



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org

Legislative File No: 2011-0365 V5

TO: Mayor and City Council Members

FROM: Ed Anzek, Director of Planning and Economic Development, ext. 2572

DATE: February 3, 2012

SUBJECT: Acceptance for First Reading – Amendments to Chapter 138, Zoning of the Code of Ordinances

REQUEST:

To accept for First Reading amendments to various Sections of Chapter 138, Zoning, of the Code of Ordinances.

BACKGROUND:

The City's Zoning Ordinance was updated and adopted by City Council in April 2009. The changes to the Ordinance were designed to help clarify and simplify the review and approval process while protecting the existing residential character of the City and providing flexibility to the business community for future development and redevelopment. It was a large undertaking, and Staff knew that as the new language was implemented, there could be a need to fine tune some of the regulations to make sure of compliance and to allow further clarification in following the requirements.

The City's Planning Commission recommended approval of the proposed amendments at a Public Hearing on January 3, 2012, after scheduling the matter at several meetings prior to discuss the issues thoroughly. Minutes from those meetings are included. The proposed Sections are listed in the enclosed Ordinance, and include revisions to handicap accessible parking requirements, drive-thru restaurant requirements, allowing for alternate methods of parking lot surfacing, amending parking space striping requirements, amending the setback requirements in the B-5, Automotive Business District, revising the development standards in the RMH, Manufactured Housing District, amending the list of uses permitted in zoning districts, amending standards applicable to the reconstruction of nonconforming structures, amending the standards regarding established building line setbacks and amending permit procedures for signs in Flexible Business Overlay Districts. The changes to each Section are outlined in the attached Ordinance by underlines or strikeouts, and Staff will be present to answer any questions regarding the proposed amendments.

RECOMMENDATION:

That City Council accepts for First Reading Amendments to sections of Chapter 138, Zoning, of the Code of Ordinances, as defined in the attached Ordinance.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		

i:\pla\zoning ordinance\amendments - open\2011 amendment package\cc\agenda summary 1st read.doc