

ARTICLE XV
CHANGES AND AMENDMENTS

Section 15.01 **ANNUAL REVIEW.**

The Planning Commission shall, at least once each year, prepare and file with the City Council a report on the operations of the Zoning Ordinance as amended, including when necessary, recommendations as to the enactment of amendments or supplements thereto.

Section 15.02 **PROCEDURE FOR AMENDING.**

The Planning Commission shall receive petitions from individual property owners or groups of property owners requesting district changes, or amendments, or supplements to said Zoning Ordinance in such form as it prescribes by motion.

The Planning Commission shall consider each petition and after determination of the adequacy of the content of the petition and supplemental data set a date and prepare the proposed amendment for public hearing.

The public hearing shall be held within forty-five (45) days after determination of the adequacy of the petition and supplemental data and a recommendation shall be submitted to the City-Council within ninety-five (95) days from determination of the adequacy of the petition and supplemental data. The Planning Commission may recommend modification of a proposed amendment as it affects the comprehensive zoning plan and regulations of the City and as it reflects the interest of adjacent property and of the community as a whole.

The City Council shall make disposition of the recommendation within sixty (60) days from receipt of the recommendations from the Planning Commission.

Section 15.03 **ZONING AMENDMENTS.**

The essential feature of zoning, both in original ordinance and in any amendment thereof, is planning for which hereafter the function of zoning amendments shall be through zoning administration comprised of continuous or periodic study of the:

- (a) development of property uses
- (b) nature of population trends
- (c) commercial and industrial growth both actual and prospective.
- (d) affect upon the community as a whole in view of the comprehensive zoning plan ordinance of the City and how such proposed change, sensibly, systematically and according to a coordinated plan, may be made within and in promotion of the zoning objective of planning.

Section 15.04 **VOTE REQUIRED FOR AMENDMENTS.**

Amendments to this ordinance shall be by passage upon a simple majority vote of the City Council provided that action or passage overriding the recommendations of the Planning Commission shall require a four-fifths (4/6) majority vote of the entire City Council.

Section 15.05 **PETITIONS PREVIOUSLY DENIED.**

A period of not less than one (1) year is required between presentation of the same petitions for a change or amendment applying to a specific piece of property where prior petition was denied unless there has been a substantial change of facts.

Section 15.06 **FEES.**

A fee of twenty-five (25) dollars shall be paid with each petition presented for a change or amendment to the Zoning Ordinance. Said fee shall assist in covering the cost of advertising and printing and shall be paid to the City Clerk-Treasurer.