

**TEXT AMENDMENTS TO ZONING ORDINANCE NO. 372  
(5-86 thru 3-92)**

<b>Ordinance Number</b>	<b>General Description</b> <i>(Not Intended to be Comprehensive)</i>	<b>Adoption Date</b>	<b>Effective Date</b>
389	<u>Schedule of Regulations</u> (Multiple family lot area and floor area)	4-21-86	5-01-86
392	<u>General Provisions</u> (Off-street parking requirements)	6-16-86	6-26-86
393	<u>General Provisions</u> (Site plan review – conditional approval)	7-07-86	7-17-86
433	<u>Definitions and Mobile Home Park District</u> (Various amendments related to mobile homes)	11-23-86	12-08-87
449	<u>Definitions and General Provisions</u> (Parking and storage of commercial vehicles and prohibit the outside storage of junk vehicles)	10-17-88	10-26-88
455	<u>T&amp;R District</u> (Various amendments)	3-06-89	3-14-89
458	<u>General Provisions</u> (Off-street parking requirements)	2-20-89	3-07-89
459	<u>B-1 District</u> (Retail uses)	2-20-89	3-07-89
460	<u>Definitions and SP District</u> (Covalescent homes and senior citizen congregate care facilities)	3-20-89	3-28-89
461	<u>B-2 District</u> (Shopping centers over 600,000 sq. ft.)	3-20-89	3-28-89
475	<u>B-1, B-2, I-1, I-2, I-3, and General Provisions</u> (Numerous items)	1-08-90	1-16-90
479	<u>I-1, I-2, Section 401, Schedule of Regulations, and General Provisions</u> (Restaurants with drive-thru, used car sales, duplex unit requirements, satellite dishes, etc.)	3-05-90	3-13-90
490	<u>Schedule of Regulations</u> (Front yard setbacks in R-1, R-2, and R-3 Districts)	11-19-90	12-04-90
491	<u>B-2 District</u> (Auburn Heights Central Business Area)	1-07-91	2-12-91
492	<u>Various Sections of the Zoning Ordinance</u> (Buildings exceeding 30 ft. in height are SLU, multiple family density and unit mix, wetlands definition, industrial parking standards, restaurants with drive-thru, etc.)	12-17-90	1-22-91
496	<u>I-1, I-2, and General Provisions</u> (Regulation and performance standards for stamping plants and stamping operations)	3-04-91	3-19-91
500	<u>I-2 District, Schedule of Regulations, and General Provisions</u> (SLU's in I-1 are SLU's in I-2, lot size for mutiple family structure, gross density for mutiple family, site condominiums, billboards, etc.)	7-1-91	7-11-91
501	<u>General Provisions</u> (Billboards)	7-30-91	8-07-91
507	<u>I-1 District</u> (Small office buildings in I-1District as SLU)	10-07-91	10-15-91
509	<u>RM-1, RM-2, and RM-3 Districts</u> (Covalescent homes and senior citizen congregate care facilities as SLU)	11-11-91	12-02-91
515	<u>SP District and Schedule of Regulations</u> (Requirements for elderly housing)	2-24-92	3-03-92

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(4-92 thru 12-98)

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519	<u>B-1, B-2, I-1, and I-2 Districts</u> (Retail uses and outside seating regulations)	4-20-92	4-28-92
523	<u>Multiple Family District, SP District, and Definitions</u> (Requirements for elderly housing)	8-10-92	8-21-92
539	<u>I-1 District</u> (Add automobile laundry)	4-05-93	4-13-93
542	<u>General Provisions and Definitions</u> (Signs)	5-24-93	6-04-93
545	<u>General Provisions</u> (Landscape section – 25% greenspace for B-1 and high quality landscape plan provision)	7-26-93	8-11-93
548	<u>General Provisions</u> (Regulation of signs for the sale or rental of property)	10-18-93	10-29-93
551	<u>B-1 District</u> (Add regulations for funeral homes)	4-18-94	4-28-94
564	<u>Various Sections of the Zoning Ordinance</u> (Parking lane widths, parking requirements for various uses, greenbelts, lot coverage, site condominiums, pathway requirement, B-1 and B-2 buildings over 30 feet in height, waste storage receptacles, restaurants with drive-thru require 1½ acres, handicapped parking, exterior lighting, frontage landscaping, etc.)	1-30-95	2-10-95
569	<u>General Provisions, Definitions, Administration</u> (Nuisance, roadside stands, and boundary setbacks)	2-27-95	3-05-95
572	<u>Definitions and SP District</u> (Definition of R.O.W. and ingress/egress to elderly facility must be to R.O.W not less than 100 ft.)	3-20-95	3-26-95
586	<u>General Provisions</u> (Regulation of roof-top signs)	2-19-96	2-29-96
597	<u>General Provisions</u> (Add Planned Unit Development section)	9-03-96	9-12-96
603	<u>B-2, I-1, I-2, and I-3 Districts and Definitions</u> (Regulation of wireless communication facilities)	1-20-97	1-30-97
604	<u>General Provisions</u> (Amend Planned Unit Development section)	1-20-97	1-30-97
612	<u>General Interpretation and Exceptions</u> (Allow wireless communication facilities to be located on City property in any zoning district)	9-08-97	9-18-97
613	<u>General Provisions</u> (Uses compelled by State or Federal law where the City is obligated to make a reasonable accommodation)	9-08-97	9-16-97
614	<u>Various Sections of the Zoning Ordinance</u> (Definitions for acre and setback, amend auto laundries in B-2, add wireless communication facilities in B-2, amend Auburn Heights Business District, hotel site size, setbacks in T&R, amend restaurants with drive thru, site plan criteria, etc.)	10-06-97	10-30-97
625	<u>General Provisions</u> (Storage of building materials on construction site)	4-20-98	4-30-98
628	<u>B-2 District, Schedule of Regulations, General Provisions</u> (Restaurants with drive thru, mural signs in large shopping centers, valet or bus parking as SLU, satellite dishes, etc.)	6-1-98	6-11-98
637	<u>General Interpretations and Exceptions</u> (Posting of property for rezoning)	11-16-98	12-03-98

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(3-00 thru 3-03)

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658	<u>T&amp;R District</u> (Various amendments)	3-06-00	3-16-00
661	<u>General Provisions</u> (Amend Planned Unit Development section)	5-15-00	6-1-00
666	<u>General Provisions</u> (Amend Signs section relating to billboards)	8-07-00	8-16-00
672	<u>General Provisions</u> (Amend loading/unloading area and trash enclosure location for parcels with multiple road frontages)	2-19-01	3-01-01
673	<u>Schedule of Regulations, Zoning Districts and Map</u> (Add the R-1A District)	5-07-01	5-24-01
684	<u>O, B-1 Districts and Schedule of Regulations</u> (Comprehensive amendments to the O and B-1 Districts)	7-09-01	7-26-01
685	<u>General Provisions</u> (Amend Planned Unit Development section – make PUD's a two step review process)	8-27-01	9-13-01
687	<u>General Provisions</u> (Amend Signs section relating to signage in the B-1 District)	11-26-01	12-06-01
689	<u>One-Family Residential District</u> (Add the R-1A, Open Space Development Option)	2-04-02	2-14-02
690	<u>General Provisions</u> (Amend landscape section)	2-04-02	2-14-02
696	<u>Schedule of Regulations</u> (Amend the side yard setbacks in R-1A District from 5 ft. to 7½ ft.)	5-06-02	5-21-02
699	<u>General Provisions</u> (Amend Signs section removing 50 ft. pole signs)	6-17-02	7-26-02
706	<u>Definitions and General Provisions</u> (Amend Signs section adding large format temporary wall murals)	11-11-02	11-21-02
707	<u>Schedule of Regulations</u> (Not allowing buildings over 30 ft. as SLU if adjacent to residential, adding wetland setback, allow churches and schools to exceed 30 ft. as SLU, etc.)	11-11-02	11-21-02
708	<u>General Provisions</u> (Amend exterior lighting standards)	11-11-02	11-21-02
709	<u>General Provisions</u> (Amend waste receptacle standards)	11-11-02	11-21-02
710	<u>B-2 District</u> (Various amendments)	11-11-02	11-21-02
711	<u>General Provisions</u> (Add Wireless Communication Facilities section / allow co-location as administrative review)	11-11-02	11-21-02
712	<u>T&amp;R, I-1, I-2, and I-3 Districts</u> (Various amendments)	11-11-02	11-21-02
714	<u>General Provisions</u> (Add Citizen Participation Requirements)	1-06-03	1-15-03
715	<u>One-Family Residential District</u> (Add state mandated Open Space Preservation Option)	1-06-03	1-15-03
716	<u>Schedule of Regulations</u> (Amend Wetland/Watercourse Buffer Requirement)	3-03-03	3-08-03

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(3-03 thru 7-06)

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717	<u>One-Family Residential District</u> (Amend definition of net acreage for maximum unit density in the R-1A District)	3-03-03	3-08-03
718	<u>General Provisions</u> (Add fee in lieu of parking in the Auburn Heights Central Business Area)	3-03-03	3-08-03
719	<u>B-2 District</u> (Amend parking requirements in the Auburn Heights Central Business Area)	3-03-03	3-08-03
720	<u>General Provisions</u> (Extend public notification requirement to 1,000 ft.)	3-03-03	3-08-03
726	<u>T&amp;R District</u> (Add banks and credit unions as SLU)	10-06-03	10-12-03
737	<u>VC, Village Center District</u> Amend Article III, Add new VC District, Amend Schedule of Regulations	7-12-04	7-20-04
738	<u>General Provisions</u> (Amend Changeable Copy Sign Regulations)	7-12-04	7-20-04
740	<u>Civil Infractions</u> (Amend Definitions and Article XX. Administartion)	8-09-04	8-11-04
743	<u>VC, Village Center District</u> (Amended landscaping, signs, parking requirements, setbacks, etc. in district)	11-22-04	11-30-04
745	<u>B-2 District</u> (Remove the Auburn Heights Central Business Area)	1-24-05	1-28-05
746	<u>One-Family Residential Districts</u> (Removed reference to Duplexes and Site Condominium Density)	1-24-05	1-28-05
747	<u>Section 1829</u> (Amended Condominium Regulations)	1-24-05	1-28-05
748	<u>Sections 1804 and 1805</u> (Reworked parking requirements and reduced parking space and maneuvering lane size)	1-24-05	1-28-05
749	<u>Definitions, One-Family Residential, Schedule of Regulations</u> (Added R-1B and R-1C Districts)	4-04-05	4-26-05
755	<u>Revised Administrative Review for Wireless Communication Facilities</u>	7-11-05	7-15-05
756	<u>Amendment to Commercial Kennel and Add Doggy Day Care Facilities</u>	8-01-05	8-05-05
759	<u>Section 902 - Relating to Wireless Communication Facilities</u>	9-19-05	9-27-05
760	<u>Section 1811 – Political Signs</u>	10-03-05	1-26-06
763	<u>Section 1808 – Landscape Standards</u>	11-14-05	11-20-05
772	<u>Section 1700 – Schedule of Regulations</u> (remove loading area requirement for small office buildings and clarify building setback adjacent to properties zoned One-Family Residential district)	3-20-06	3-28-06
773	<u>Section 1825. Waste Receptacle and Compactor Enclosures</u> (Require enclosure gates and dumpster lids to be shut when not in use)	3-20-06	3-26-06
779	<u>B-2, SP, and I-1 Districts</u> (Add churches and places of worship as SLU permit)	5-15-06	5-20-06
784	<u>Section 1815, Section 1818, and Article XXI</u> (Relating to public notification requirements)	7-24-06	8-28-06

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789	<u>Section 1813. Storage of Vehicles, Machinery, and Like Items.</u> (New standards for RV storage / Approved surface)	11-13-06	11-21-06
794	<u>Fences, Hedges, Berms, and Walls in Residential Districts</u> (Sections 1904 and 1701(e))	12-18-06	12-27-06
795	<u>I-1 Light Industrial Districts</u> (Self-Storage Facilities)	1-22-07	2-01-07 and 2-12-07
799	<u>Section 1811. Signs</u>	4-02-07	4-13-07
800	<u>Schedule of Regulations</u> (Setbacks and greenbelts for parcels less than one acre in B-2 Districts)	4-02-07	4-13-07
801	<u>Section 1821. Temporary Events and Section 2003. Temporary Roadside Stands</u>	6-04-07	9-06-07
808	<u>Section 1908. Posting of Property for Development</u>	6-16-08	6-18-08
809	<u>Section 1833. Citizen Participation Requirements</u>	8-04-08	8-12-08
811	<u>Section 1811. Signs</u> (Changeable Copy Signs)	11-17-08	11-24-08
815	<u>Article XI-A – Downtown District</u>	3-16-09	3-20-09
819	<u>I-3, Heavy Industrial District</u> (Commercial Composting Operations)	8-17-09	8-21-09
820	<u>Definitions and B-2 District</u> (Medical Marihuana Dispensaries)	8-17-09	8-21-09
821	<u>Article XXI. Zoning Board of Appeals</u>	8-17-09	8-21-09
822	<u>Article III. Zoning Districts and Map</u> (Add D, Downtown District)	8-17-09	8-21-09
823	<u>B-2, General Business Districts</u> (Amended Outside Seating Requirements)	11-23-09	12-01-09
824	<u>Section 1830. Planned Unit Development Option</u>	12-15-09	12-28-09
827	<u>Section 1811. Signs</u> (Amend Large Format Wall Mural standards)	3-15-10	3-19-10
829	<u>B-2, General Business Districts</u> (revise the City's zoning regulations for planned shopping centers over 600,000 square feet in size)	4-19-10	4-22-10
830	<u>Section 1801. Scope and Resind Ordinance 820</u> (medical marihuana)	10-04-10	10-11-10
836	<u>Section 1834. Electric Vehicle Infrastructure</u>	7-11-11	7-13-11
851	<u>Holiday Sales</u> (Section 2003. Permits to Add Regulations for Holiday Sales Lots)	9-10-12	9-14-12
852	<u>Large Format Wall Signs</u> – Signs 1811	9-10-12	9-14-12
853	<u>Holiday Sales</u> (Section 2003. Permits to Add Regulations for Holiday Sales Lots - revised)	2-04-13	2-12-13 and 5-01-13
854	<u>Schedule of Regulations</u> (Increased Industrial Building Heights)	3-04-13	3-12-13
859	<u>Oil and Gas Wells</u> – Section 1835 (Also, amended I-1, I-2, and I-3 districts to reference use)	4-21-14	4-23-14
860	<u>Oil and Gas Wells</u> (Added cash bond and restitution provisions)	9-08-14	9-14-14
864	<u>Section 1811. Signs</u> (Amended automatic changeable copy sign standards)	11-10-14	11-12-14
869	<u>Definitions</u> (Amended accessory building provisions to address shipping containers on residential property)	7-27-15	8-03-15
872	<u>Section 1811. Signs</u> (Amended Billboard requirements)	1-25-16	2-29-16
882(884)	<u>Definitions</u> (Amend definition of basement)	11-28-16	12-05-16
885	<u>One-Family Residential Districts</u> (Amended R-1A Open Space Development Option and added new Section 407 addressing attached units)	2-27-17	3-06-17

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866	<u>Section 1836. Universal Design and Visitability</u>	2-27-17	3-06-17
887	<u>Section 1830. Planned Unit Development Option</u> (Amended criteria for qualification)	2-27-17	3-06-17
894	<u>T&amp;R, Technology and Research Districts</u> (Palace and OCC conforming as SLU, changes to outside side storage rules for FCA)	6-26-17	7-03-17
903	<u>I-1 Light Industrial Districts</u> (OCC/CREST Center conforming as SLU)	6-25-18	7-02-18
913	<u>B-2 and T&amp;R Districts</u> (Restrict new hotels and expansion of existing hotels by only allowing via the PUD option)	2-17-20	2-21-20
918	<u>Section 1813. Storage of Vehicles, Machinery, and Like Items</u> (Updated standards for commercial vehicles in residential districts, recreational vehicles, and parking of vehicles)	9-28-20	10-05-20
924	<u>Section 2007. Performance</u> City will begin to hold an amount in guarantee sufficient to cover 50% of the total estimated cost of site improvements associated with a project	11-15-21	11-22-21
938	<u>T&amp;R Districts</u> . Signs via SLU at Colleges, universities, and other such institutions of higher learning	3-18-24	3-25-24
939	<u>Article IX-A. D, Downtown Districts; Section 1805. Off-Street Parking Space Layout, Standards, Construction, and Maintenance; and Section 1830. Planned Unit Development Option of the Zoning Ordinance</u> Update municipal parking structure standards, require off-street parking for new residential dwelling units in the Downtown, and update expiration requirements of PUD projects	6-17-24	6-21-24
943	<u>B-1 and B-2 Districts</u> Amendment intended to address the permitted locations for the four adult-use marihuana establishments to be allowed in the City of Auburn Hills	11-11-24	11-20-24