

SECTION 1103.00 ZONING ADMINISTRATION.

1103.01 POWERS GIVEN TO THE CITY COUNCIL.

The City Council may on its own motion, or on request of the Planning Commission or on petition of the affected property owners, and in accordance with Section 1103.09:

1. Change the zoning of a parcel of land from one classification to another by amending the zoning ordinance. Adoption of an amendment which changes all or part of the existing classification of a zoning district from residential to either commercial or industrial requires a two-thirds (2/3) vote of all members of the City Council.
2. Change any of the regulations of this Ordinance as to the use of land in any district or as to the restrictions upon buildings or structures therein, by amendment to this Ordinance.
3. Review and approve conditional use permits.
4. Review site plans for multiple-family buildings (three (3) or more units), commercial development or industrial development and mandate the inclusion or alteration of elements of the plans to protect adjacent properties. When a variance, conditional use or rezoning is requested, the site plan must be reviewed by the Planning Commission and City Council.
5. Hear and decide requests for variances from the literal provisions of this Ordinance.
6. Hear and decide appeals by any person affected by any alleged error in any order, requirement, decision or determination made by any administrative officer in the enforcement of this Ordinance.
7. Where the street or property layout existing on the ground is at variance with that shown on the Official Zoning Map, or in other circumstances not covered by subsections 1 through 6 above, the City Council shall interpret the district boundaries in accordance with this Section.