



City of ROCHESTER HILLS

1000 Rochester Hills Drive, Rochester Hills, Michigan 48309-3033

NOTICE OF PUBLIC HEARING ROCHESTER HILLS PLANNING COMMISSION ZONING ORDINANCE AMENDMENTS and ADDITION

Notice is hereby given that the City of Rochester Hills Planning Commission will hold a Public Hearing at the Rochester Hills Municipal Building, 1000 Rochester Hills Drive, Rochester Hills, Michigan on **Tuesday, February 18, 2025 at 7:00 p.m.** to consider the following proposed ordinance amendments to Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, and to ensure consistency across various ordinance sections; to repeal conflicting or inconsistent ordinances, and prescribe a penalty for violations:

Section 138-1.203 – Public Hearing Procedures of Chapter 2 Administration, of Article 1 Administration and Enforcement, to modify public notice sign requirements and to include public hearing requirements for preliminary plat (subdivision) review and preliminary plan (condominium) review; **Section 138-2.207 – General Provisions** of Chapter 2 Site Plan Review, of Article 2 Administrative Organization and Procedures, to provide clarification and additional time before the expiration of site plan approvals; **Section 138-4.101 – Zoning Map and District Boundaries** of Chapter 1 Generally, of Article 4 Zoning Districts and Permitted Uses, to revise the official responsible for making a determination on zoning district boundaries; **Section 138-4.200 – Zoning Map and District Boundaries** of Chapter 1 Generally, of Article 4 Zoning Districts and Permitted Uses, to include the R-5 One Family Residential district in the section title; **Section 138-4.300 – Table of Permitted Uses by District**, Table 4, Permitted Uses by Zoning District, of Article 4 Zoning Districts and Permitted Uses, to clarify when attached units are permissible relative to the R-5 and BD Districts and subject to which regulations, and to clarify that only existing automotive gasoline service stations and drive through facilities are permissible in the BD district; **Section 138-4.425 Outdoor Storage: Accessory** of Chapter 4 Design Standards, of Article 4 Zoning Districts and Permitted Uses, to require that outdoor storage areas in specified nonresidential zoning districts be paved; **Section 138-5.205 Standard Methods of Measurement** of Chapter 2 Supplemental Provisions and Exceptions, of Article 5 Schedule of Regulations, to clarify what site improvements count towards overall lot coverage; **Section 138-10.100 General Standards for All Accessory Structures** of Chapter 1 Accessory Structures and Buildings, of Article 10 General Provisions, to clarify what constitutes a roof for the purposes of determining the applicability of accessory structure regulations; **Section 138-10.102 Detached Accessory Structures**, of Chapter 1 Accessory Structures and Buildings, of Article 10 General Provisions, to provide an exemption for decks to be constructed in the front yard; **Section 138-10.107 Fences** of Chapter 1 Accessory Structures and Buildings, of Article 10 General Provisions, to define fence heights, locations and materials for nonresidential fencing; **Section 138-10.311 Dumpster and Trash Storage Screening** of Chapter 3 General Provisions, of Article 10 General Provisions, to provide additional standards for construction of nonresidential dumpster enclosures; **Section 138-10.401 Solar Energy Systems** of Chapter 4 Sustainable Energy Generation, of Article 10 General Provisions, to clarify that solar energy system requirements apply to both permanent and temporary structures; **Section 138-11.305 – Stacking Spaces** of Chapter 3 Parking Design Standards, of Article 11 Off Street Parking and Loading, to clarify the size of stacking spaces; **Section 138-12.108 – Performance Guarantee** of Chapter 1

Generally, of Article 12 Landscaping and Screening, to provide additional clarification and regulation for required landscaping bonds.

At the public hearing the Planning Commission will also consider the following proposed addition to the ordinance of Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, and to ensure consistency across various ordinance sections; to repeal conflicting or inconsistent ordinances, and prescribe a penalty for violations:

Section 138-11.205 – Bicycle Parking, of Chapter 2 Minimum and Maximum Parking Required, of Article 11 Off Street Parking and Loading, to provide requirements for bicycle parking;

Information regarding these proposed ordinance amendments and addition may be obtained from the Planning and Economic Development Department during regular business hours of 8:00 a.m. to 5:00 p.m. Monday through Friday, or by calling (248) 656-4660. Agenda packets are typically posted 6-7 days prior to the meeting date at the Legislative Center at https://www.rochesterhills.org/government/committees,_boards___commissions/planningcommission.php. Written comments concerning this matter will be received by the Planning and Economic Development Department prior to 4:00 p.m. on the day of the public hearing or by the Planning Commission at the Public Hearing. The recommendation will be forwarded to City Council after the Public Hearing.

Note: Anyone planning to attend the meeting who has need of special assistance under the American with Disabilities Act (ADA) is asked to contact the Facilities Division at (248) 656-4658 forty-eight hours prior to the meeting. Staff will be pleased to make the necessary arrangements.

Deborah Brnabic, Chairperson
Rochester Hills Planning Commission
Dated this 28th day of January 2025
At Rochester Hills, Michigan
Publish: February 3, 2025