



# City of ROCHESTER HILLS

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

---

**PLANNING COMMISSION  
NOTICE OF PUBLIC HEARING  
AMENDMENTS TO THE LAND DIVISION ORDINANCE AND ZONING ORDINANCE  
DETACHED CONDOMINIUMS, ZONING DISTRICTS AND PERMITTED USES, SCHEDULE OF REGULATIONS,  
LANDSCAPING AND SCREENING, AND DEFINITIONS**

**NOTICE IS HEREBY GIVEN THAT THE ROCHESTER HILLS PLANNING COMMISSION**, in accordance with the Open Meetings Act, Act 267 of the Public Acts of 1976 as amended, and the Michigan Zoning Enabling Act, Public Act No. 110 of 2006 as amended, will hold a Public Hearing to consider ordinances to amend the following Chapters and their specific articles of the City Ordinances:

- Chapter 122 Land Division, by amending the following Article:
  - Article IV – One Family Residential Detached Condominiums, by amending Division 2 – Plan Review, Section 122-367 Preliminary Plan – to extend the length of preliminary condominium approval before expiration to two years from one year;
- Chapter 138 Zoning, by amending the following Articles:
  - Article 4 – Zoning Districts and Permitted Uses, by amending Chapter 3 – Land Use Table, Section 138-4.300 Table of Permitted Uses By District – to reflect other proposed changes to use standards as listed in the amendments below;
  - Article 4 – Zoning Districts and Permitted Uses, by amending Chapter 4 - Design Standards for Specific Uses, Section 138-4.404 Automotive Gasoline Service Stations – to include EV fueling stations with Automotive Gasoline Service Stations, to add design requirements and to delete the current Automotive Service Center provision; Section 138-4.405 Automotive Service Centers – to replace Automotive Service Centers with Animal Cafes and to add requirements for Animal Cafes; Section 138-4.410 Golf Courses – to allow for a potential reduction in the required setback for buildings/structures if certain conditions are met; Section 138-4.427 Places of Worship or Assembly – to reflect that places of worship or assembly may be permitted subject to certain requirements and Section 138-4.437 Utilities – to expand this provision to include Community Facilities, and to add a provision for Nonprofit Organizations;
  - Article 5 Schedule of Regulations, by amending Chapter 1 Schedule of Regulations, Section 138-5.100 - Schedule of Regulations – to remove a caveat for front yard setbacks in the R-4 One Family Residential zoning district, and Section 138-5.101 Footnotes to the Schedule of Regulations – to remove the option for a reduced minimum lot width and area in the R-4 One Family Residential zoning district;
  - Article 12 Landscaping and Screening, by amending Chapter 1 – Generally, Section 138-12.108 Performance Guarantee – to require the developer to ensure a landscape bond remains valid throughout the development process;
  - Article 12 – Landscaping and Screening, Chapter 3 Landscaping, Section 138-12.300 Buffer Requirements, by amending the Table Notes – to add a provision to require a landscape buffer when a public or private road is proposed to be constructed parallel or generally parallel and within twenty (20) feet of an exterior property line of a development; Section 138-12.301 Parking Lot Landscaping – to add a landscape requirement for landscape islands and parking lot divider medians; and by adding a new Section 138-12.307 Foundation Plantings and renumbering the current and subsequent sections accordingly – to add a requirement for foundation plantings;
  - Article 13 – Definitions, by amending Section 138-13.101 Definitions by adding and/or amending the following definitions: Automotive Gasoline Service Station; Automotive Repair Garage; Automotive Service Center; Community Facility; Industry, General; and State Licensed Residential Facility.

The Public Hearing on the proposed ordinance amendments will be held at the Rochester Hills Planning Commission Meeting on **Tuesday, March 17, 2026, commencing at 7:00 PM**, at the Rochester Hills Municipal Offices, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309. Information regarding the proposed ordinance amendments 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. Written comments concerning this request can be sent to the City of Rochester Hills Planning Department, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309 or emailed to [planning@rochesterhills.org](mailto:planning@rochesterhills.org). Please note that written comments must be provided to Planning staff by 5:00 p.m. Tuesday, March 10, 2026 in order to be included in the Planning Commission agenda that will be posted online. Comments received

after that time, up to 4:00 p.m. the day of the meeting, will be provided to the Planning Commission and included in the City's legislative file. Comments can also be provided to 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.

---

Greg Hooper, Chairperson  
Rochester Hills Planning Commission  
Dated this 25<sup>th</sup> day of February 2026  
At Rochester Hills, Michigan  
**Publish: March 2, 2026**