

5.1 Amendment of Zoning Ordinance

The Council may by 4/5 vote of the entire Council, from time to time, adopt amendments to this Ordinance.

- a. Initiation for Amendment: The Council or the Commission may, upon their own motion, initiate a request to amend the text or the districting map of this Ordinance. Any person owning or holding a legal or equitable interest in real estate may petition the Council to amend the district boundaries so as to affect his real estate or a larger parcel which includes said real estate.
- b. Application for Amendment: All petitions for amendments (rezoning) which are initiated by owners of property shall be filed with the Zoning Administrator. Property owners wishing to initiate a rezoning of their property shall fill out a "Zoning Form" which is available from the Zoning Administrator office. Such forms shall be completed and signed by the petitioners, who shall recite therein, such general terms or particularity as the Planning Commission or City Council may require, the nature of their legal or equitable interest in the property in question, the change desired and the reason for the requested change. The zoning form shall be accompanied by a fee of Ten Dollars (\$10.00) to cover the cost of processing the application. The zoning form shall be filed with the Zoning Administrator. When said application involves the changing of zoning districts and boundaries thereof, it shall be accompanied by a map or plat showing the lands proposed to be changed and all lands within 350 feet of the boundaries of the property proposed to be rezoned, together with a certified list of names and addresses of the owners of the land in such area as is currently on record with the St. Louis County Auditor, and certified by him or his agents.
- c. Referral to the Commission: All petitions for amendments shall be referred to the Commission which shall hold an official public hearing within 60 days of the date of filing such petition.
- d. Hearing: The Zoning Administrator shall cause to be published a notice of public hearing in the official newspaper at least 10 days but not more than 30 days prior to the date of the hearing.

- e. Action by the Commission: If the request is for a district change, notices shall be mailed to all owners of property within 350 feet of the parcel included in the request not less than ten (10) days nor more than sixty (60) days prior to the hearing. Failure of a property owner to receive notice shall not invalidate any such proceedings as set forth within this Ordinance. The Commission shall make its recommendation to the Council within sixty (60) days of filing of the request or within sixty (60) days of any continuance of such matter granted at the applicant's written request, by filing such recommendation with the Zoning Administrator.

- f. Action by the Council: The City Council may not act on such amendment without the recommendation of the Planning Commission until sixty (60) days have elapsed after said proposed amendment has been referred to said Commission.