

# 16

## **AMENDMENTS AND CHANGE OF ZONE**

### **16.01 Procedure**

Zoning amendments and change of zones are changes to the City of Colton's Zoning Regulations. Applications for amendment may be submitted by either the City or any owner of land within the City. The regulations, restrictions and boundaries set forth in this ordinance may from time to time be amended, supplemented, or repealed, provided however, that no such action may be taken until after public hearings, at which parties in interest and citizens shall have an opportunity to be heard.

The following procedure for requesting an amendment shall be followed:

- A. The Authorized Official of the City of Colton shall review the application for amendment or change of zone and forward the application and his/her comments to the Planning Commission for review.
- B. The Authorized Official of the City of Colton shall set the date, time and place for a Planning Commission public hearing. The Authorized Official of the City of Colton shall publish notice of the public hearing in a legal newspaper of the city once not less than ten days prior to the public hearing. At least one sign shall be posted on the property for a continuous period of ten days immediately prior to any public hearing held by the Planning Commission to consider any rezoning application.
- C. The public hearing shall be held. Any person may appear in person, or by agent or attorney. Minutes of the public hearing shall be recorded and kept in the records of the Planning Commission.
- D. The Planning Commission shall either recommend or not recommend approval of the amendment to the City Council.
- E. The Authorized Official of the City of Colton shall set the date, time and place for a City Council public hearing. The Authorized Official of the City of Colton shall publish notice of the public hearing in a legal newspaper of the City once not less than ten days prior to the public hearing. At least one sign shall be posted on the property for a continuous period of ten days immediately prior to any public hearing held by the City Council to consider any rezoning application.

- F. The City Council shall either approve or not approve the ordinance describing the proposed amendment or change of zone to these Zoning Regulations, in accordance with standard procedures for reading, approval, publication and effective date.
- G. When a proposed amendment or change of zone is approved by the City Council, the amendment shall take effect twenty days after publication, unless the referendum shall have been invoked.