



Rochester Hills

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Master

File Number: 2026-0117

File ID: 2026-0117

Type: Ordinance

Status: To Committee

Version: 1

Reference: 2026-0117

Controlling Body: Planning Commission

File Created Date : 03/05/2026

File Name: Public hearing for ord amendments 3-17-26

Final Action:

Title label: Request for Acceptance of First Reading - 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

Notes:

Sponsors:

Enactment Date:

Attachments: 041326 Agenda Summary.pdf, Ordinance.pdf, Memo McLeod-Roediger 031725.pdf, Proposed Amendments - Chapter 138.pdf, Minutes PC 031726 (Draft).pdf, Minutes PC 011326 (Draft).pdf, Minutes PC 120925.pdf, Minutes PC 102125.pdf, Public Hearing Notice.pdf

Enactment Number:

Contact:

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	03/17/2026	Recommended for Approval	City Council			Pass

Text of Legislative File 2026-0117

Title

Public Hearing and Request for Recommendation for Proposed Administrative Zoning Ordinance Amendments

Body

Resolved, that the Planning Commission recommends to City Council approval of the ordinances as presented, with the exception of the revision to the maintenance bond language as discussed, 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; 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.