



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2026-0070 V4

TO: Mayor and City Council Members

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

DATE: August 13, 2026

SUBJECT: Acceptance for Second Reading and adoption – An ordinance amendment to extend 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 Second Reading and adoption – An ordinance to amend Section 138-5.301 by amending Chapter 3, Temporary Moratorium, Section 138-5.301 Temporary Moratorium for Data Centers, to Article 5 - Schedule of Regulations, to extend 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, to prescribe a penalty for violations, and to repeal inconsistent or conflicting ordinances.

BACKGROUND:

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. Pursuant to those discussions, the City Council adopted a 180-day moratorium at its March 9, 2026 meeting. The moratorium was adopted to allow staff time to study the impacts of these new uses, including noise, vibration, light pollution, water requirements, electricity demands, and their compatibility with residential and other zoning districts. The moratorium is set to expire in mid-September.

Since the adoption of the moratorium City Staff has been researching best practices for locating and operations for a variety of data centers types. Staff has been reviewing similar ordinances that have been proposed and adopted in neighboring communities as well as those throughout the state and country, has met with sound experts, and has been drafting potential provision. Due to the continued speed of and significantly evolving nature of data centers, their potential impacts, and potential state and federal regulations, Staff is proposing a 180-day extension to the existing temporary moratorium to allow continued time to finalize potential zoning ordinance regulations and go through the adoption process.

At the August 10th, 2026 City Council meeting, the City Council received a number of public comment relative to the data centers in general and staff has taken those under advisement for the future construction of zoning ordinance amendments relative to data centers. Ultimately, the City Council approved the first reading of the ordinance unanimously.

A resolution and proposed draft ordinance for your consideration for Second Reading and adoption has been included.

RECOMMENDATION:

Staff recommends that City Council accepts for Second Reading and adoption of the proposed Ordinance amendment to Chapter 138, Zoning, of the City of Rochester Hills Code of Ordinances.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy City Clerk		

Contract Reviewed by City Attorney ☒ Yes ☐ N/A