

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 THE PROPERTY DESCRIBED HEREIN FROM B-5 (AUTOMOTIVE BUSINESS) TO B-3 (SHOPPING CENTER BUSINESS) AND TO PRESCRIBE PENALTIES FOR THE VIOLATION THEREOF. (.7± acre)

THE CITY OF ROCHESTER HILLS ORDAINS:

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

.707 acre zoned **from** B-5 (AUTOMOTIVE BUSINESS) **to** B-3 (SHOPPING CENTER BUSINESS) DISTRICT.

SITE DESCRIPTIONS:

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

T3N, R11E, SEC 34 AVONCROFTS SUB N 50 FT OF LOT 9 & ALL OF LOT 10

Commonly known as: Petro Gas Station
Parcel Identification No. 15-34-227-031

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 properties described herein from B-5 (Automotive Business) to B-3 (Shopping Center Business).

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 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provisions contained in other City ordinances which are inconsistent with the provisions of this ordinance, are hereby repealed.

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- (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 _____, 2013.

Bryan K. 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 _____, 2013.

Tina Barton, City Clerk