



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
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Legislative File No: 2026-0117 V3

TO: Mayor and City Council Members

FROM: Sara Roediger, Planning and Economic Development Director, ext. 2573

DATE: April 17, 2026

SUBJECT: Staff and the Planning Commission recommend that City Council accepts for Second Reading and Adoption an ordinance to amend Sections 138-4.300, 138-4.404, 138-4.405, 138-4.410, 138-4.427, 138-4.437, 138-5.100, 138-5.101, 138-12.108, 138-12.300, 138-12.301, 138-12.307, 138-12.308, 138-13.101 of Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan

REQUEST:

Staff and the Planning Commission recommend that City Council accepts for Second Reading of an ordinance to amend sections 138-4.300, 138-4.404, 138-4.405, 138-4.410, 138-4.427, 138-4.437, 138-5.100, 138-5.101, 138-12.108, 138-12.300, 138-12.301, 138-12.307, 138-12.308, 138-13.101 of Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to reflect other proposed changes to use standards as listed in other amendments, to include EV fueling stations with automotive gasoline service stations, to add design requirements and to delete the current automotive service center provision, to replace automotive service centers with animal cafes and to add requirements for animal cafes, to allow for a potential reduction in the required setback for buildings/structures if certain conditions are met, to reflect that places of worship or assembly may be permitted subject to certain requirements, to expand a utilities provision to include community facilities and to add a provision to nonprofit organizations, to remove a caveat for front yard setbacks in the R-4 One Family Residential zoning district, to remove the option for a reduced minimum lot width and area in the R-4 One Family Residential zoning district, to require the developer to ensure a landscape bond remains valid throughout the development process, 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, to add a landscape requirement for landscape islands and parking lot divider medians, to add a section foundation plantings and renumber current and subsequent sections to add requirements for foundation plantings, and to add and/or amend the following definitions: automotive gasoline service station; automotive repair garage; automotive service center; community facility; industry, general; and state licensed residential facility; to repeal conflicting or inconsistent ordinances, and prescribe a penalty for violations.

BACKGROUND:

The Planning & Economic Development Department has been compiling a variety of potential administrative ordinance amendments in an effort to help clarify certain aspects of the City's Zoning Ordinance, making the Ordinance easier to understand and utilize for residents, property owners and others. The PED staff memo outlines each of proposed amendments and how the proposed amendment is designed to address the identified issue.

The Planning Commission discussed the initial draft of the proposed amendments at their December 9, 2025 meeting, then again at their January 13, 2026 meeting and a public hearing was established to consider the amendments at their March 17, 2026 meeting. There were no public comments at that meeting specific to the proposed Zoning Ordinance amendments. At its March 17, 2026 meeting, the Planning Commission unanimously recommended approval of the proposed ordinance amendments. The City Council considered the proposed ordinance amendments at their April 13, 2026 meeting and unanimously approved the first reading. Further, Council had no additional questions or comments that necessitated changes to the Ordinance draft.

RECOMMENDATION:

Staff and the Planning Commission recommend that City Council accepts for Second Reading and Adoption of an ordinance to amend sections 138-4.300, 138-4.404, 138-4.405, 138-4.410, 138-4.427, 138-4.437, 138-5.100, 138-5.101, 138-12.108, 138-12.300, 138-12.301, 138-12.307, 138-12.308, 138-13.101 of chapter 138, zoning, of the code of ordinances of the city of Rochester Hills, Oakland County, Michigan to reflect other proposed changes to use standards as listed in other amendments, to include EV fueling stations with automotive gasoline service stations, to add design requirements and to delete the current automotive service center provision, to replace automotive service centers with animal cafes and to add requirements for animal cafes, to allow for a potential reduction in the required setback for buildings/structures if certain conditions are met, to reflect that places of worship or assembly may be permitted subject to certain requirements, to expand a utilities provision to include community facilities and to add a provision to nonprofit organizations, to remove a caveat for front yard setbacks in the R-4 One Family Residential zoning district, to remove the option for a reduced minimum lot width and area in the R-4 One Family Residential zoning district, to require the developer to ensure a landscape bond remains valid throughout the development process, 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, to add a landscape requirement for landscape islands and parking lot divider medians, to add a section foundation plantings and renumber current and subsequent sections to add requirements for foundation plantings, and to add and/or amend the following definitions: automotive gasoline service station; automotive repair garage; automotive service center; community facility; industry, general; and state licensed residential facility; to repeal conflicting or inconsistent ordinances, and prescribe a penalty for violations.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney Yes N/A