100 Zoning Districts Established, Table 3 shall be amended as follows:**

**Table 1. Zoning Districts**

Symbol	Name
R-1	One-family Residential District
R-2	One-family Residential District
R-3	One-family Residential District
R-4	One-family Residential District
RE	One-family Residential District
RCD	One-family Residential Cluster District
RM-1	Multiple-Family Residential District
RMH	Manufactured Housing Park District
MR	Mixed Residential (overlay) District
B-1	Local Business District
B-2	General Business District
B-3	Shopping Center Business District
B-4	Freeway Service Business District
B-5	Automotive Service Business District
FB-1	Flex Business (overlay) District
FB-2	Flex Business (overlay) District
FB-3	Flex Business (overlay) District
CI	Commercial Improvement District
O-1	Office Business District
ORT	Office, Research and Technology District
I	Industrial District
SP	Special Purpose District
REC-W	Regional Employment Center – Workplace
REC-C	Regional Employment Center – M-59 Corridor
REC-I	Regional Employment Center – Interchange
REC-M	Regional Employment Center –Mixed Use

**SECTION 4.** Section 138-4.216 REC-W Regional Employment Center Workplace District shall be created as follows:

**Section 138-4.216 REC-W Regional Employment Center Workplace District**

The REC-W district is located along the perimeter of the overall REC area, and consists primarily of the City's existing industrial and technology parks developed in the 1980s and 1990s. It is the intent of the REC-W district to allow for their continued evolution while maintaining compatibility with residential land uses abutting the perimeter of the REC area. The REC-W district corresponds with the "Workplace" category as described in the M-59 Corridor Plan and as shown on the development plan therein.

**SECTION 5.** Section 138-4.217 REC-C Regional Employment Center M-59 Corridor District shall be created as follows:

**Section 138-4.217 REC-C Regional Employment Center M-59 Corridor District**

The REC-C district is located adjacent to M-59, forming a corridor along the freeway. Sites in the REC-C district are visible from M-59 and are a potential location for a range of industrial and office land uses that benefit from visibility from a major regional highway. Lands in the REC-C district primarily consist of existing industrial and technology parks developed in the 1980s and 1990s. It is the intent of the REC-C district to allow for their continued evolution and intensification. Lands in the REC-C district are not adjacent to residential land uses, reducing the potential for land use conflicts and supporting higher maximum height limits in the REC-C district. The REC-C district corresponds with the "Technology and Office Image Corridor" category as described in the M-59 Corridor Plan and as shown on the development plan therein.

**SECTION 6.** Section 138-4.218 REC-I Regional Employment Center Interchange District shall be created as follows:

**Section 138-4.218 REC-I Regional Employment Center Interchange District**

The REC-I district is intended to create a gateway into the REC district and the City at the Crooks and M-59 interchange. This area is not adjacent to existing residential development and has direct access to the regional road system, making it an appropriate location for higher intensity development, potentially with mixed land uses. The REC-I district corresponds with the "Interchange" category as described in the M-59 Corridor Plan and as shown on the development plan therein.

**SECTION 7.** Section 138-4.219 REC-M Regional Employment Center Mixed Use District shall be created as follows:

**Section 138-4.219 REC-M Regional Employment Center Mixed Use District**

REC-M districts are located along major roads at the perimeter of the REC area. The REC-M district is intended to allow for the development and redevelopment of property with mixed land uses that upgrade the image of the area and that provide services and living accommodations to support the businesses within the REC district and in adjacent areas. The REC-M district corresponds with the "Corridor Mixed Use" category as described in the M-59 Corridor Plan and as shown on the development plan therein.

**SECTION 8.** Section 138-4.302 Table of Permitted Uses –REC Districts shall be created as follows:

**Section 138-4.302 Table of Permitted Uses –REC Districts**

The following Table 5 lists permitted and conditional land uses in the REC districts. Any use not listed in the following table is not permitted in the REC district.

**Table 5. Permitted Uses in the REC Districts**

<b>Key:</b>	<b>P: Permitted Use</b>	<b>C: Conditional Land Use</b>				<b>[-]: use not permitted</b>
<b>Use</b>	<b>REC-W</b>	<b>REC-C</b>	<b>REC-I</b>	<b>REC-M</b>	<b>Additional Standards</b>	
<b>Animal and Agriculture Uses</b>	<b>REC-W</b>	<b>REC-C</b>	<b>REC-I</b>	<b>REC-M</b>	<b>Additional Standards</b>	
Kennels	C	:-	:-	:-	<i>Section 138-4.418</i>	
Pet boarding facilities	P	:-	:-	:-	<i>Section 138-4.418</i>	
Raising and keeping of animals	P	P	P	P	<i>Section 138-4.436</i>	
Veterinary hospitals or clinics	P	P	P	P	<i>Section 138-4.442</i>	
<b>Residential Uses</b>	<b>REC-W</b>	<b>REC-C</b>	<b>REC-I</b>	<b>REC-M</b>	<b>Additional Standards</b>	
Attached dwelling units	:-	:-	P	P	<i>Not permitted on first floor in REC</i>	
Nursing Homes, Convalescent Homes, and Assisted Living Facilities	:-	:-	:-	C	<i>Section 138-4.423</i>	
<b>Community, Public, and Recreation Uses</b>	<b>REC-W</b>	<b>REC-C</b>	<b>REC-I</b>	<b>REC-M</b>	<b>Additional Standards</b>	
Colleges, universities, or other institutions of higher learning offering courses in general, technical, or religious education	:-	C	C	:-		
Libraries and museums	P	P	P	P	<i>Section 138-4.431</i>	
Municipal buildings and uses	P	P	P	P		
Nursery schools, day nurseries, child care centers, adult foster care large group homes, and adult foster care congregate facilities	:-	:-	:-	P	<i>Section 138-4.422</i>	
Places of worship	P	P	P	P	<i>Section 138-4.431</i>	
Private clubs, fraternal organizations, and lodge halls	:-	:-	:-	P		
Privately operated recreational facilities located on publicly owned park properties	P	P	P	P		
Public utility buildings	P	P	:-	:-		
Essential utilities	P	P	P	P	<i>Section 138-4.441</i>	
<b>Commercial and Retail Uses</b>	<b>REC-W</b>	<b>REC-C</b>	<b>REC-I</b>	<b>REC-M</b>	<b>Additional Standards</b>	
Automotive gasoline service stations and associated retail uses	:-	:-	C	:-	<i>Section 138-4.404</i>	
Automotive service centers	C	C	C	:-	<i>Section 138-4.405</i>	
Banks, credit unions, and similar uses	:-	:-	P	P	<i>Section 138-4.406</i>	
Banquet halls/conference centers	:-	:-	P	:-		
Car washes	:-	:-	C	:-		
Drive-through accessory to a permitted use	:-	:-	C	C	<i>Section 138-4.410</i>	
Dry cleaners	:-	:-	P	P	<i>Section 138-4.445</i>	
Health or exercise clubs	:-	P	P	P		
Office/showroom or workshop establishment	:-	:-	P	P	<i>No more than five persons may be employed at any time in the fabrication, repair and other processing of goods.</i>	
Outdoor display and sales of goods	:-	:-	P	P	<i>Section 138-4.425</i>	
Outdoor sales of used cars, recreational vehicles, travel trailers, and manufactured homes	:-	:-	:-	C	<i>Section 138-4.429</i>	
Private indoor recreational facilities	P	P	:-	:-	<i>Section 138-4.419</i>	
Restaurant, drive-in or drive-through	:-	:-	C	C	<i>Section 138-4.410</i>	
Restaurant, sit down	:-	:-	P	P	<i>Not permitted on sites with frontage on Auburn</i>	
Retail sales establishments	:-	:-	P	P		
Sales and service of food outdoors	:-	:-	P	P		

<u>Key:</u>	<b>P: Permitted Use</b>		<b>C: Conditional Land Use</b>		<b>[--]: use not permitted</b>
<u>Use</u>	<b>REC-W</b>	<b>REC-C</b>	<b>REC-I</b>	<b>REC-M</b>	<b>Additional Standards</b>
<b>Office and Service Uses</b>					
Dry cleaners	--	--	P	P	<i>Service only, not plants</i>
Hotel, motel and residential inn	--	P	P	--	<i>Section 138-4.416</i>
Medical offices and clinics	P	P	P	P	
Personal service establishments	--	--	P	P	
Professional offices	P	P	P	P	
Research and development and/or technical training, including data processing and computer centers	P	P	P	--	
Studios or instruction centers for music, art, dance, crafts, martial arts, etc.	--	--	P	P	
<b>Industrial, Research, and Technology Uses</b>					
Assembly and machining operations when adjunct to research and development activities occurring at the same location.	P	P	P	--	<i>Section 138-4.421</i>
Automobile and machinery assembly plants	P	P	--	--	
Building material storage and sales	P	P	--	--	<i>Section 138-4.419</i>
Caretaker's or manager's residence	--	--	--	--	<i>Section 138-4.419</i>
Contractor's or builder's office including a storage equipment yard if related to the contracting or building business	P	P	C	--	<i>Permitted only when accessory to a principal use. Residence may not exceed 750 square feet of total living area</i>
Dry cleaning plants	C	C	--	--	<i>Section 138-4.430</i>
Equipment and trailer rental facilities	P	P	C	--	<i>Section 138-4.420</i>
Freight yards and terminals	C	C	--	--	<i>Section 138-4.430</i>
Gun clubs (for-profit or not-for-profit)	C	C	--	--	
Junkyards	C	--	--	--	<i>Section 138-4.413</i>
Laboratories (experimental, film, or testing)	P	P	P	--	<i>Section 138-4.417</i>
Manufacture, compounding, processing, packaging or treatment of finished or semi-finished products, articles, or merchandise where the external and physical effects are restricted to the site and will not impact neighboring land uses.	P	P	--	--	<i>Section 138-4.419</i>
Manufacture, compounding, processing, or packaging of raw materials into finished or semi-finished products, or manufacturing, compounding, packaging or recycling operations that will generate external physical effects that will be felt to some degree by neighboring land uses.	C	C	--	--	<i>Section 138-4.419</i>
Manufacture of scientific instruments, electrical or electronic prototypes, and specialized display and exhibit materials	P	P	P	--	<i>Section 138-4.420</i>
Metal plating, buffing and polishing	C	C	--	--	
Media and entertainment production facilities	P	P	P	--	<i>Appropriate measures to control noxious odors and/or nuisances shall be provided</i>
Painting and varnishing shops	P	P	--	--	<i>Such uses shall be primarily operated within an enclosed building, but may include an outdoor element provided that the use is operated in conformance with Section 138-10.310, Performance Standards</i>
Recreational vehicle storage yards	C	C	--	--	<i>Section 138-4.419</i>
Tool, die, gauge and machine shops	P	P	--	--	<i>Section 138-4.437</i>
Tractor and trucking facilities, including storage and repair	C	C	--	--	<i>Section 138-4.419</i>
Vehicle Collision Repair and Undercoating	P	P	--	--	<i>Outdoor storage of vehicles subject to the requirements of Section 138-4.437</i>
Warehousing and wholesale establishments	P	P	--	--	<i>Section 138-4.419</i>

Use	Key:				Additional Standards
	P: Permitted Use	C: Conditional Land Use	[-]: use not permitted		
	REC-W	REC-C	REC-I	REC-M	
<b>Temporary, Special Event, and Other Uses</b>	REC-W	REC-C	REC-I	REC-M	Additional Standards
Accessory buildings and accessory uses customarily incidental to the permitted uses in this section	P	P	P	P	Article 10, Chapter 1
Home occupations	--	--	P	P	Section 138-4.414
Outdoor storage	P	P	P	--	Section 138-4.430
Roadside stands and markets and Christmas tree sales	P	P	P	P	Section 138-4.438
Temporary construction	P	P	P	P	Section 138-4.440
Wireless telecommunication facilities	P	P	C	C	Section 138-4.444

**SECTION 9.** Section 138-4.430 Outdoor Storage shall be amended to add a new subsection A.3 as follows:

3. REC Districts. Outdoor storage of equipment, vehicles, and/or other materials may occur on the same site as and accessory to a principal use or as a principal use.

**SECTION 10.** Section 138-5.100 Schedule of Regulations, Table 6 shall be amended as follows:

**Table 6.7. Schedule of Regulations – NON-RESIDENTIAL DISTRICTS**

District	Minimum Lot		Maximum Building Height		Minimum Yard Setback (feet)				Min. Floor Area (sq. ft.)	Max. Lot Coverage (all buildings)
	Area (sq. ft.)	Width (ft.)	Stories	Feet	Front	Side (each)	Side (total)	Rear		
B-1	(E)	(E)	2	30	25 <sup>N</sup>	0 <sup>F,N</sup>	50 <sup>N</sup>	50 <sup>I</sup>	--	--
B-2	(E)	(E)	2	30	50 <sup>N</sup>	0 <sup>F,N</sup>	50 <sup>N</sup>	50 <sup>I</sup>	--	--
B-3	5 acres	400	2	30	75 <sup>N</sup>	25 <sup>F,N</sup>	50 <sup>N</sup>	75 <sup>H,I</sup>	--	--
B-4	(E)	(E)	2	30	75 <sup>N,S</sup>	25 <sup>G,N,S</sup>	50 <sup>N</sup>	50 <sup>I</sup>	--	--
B-5	(E)	(E)	2	30	25 <sup>J,N,S</sup>	0 <sup>G,J,N,S</sup>	50 <sup>J,N</sup>	50 <sup>I,J</sup>	--	--
O-1	(E)	(E)	3 <sup>V</sup>	42 <sup>V</sup>	35	0 <sup>F</sup>	50	35	--	--
ORT	(E)	(E)	3 <sup>V</sup>	42 <sup>V</sup>	30 <sup>J</sup>	0 <sup>P,R</sup>	0 <sup>P,R</sup>	30 <sup>P,R</sup>	--	--
I	(E)	(E)	3	42	50 <sup>L,N,O</sup>	50 <sup>M,N,O,P,Q</sup>	100 <sup>N,O,P</sup>	50 <sup>N,O,P,Q</sup>	--	--
SP	(E)	(E)	2	30	50	50	100	50	--	--
CI	See Article 6, Chapter 3 for commercial improvement district regulations									
FB	See Article 8 for flex business (overlay) district regulations									
REC	See Article 6, Chapter 6 for regional employment center district regulations									

**SECTION 11.** Article 6, Chapter 6 REC – Regional Employment Center shall be created as follows:

## Chapter 6 REC - Regional Employment Center

Section 138-6.600      **Setback Requirements**

**Table 8. Schedule of Regulations – REC DISTRICTS**

District	Minimum Lot		Maximum Building Height	Minimum/Maximum Yard Setback (feet)			
	Area (sq. ft.)	Width (ft.)	Feet	Front (min.)	Front (max.)	Side (min.)	Rear (min.)
REC-W	=	=	42	10 <sup>A</sup>	=	25 <sup>B</sup>	30
REC-C	=	=	80 <sup>C</sup>	10 <sup>A</sup>	=	25 <sup>B</sup>	30
REC-I	=	=	80 <sup>C</sup>	5	80	0	25
REC-M	=	=	42	0	10 <sup>D</sup>	0	25 <sup>E</sup>

Notes to Table 8:

- A. When any building in the REC-W that is expanded or redeveloped to have a setback less than 30 feet, a sidewalk shall be provided across the entire street frontage of the property.
- B. For properties along Leach Road, the minimum side yard setback shall be 15 feet.
- C. Buildings that exceed 80 feet in height may be approved by the Planning Commission provided that the building is set back at least 500 feet from any one family dwelling.
- D. The front yard setback may be increased to 80 feet by the Planning Commission for sites in the REC-M district with a depth of greater than 180 feet.
- E. Cross-access easements that allow for the interconnection of parking areas behind buildings in the REC-M district shall be required.

Section 138-6.601      **Street Layout and Design**

- A. **Street Layout.** Development or redevelopment in the REC districts shall provide for the street connections as shown on the Development Plan map in the M-59 Corridor Plan.
- B. **Street Design.**
  - 1. Internal streets in the REC districts should be designed with on-street parking. Buildings within the REC district should be located along these internal streets to create an internal circulation system that creates a walkable environment.
  - 2. All internal streets within the REC district shall have sidewalks. Existing sites on internal streets that do not have sidewalks shall not be required to construct sidewalks unless a building expansion that reduces the front yard setback to less than 30 feet or that increases building area by more than 25% is proposed.

Section 138-6.602      **Cross Referenced Standards**

Development in the REC district shall meet all applicable standards within this Zoning Ordinance, including but not limited to the following:

- A. Review and Approval Process. Refer to Section 138-2.200 for the type of site plan review and approval process required in the REC districts.
- B. REC District Purpose Statements. Refer to Article 4, Chapter 2 for the purpose statements for the REC-I, REC-W, REC-C, and REC-M districts.
- C. Permitted Uses. Refer to Section 138-4.302.
- D. Supplemental Provisions and Exceptions. Refer to Article 5, Chapter 2.
- E. General Provisions. Refer to Article 10.
- F. Parking and Loading. Refer to Article 11.
- G. Landscaping. Refer to Article 12 for landscaping requirements. For the purposes of required landscaping calculations, the REC-W and REC-C districts shall meet the same requirements applicable in the I district, while the REC-I and the REC-C districts shall meet the requirements for the B districts.

**SECTION 12. Section 138-11.102.B Location of Spaces shall be amended as follows:**

- 3. Location in Required Front and Side Yards. Off-street parking shall not be permitted in a side or front yard setback except as follows:
  - b. In I (industrial), REC-W, and REC-C districts, required side yards may be utilized for parking and loading and unloading provided that in such instances the Planning Commission shall review the plans for such area to ensure sufficient access to the building or any storage or related areas to provide for the health, safety and general welfare of employees in the building. All off-street loading and unloading areas shall be provided with adequate obscuring screening at least six feet in height, except it shall not be required on the interior of the district where the area is not visible from a thoroughfare or other zoning district.
  - c. Off-street parking may be located in a required side yard abutting a nonresidential zoning district in B-1, B-2, B-3, B-4, B-5, CI, O-1, ORT, REC-I, REC-M, and SP districts provided that there shall be an unobstructed and landscaped setback of at least ten (10) feet maintained between the nearest point of the off-street parking lot, exclusive of driveways, and the side lot line. Such unobstructed and landscaped setback shall extend continuously and uninterrupted along the side lot line from the nearest existing or proposed right-of-way line or private road easement to the rear yard. The unobstructed and landscaped setback of at least ten feet may be reduced or waived by the Planning Commission or Planning and Development Director (relative to site plans not submitted to the Planning Commission) upon determining that such reduction or waiver is compatible with and/or part of a comprehensive plan with the adjacent properties.

**SECTION 13 Section 138-11.204, Table 15 Minimum Parking Requirements shall be amended as follows:**

Amend the minimum parking requirement for light industrial and manufacturing uses as follows:

1 space per ~~400~~500 sq. ft. of floor area + 1 space per ~~300~~350 sq. ft. of office floor area

**SECTION 14. Section 138-11.303 Off-Street Loading shall be amended as follows:**

- A. **Spaces Required – B, REC-I, and REC-M Districts.** In all B, REC-I, and REC-M districts, except the B-5 automotive service district, at least one (1) off-street loading space shall be provided in the rear yard for all buildings over 20,000 sq. ft. in floor area. Alternatively, off-street loading may be provided in the side yard upon Planning Commission review and approval of a plan depicting the method of screening or obscuring the loading area. All loading spaces in B districts shall have a minimum width of 10 feet and a minimum length of 40 feet.
- B. **Spaces Required – I, REC-W, REC-C, and SP Districts.** All spaces in the I (industrial), REC-W, REC-C, and SP districts shall be laid out in the dimension of at least ten by 50 feet, ~~or 500 square feet in area~~, with a clearance of at least 14 feet in height. Loading dock approaches shall be provided with a pavement having an asphaltic or Portland cement binder so as to provide a permanent durable and dustless surface. All spaces shall be provided in the following ratio of spaces to usable floor area:
1. Buildings up to and including ~~2,000~~5,000 square feet of floor area shall not be required to provide a dedicated loading space.
  2. Buildings with more than ~~2,000~~5,000 square feet in floor area, but less than 20,000 square feet of gross floor area shall provide at least one (1) space.
  3. Buildings with more than 20,000 square feet in floor area, but less than 100,000 square feet shall provide a minimum of one (1) space plus one space for each ~~20,000~~40,000 square feet in excess of 20,001 square feet.
  4. Buildings 100,001 square feet and greater in floor area shall provide a minimum of five three (53) spaces, ~~plus one (1) space for each additional 40,000 square feet or fraction thereof.~~

**SECTION 15. Section 138-11.304 Pavement Striping shall be amended as follows:**

Section 138-10.101 **Pavement Striping**

- A. **Customer or Client Spaces in B, FB, REC-M, and O-1 Districts** shall be double striped with 4-inch wide lines spaced 24 inches apart to facilitate vehicle movement and to center parked cars within the parking space in high-turnover spaces. The Planning Commission may waive the requirement for double striped spaces in instances where a low volume of parking turnover will reduce or eliminate the need for double striping. Refer to Figure 8.
- B. **Employee Spaces in B, FB, REC-M, and O-1 Districts and All Parking Spaces in Any Other District** may be single striped with 4-inch wide stripes.

**SECTION 16. Section 138-12.300.C Buffer Requirements, Table 18 shall be amended as follows:**

C. **Required Buffer Types.** The following Table 1820 identifies required buffer types.

**Table 1820. Required Buffer Types**

Adjoining Zoning District	Developing Zoning District											
	R <sup>(1,3)</sup>	RM-1	RMH	B-1	B-2 REC-M REC-I	B-3	B-4	B-5	O-1	ORT	I REC-W REC-C	SP
R	--	C <sup>(2)</sup>	A <sup>(2)</sup>	D <sup>(2)</sup>	D <sup>(2)</sup>	D <sup>(2)</sup>	D <sup>(2)</sup>	D <sup>(2)</sup>	C <sup>(2)</sup>	E <sup>(2)</sup>	E	A
RM-1	B <sup>(2)</sup>	--	B	B	C	C	C	C	C	E	E	B
RMH	B	B	--	C <sup>(2)</sup>	D	D	D	D	C <sup>(2)</sup>	E <sup>(2)</sup>	E	B
B-1	B <sup>(2)</sup>	B	B <sup>(2)</sup>	--	--	A	A	A	--	--	D	C
B-2, REC-M, REC-I	B <sup>(2)</sup>	C	B <sup>(2)</sup>	--	--	A	A	A	--	--	D	C
B-3	B <sup>(2)</sup>	C	B <sup>(2)</sup>	A	--	--	--	B	B	--	D	C
B-4	B <sup>(2)</sup>	C	B <sup>(2)</sup>	A	A	--	--	--	C	--	D	C
B-5	B <sup>(2)</sup>	C	B <sup>(2)</sup>	A	A	--	--	--	C	--	D	C
O-1	B <sup>(2)</sup>	C	B <sup>(2)</sup>	A	A	B	C	C	--	--	D	C
I, REC-W, REC-C	B	E	B	D	D	D	D	D	C	C	--	D
SP	B	C	B	D	D	D	D	D	C	D	E	--
M-59 <sup>(4)</sup>	D	D	D	D	D	D	D	D	D	B	D	D

**SECTION 17. Table numbers and references shall be amended as follows:**

Table 5 and all references thereto shall be amended to Table 6.  
 Table 6 and all references thereto shall be amended to Table 7.  
 Table 7 and all references thereto shall be amended to Table 9.  
 Table 8 and all references thereto shall be amended to Table 10.  
 Table 9 and all references thereto shall be amended to Table 11.  
 Table 10 and all references thereto shall be amended to Table 12.  
 Table 11 and all references thereto shall be amended to Table 13.  
 Table 12 and all references thereto shall be amended to Table 14.  
 Table 13 and all references thereto shall be amended to Table 15.  
 Table 14 and all references thereto shall be amended to Table 16.  
 Table 15 and all references thereto shall be amended to Table 17.  
 Table 16 and all references thereto shall be amended to Table 18.  
 Table 17 and all references thereto shall be amended to Table 19.  
 Table 18 and all references thereto shall be amended to Table 20.

**SECTION 18. Zoning Map**

The Zoning Designation for parcels identified on the attached map shall be changed from I, Industrial to REC-W, Regional Employment Center Workplace.

**SECTION 19. 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 20. 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.

**Section 21. 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 \_\_\_\_\_, following its publication in the *Rochester Post* on \_\_\_\_\_, 2014.
3. Adoption. This ordinance was adopted by the City Council of the City of Rochester Hills at a meeting thereof held on \_\_\_\_\_, 2014.

\_\_\_\_\_  
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 \_\_\_\_\_, 2014.

\_\_\_\_\_  
Tina Barton, Clerk  
City of Rochester Hills