



City of Rochester

400 Sixth Street
Rochester, MI 48307
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PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

400 Sixth Street

October 3, 2022

7:00 pm

NOTICE IS HEREBY GIVEN THAT THE ROCHESTER PLANNING COMMISSION will hold a Public Hearing for comments regarding the following Zoning Ordinance Amendment. The Public Hearing shall take place on October 3, 2022, at **7:00 p.m.** at the Rochester Municipal Offices, 400 Sixth Street, Rochester, MI 48307. This meeting may be attended in person or via Zoom and can be joined by going to <https://us02web.zoom.us/j/83142415706>

For those who prefer to use a telephone to participate, you will need to call (646) 558-8656 and enter **meeting ID: 831 4241 5706**. When prompted, enter a participant number or just touch the # key. During the call, use *9 to raise hand and you will be "called on" by the last 3-digits of your phone number. (For example, my last digits are 829. Callers will be asked to speak by referencing the last 3-digits of their phone number.) Note: Telephone participants will have their phone numbers masked, to protect their privacy.

AN ORDINANCE TO AMEND ARTICLE 21 – SUPPLEMENTAL DISTRICT REGULATIONS, SEC. 2102, ACCESSORY BUILDINGS, OF THE ZONING CODE OF THE CITY OF ROCHESTER, TO ESTABLISH A MAXIMUM BUILDING HEIGHT OF 13 FEET AND TO PROHIBIT BUILDING OR USING ACCESSORY BUILDINGS AS INDEPENDENT LIVING UNITS.

THE CITY OF ROCHESTER ORDAINS:

Section 1. Article 21, Section 2102 of the City of Rochester Zoning Code shall be amended as follows:

Sec. 2102. - Accessory buildings.

(a) - (c) UNCHANGED

(d) *Building height.* The maximum building height of an accessory building in a One-Family Residential District shall be ~~42~~**13** feet. However, for every additional 20 feet of rear and side yard setback, the height of the accessory building can be increased by two feet. In no instance shall the height exceed 24 feet.

- (e) UNCHANGED
- (f) *Other accessory use regulations.*

(1)- (6) UNCHANGED

(7) No accessory building shall be designed, built or modified so as to create a separate, independent housekeeping establishment for occupancy containing independent cooking, bathroom, and sleeping facilities nor shall such building be utilized as a habitable or tenable living unit.

Section 2. SEVERABILITY

If any section, subsection, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent portion of this Ordinance, and such holding shall not affect the validity of the remaining portions of this Ordinance

Section 3. REPEAL

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

THIS ORDINANCE shall become effective seven (7) days after publication.

A true copy of this ordinance may be purchased or inspected at the office of the City Clerk at the Rochester Municipal Building, 400 Sixth Street, Rochester, Michigan, 48307, during regular business hours, 8:00 a.m. to 5:00 p.m. daily, except weekends and holidays.

All interested citizens are requested to attend the Hearing. Public comments will be received up to and during the Public Hearing, orally or in writing. If you are unable to be present at the Public Hearing, please submit your written comments to the Office of the City Manager, Rochester Municipal Offices, 400 Sixth Street, Rochester, MI 48307, PRIOR to the scheduled Public Hearing.

For further information, please contact **Patrick Meagher**, Community Development Director, at **248-733-3700**.

Publish: September 15, 2022

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-651-9061 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements to provide necessary reasonable accommodations, including auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting.