

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 APPROXIMATELY 1.87 ACRES OF ONE PARCEL OF LAND TOTALING APPROXIMATELY 3.0 ACRES, KNOWN AS PARCEL NO. 15-03-476-013 LOCATED at 6780 OLD ORION CT., WEST OF ROCHESTER, NORTH OF TIENKEN FROM R-1 (ONE-FAMILY RESIDENTIAL) TO R-1 (ONE FAMILY RESIDENTIAL) WITH AN FB-1 (FLEXIBLE BUSINESS) OVERLAY AND TO PRESCRIBE PENALTIES FOR THE VIOLATION THEREOF.

THE CITY OF ROCHESTER HILLS ORDAINS:

Section 1. The zoning classification of the following described property shall be amended as follows:

1.87 acres zoned **from** R-1 (ONE-FAMILY RESIDENTIAL) **to** R-1 (ONE-FAMILY RESIDENTIAL) with FB-1 (FLEXIBLE BUSINESS OVERLAY)

SITE DESCRIPTION:

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

Beginning at the South East corner of lot 16 Avon Hills Subdivision Township 3N Range 11E, Thence N28 52'E 171.82', Thence N26-16'W 288.18, Thence S63-44'W 200.00', Thence S26-16'E 292.72, Thence S28-52'E 56.58', Thence S87-57'E, 233.12 to the Point of Beginning, containing 1.87 acres.

Commonly known as: N/A
Parcel Identification No. 15-03-476-013

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 R-1 (One-Family Residential) to R-1 (One Family-Residential) with FB-1 (Flexible Business Overlay).

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 therefor shall be

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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provisions contained in other City ordinances which are inconsistent with the provisions of this ordinance, are hereby repealed.
- (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: 01/12/2015