



**City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS**

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**Legislative File No: 2008-0581**

**TO:** Mayor and City Council Members  
**FROM:** Ed Anzek, AICP, Director Planning and Development  
**DATE:** February 20, 2009  
**SUBJECT:** Proposed Zoning Ordinance

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**REQUEST:**

That City Council Review the proposed Zoning Ordinance and associated Zoning Map amendments.

**BACKGROUND:**

City Staff has been working with McKenna Associates on an update of the City's Zoning Ordinance. The review was inclusive of the entire Zoning Ordinance and Map. The intent of the update was to incorporate recommendations of the City's most recent Master Land Use Plan, to review the Code for conformance with all current state and federal zoning requirements and laws, and to streamline the Ordinance and make it as user friendly as possible.

The goal of the project, as identified in the Master Plan, is to update the Ordinance to first protect the existing residential character of the City, and second to identify opportunities to provide flexibility to the business community for future expansion, development and redevelopment, in a manner acceptable to the City. To that end, there are several process/procedural changes to the Ordinances that are designed to help clarify and simplify the review and approval process.

A new Estate Residential Zoning district is proposed to help protect residential areas with lot sizes greater than one acre. A sustainable energy chapter is included to help guide and encourage business and homeowners as utilization of alternative energy sources becomes more prevalent. Also, it sets guidelines and restriction for the installation of these technologies. Based on the Master Plan, new flexible use overlay districts are included to allow options and flexibility for redevelopment of existing Retail and Office centers.

The proposed Ordinance consolidates the I-1 and I-2 zoning districts into one and proposes that the single R-O (Research Office) zoned property in the city be incorporated into the ORT (Office Research and Technology) district.

Included in your packet is the proposed updated Zoning Map. The map includes ten amendments, (rezonings), to bring the map into conformance with the new Ordinance. Individual map sets are provided for each amendment; they are labeled 1-10 and include an existing zoning, proposed zoning, and air photo page. The map also delineates the new overlay zoning districts as identified in the Master Plan.

The attached McKenna Associates memo reviews, chapter by chapter, the proposed updates and changes to the Ordinance. Staff and McKenna will provide a detailed presentation of the Ordinance the night of the meeting.

**RECOMMENDATION:**

The City's Planning Commission recommended adoption of the Zoning Ordinance and Map at its February 17, 2009 Meeting.

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**RESOLUTION**

**NEXT AGENDA ITEM**

**RETURN TO AGENDA**

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<b>APPROVALS:</b>	<b>SIGNATURE</b>	<b>DATE</b>
<b>Department Review</b>		
<b>Department Director</b>		
<b>Mayor</b>		
<b>City Council Liaison</b>		