



## Planning and Economic Development

Sara Roediger, AICP, Director

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From: Kristen Kapelanski, AICP, Planning Manager  
To: Members of the Planning Commission and City Council  
Date: 11/9/2020  
Re: Draft Zoning Ordinance Amendments

Planning staff presented a list of potential amendments and associated text to the Planning Commission at their July 21, 2020 and August 18, 2020 meetings. Finalized draft text (with input from the Building Department, Engineering Department and the City Attorney) is attached for Planning Commission's consideration. Amendments include text:

- To require on-site signage for Planned Unit Development Requests;
- To require five foot sidewalks on all public and private roads with an existing or planned right-of-way less than 120 feet;
- To require average lot widths to equal the minimum lot width of the underlying zoning district when the Lot Size Variation option is utilized;
- To clarify when an accessory structure is considered attached;
- To remove parking lot double striping standards; and
- To require street trees on private roads.

An additional amendment has also been included at the direction of the City's attorney to remove a reference to allowable vehicle signs that is in conflict with the City's sign ordinance.

If the Planning Commission agrees with the proposed amendments, below is a motion for consideration.

**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, the Rochester Hills Planning Commission hereby recommends to City Council approval of an ordinance to amend Sections 138-1.203, 138-2.206.C.5, 138-5.200.A, 138-10.101.A.2, 138-10-308.2.e, 138-11.304 AND 138-12.304 of Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to require public hearing signs for planned unit developments, to require sidewalks on roads with a right-of-way of 120 feet or less, to clarify regulations for lot size variation, to clarify regulations for accessory structures, to remove regulations inconsistent with the sign ordinance, to modify parking lot striping requirements, to require street trees along private roads and to ensure consistency across various ordinance sections; to, repeal conflicting or inconsistent ordinances, and prescribe a penalty for violations.