



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2019-0246 V2

TO: Mayor and City Council Members

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

DATE: November 1, 2019

SUBJECT: Acceptance 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 add a new Residential R-5 district, 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 add a new residential zoning district, R-5 to implement the recommendations in the Master Plan to provide a diversified range of affordable housing options for all ages in the City.

BACKGROUND:

Based upon the recently adopted Master Plan, a new R-5 zoning district is recommended to permit additional residential housing types to provide a diverse range of housing options that meet the affordability, maintenance, and lifestyle needs of current and future residents. The R-5 District allows for smaller lot single family homes, bungalow courts, two-family dwellings triplexes and quadplexes.

The R-5 is intended to provide residential areas that accommodate smaller single-family housing than what is permitted in the other single-family areas. These areas support a density of four to six dwellings per acre. Smaller homes in a compact development may be well-suited to empty nesters and young professionals looking for more affordable housing, home sites with lower maintenance and housing within walking distance of goods, services and employment centers. Responses from the Master Plan process showed a need for continued diversification of the City's housing stock to offer a greater range of sizes, forms, price points, ownership and tenancy models and configurations through the addition of the R-5 land use category. The establishment of this district supports the housing goals stated in the Master Plan including the encouragement of affordable housing, offering a diversified range of housing for all ages, enabling older residents to stay in the area, and attracting younger residents and families.

At its September 17, 2019 meeting, the Planning Commission unanimously recommended approval of the addition of a new R-5 Residential district to the Zoning Ordinance.

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 to add a new R-5 Residential district.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney Yes N/A