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 24 PARCELS OF LAND TOTALING APPROXIMATELY 70 ACRES FROM B-2 GENERAL BUSINESS (PARCEL NOS. 15-29-427-011 AND PART OF 15-28-151-004), B-3 SHOPPING CENTER BUSINESS (PARCEL NOS. PART OF 15-29-276-009, -010, -011, -012, -013), B-4 FREEWAY SERVICE BUSINESS (PARCEL NOS. PART OF 15-28-151-004, -006, -007, 15-29-427-018, -033, -037 AND 15-28-301-040), B-5 AUTOMOTIVE SERVICE BUSINESS (PARCEL NOS. 15-28-151-003, 15-29-276-001), REC-W REGIONAL EMPLOYMENT CENTER – WORKPLACE (PARCEL NOS. 15-28-301-039, 15-29-427-010, -017, -029, -036) AND I INDUSTRIAL (PARCEL NOS. 15-29-276-006, -007, -008, part of -009 and -014) TO REC I REGIONAL EMPLOYMENT CENTER – INTERCHANGE, 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:

1.29 acres zoned **from** B-2 (GENERAL BUSINESS) **to** REC-I (REGIONAL EMPLOYMENT CENTER – INTERCHANGE)

2.42 acres zoned **from** B-3 (SHOPPING CENTER BUSINESS) **to** REC-I (REGIONAL EMPLOYMENT CENTER – INTERCHANGE)

23.1 acres **zoned** from B-4 (FREEWAY SERVICE BUSINESS) **to** REC-I (REGIONAL EMPLOYMENT CENTER - INTERCHANGE)

2.35 acres zoned **from** B-5 (AUTOMOTIVE SERVICE BUSINESS) **to** REC-I (REGIONAL EMPLOYMENT CENTER - INTERCHANGE)

31.3 acres zoned **from** REC-W (REGIONAL EMPLOYMENT CENTER – WORKPLACE) **to** REC-I (REGIONAL EMPLOYMENT CENTER – INTERCHANGE) 10 acres zoned **from** I (INDUSTRIAL) **to** REC-I (REGIONAL EMPLOYMENT CENTER – INTERCHANGE)

SITE DESCRIPTION:

Lands in the City of Rochester Hills, Oakland County, Michigan, described as:

15-28-151-003 15-28-151-004 (part of) 15-28-151-006 15-28-151-007 15-28-301-039 15-28-301-040 15-29-276-001 ZONING ORDINANCE NO. 15-29-276-006 15-29-276-007 15-29-276-008 15-29-276-009 (part of) 15-29-276-010 15-29-276-011 15-29-276-012 15-29-276-013 15-29-276-014 15-29-427-010 15-29-427-011 15-29-427-017 15-29-427-018 15-29-427-029 15-29-427-036 15-29-427-033 15-29-427-037

Commonly known as: N/A Parcels identified in the Future Land Use Aerial Map.

- 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 from B-2 (General Business), B-3 (Shopping Center Business), B-4 (Freeway Service Business) B-5 (Automotive Business), REC-W (Regional Employment Center Workplace) and I (Industrial) to REC-I (Regional Employment Center Interchange)
- Section 3. Severability. This Ordinance and each article, section, subsection, paragraph, part provision, sentence, word and any 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.

Section 5. Repeal, Effective Date and Adoption.

(1) Repeal. All regulatory provisions contained in other City ordinances which are inconsistent with the provisions of this ordinance, are hereby repealed.

ZONING ORDINANCE NO.

- (2) Effective Date. This ordinance shall become effective on _____, the day following its publication in the *Oakland Press* on _____.
- (3) Adoption. This Ordinance was adopted by the City Council of the City of Rochester Hills at a meeting thereof held on _____.

Bryan Barnett, Mayor

CERTIFICATE

I hereby certify that the foregoing Ordinance was adopted by the City Council of the City of Rochester Hills at a meeting thereof held on

Tina Barton, City Clerk

Accepted for First Reading: 7/18/2016