

## ORDINANCE NO. 2205

AN ORDINANCE TO AMEND ORDINANCE NUMBER 2198, BEING AN ORDINANCE CODIFYING AND ADOPTING A NEW ZONING ORDINANCE FOR THE CITY OF MADISON HEIGHTS, BY AMENDING THE ZONING MAP CONTAINED WITHIN APPENDIX A.

THE CITY OF MADISON HEIGHTS ORDAINS:

SECTION 1. PRZN #25-01. That the Zoning Map in connection with the Zoning Ordinance of the City of Madison Heights shall be amended so that the zoning on the following described property, to-wit:

*T1N, R11E, SEC 1, ASSESSOR'S PLAT NO 1, OUTLOT A EXC N 5 FT OF W 416.02 FT, ALSO EXC ELY 1060 FT 9-29-95 FR 007*

*PIN 44-25-01-376-010. 555 E. 13 MILE ROAD*

Shall be changed from R-1, ONE-FAMILY RESIDENTIAL, TO R-MN, RESIDENTIAL MIXED-NEIGHBORHOOD

SECTION 2. PRZN #25-02. That the Zoning Map in connection with the Zoning Ordinance of the City of Madison Heights shall be amended so that the zoning on the following described property, to-wit:

*T1N, R11E, SEC 12, PART OF NE 1/4 BEG AT PT DIST N 82-47-00 W 1552.45 FT FROM NE SEC COR, TH N 82-47-00 W 175 FT, TH S 00-14-00 W 760.82 FT, TH S 88-39-00 E 173.73 FT, TH N 00-14-00 E 743.06 FT TO BEG EXC THAT PART TAKEN FOR "PLUM LANE COMDOMINIUM INC" OCCP NO 664 1.96 A 4/5/90 FR 001*

*PIN 44-25-12-204-038. 1434 E. 13 MILE ROAD*

Shall be changed from R-2, ONE-FAMILY RESIDENTIAL, TO R-MF, RESIDENTIAL MULTI-FAMILY.

SECTION 3. PRZN #25-03. That the Zoning Map in connection with the Zoning Ordinance of the City of Madison Heights shall be amended so that the zoning on the following described property, to-wit:

*T1N, R11E, SEC 12, CR43A-2, PART OF NE 1/4 BEG AT PT DIST N 82-47-00 W 333.80 FT FROM NE SEC COR, TH N 82-47-00 W 30.17 FT, TH S 01-13-00 W 621.33 FT, TH S 88-39-00 E 361.97 FT, TH N 01-13-00 E 340.00 FT, TH N 88-39-00 W 331.97 FT, TH N 01-13-00 E 278.25 FT TO BEG 3.02 A*

*PIN 44-25-12-226-009. 30801 DEQUINDRE ROAD*

Shall be changed from R-2, ONE-FAMILY RESIDENTIAL, TO MUI-2, MIXED-USE INNOVATION 2.

SECTION 4. PRZN #25-04. That the Zoning Map in connection with the Zoning Ordinance of the City of Madison Heights shall be amended so that the zoning on the following described property, to-wit:

*T1N, R11E, SEC 13 E 185 FT OF N 225 FT OF NW 1/4 EXC N 60 FT TAKEN FOR RD 0.70 A*

*PIN 44-25-13-130-024. 1042 E. 12 MILE ROAD*

Shall be changed from R-3, ONE-FAMILY RESIDENTIAL, to R-MN, RESIDENTIAL MIXED-NEIGHBORHOOD

SECTION 5. PRZN #25-06. That the Zoning Map in connection with the Zoning Ordinance of the City of Madison Heights shall be amended so that the zoning on the EASTERN 130 FEET of following described property, to-wit:

*T1N, R11E, SEC 12, NORTHEASTERN HWY SUB NO 1, LOTS 321 TO 329 INCL, ALSO 1/2 OF VAC ALLEY ADJ TO SAME, ALSO LOTS 477 TO 481 INCL, ALSO 1/2 OF VAC ALEY ADJ TO SAME*

*PIN 44-25-12-101-057. 30728 JOHN R ROAD*

Shall be changed from R-2, ONE-FAMILY RESIDENTIAL, TO B-1, NEIGHBORHOOD BUSINESS.

SECTION 6. All ordinances or parts of ordinances in conflict with this ordinance are repealed only to the extent necessary to give this ordinance full force and effect.

SECTION 7. This ordinance shall take effect ten (10) days after its adoption and upon publication.

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Roslyn Grafstein  
Mayor

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Cheryl E. Rottmann  
City Clerk

CERTIFICATION:

I, Cheryl Rottmann, the duly appointed City Clerk of the City of Madison Heights, County of Oakland, State of Michigan, do hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Madison Heights City Council at their Regular Meeting held on \_\_\_\_\_, 2025.

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Cheryl E. Rottmann  
City Clerk

FIRST READING: September 8<sup>th</sup>, 2025

SECOND READING:

ADOPTED:

PUBLISHED:

EFFECTIVE:

DRAFT