



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2026-0070 V1

TO: Mayor and City Council Members
FROM: Sara Roediger, Planning and Economic Development Director, ext. 2573
DATE: February 13, 2026
SUBJECT: Acceptance for First Reading – An ordinance amendment to add a definition of Data Centers and to establish a Temporary Moratorium for Data Centers in Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan

REQUEST:

Acceptance for First Reading – An ordinance to amend Section 138-13.101 by adding a definition of Data Center to Article 13 Definitions to Chapter 138, Zoning, and to add a new Chapter 3, Temporary Moratorium, Section 138-5.301 Temporary Moratorium for Data Centers, to Article 5 - Schedule of Regulations, to establish a temporary moratorium suspending the city's processing and acceptance of applications and plans for development and improvement of Data Centers, to Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan.

BACKGROUND:

Planning Staff has identified concerns relating to the potential location of data centers in the City and the need to establish best practices as to regulating them, as related through current events regarding the construction of such centers in other communities in Michigan. Various concerns have been identified with such uses which may not be adequately addressed by current City ordinances, including noise, vibration, light pollution, water requirements, electricity demands, and their compatibility with residential and other zoning districts. Due to the speed of and significantly evolving nature of data centers and their potential impacts, Staff is proposing a temporary moratorium to allow time to study the potential effects and to construct ordinance provisions to protect residents and the environment.

At the February 2, 2026 Joint Planning Commission – City Council meeting, data centers were briefly discussed and a 180-day moratorium suspending the City’s processing and acceptance of applications and plans for development, and improvement of data centers was proposed. A resolution and proposed draft ordinance for your consideration for First Reading has been included.

RECOMMENDATION:

Staff recommends that City Council accepts for First Reading of the proposed Ordinance amendments to Chapter 138, Zoning, of the City of Rochester Hills Code of Ordinances.

APPROVALS:	SIGNATURE	DATE
Department Review		2/13/26
Department Director		2/13/26
Mayor		
Deputy City Clerk		

Contract Reviewed by City Attorney Yes N/A