

CHAPTER 1291 AMENDMENTS TO THE ZONING CODE AND/OR MAP

- A. COUNCIL AUTHORITY TO AMEND THE ZONING CODE AND/OR MAP** – City Council may amend the zoning code and/or map of the City of Solon on its own motion or on petition.
- B. PUBLIC HEARING REQUIRED** – City Council shall not make any amendment to the zoning code and/or map except following public notice and public hearing of the proposal to amend.
- C. NOTIFICATION OF PUBLIC HEARING REQUIRED**
- 1. PROPOSAL TO REZONE TEN OR FEWER PROPERTIES** – Any Ordinance, measure, or regulation that would rezone ten (10) or fewer parcels of land as listed on the tax duplicate, shall require that the Clerk of Council provide written notice to the owners of all properties to be rezoned and to the owners of all properties directly contiguous to such properties. Such notice shall be provided by first class mail, at least fifteen (15) days before the date of the public hearing to consider the proposed zone change. Such notice shall be mailed to the address of such property owners appearing on the County Auditors current tax list. The failure of delivery of such notice shall not invalidate any such Ordinance, measure or regulation.
 - 2. PROPOSAL TO REZONE MORE THAN TEN (10) PROPERTIES** – Any Ordinance, measure, or regulation that would rezone ten (10) or more parcels of land as listed on the tax duplicate, or any text amendment that would alter any permitted use, shall require that the Clerk of Council provide written notice of the text amendment or proposal to rezone in a newspaper of local circulation at least fifteen (15) days before the date of the public hearing to consider the proposed zone change.
- D. PLANNING COMMISSION REPORT REQUIRED** - Council shall refer any proposed amendment to the zoning code and/or map to the Planning Commission for report. Any such proposed amendment that fails to receive the approval of the Planning Commission shall not be passed by City Council except by a two-thirds (2/3) majority vote.
- E. PETITION TO REZONE OR AMEND PERMITTED USES** - Whenever the owners of fifty percent (50%) or more of the land in any area for which a rezoning is requested shall present a duly signed and acknowledged petition to City Council requesting an amendment to

change the zoning designation and/or permitted uses of such area, Council shall be required to vote upon such amendment within ninety (90) days of the filing of such petition with the Clerk of Council, unless the applicant(s) provide a specific written request to extend said time period.

(Ordinance 2008-28, Passed 2/19/08)

F. PROTEST TO A PROPOSED REZONING –

A. REZONING TO A MORE RESTRICTED USE DISTRICT - If a protest is received to any such Ordinance, measure, or regulation, that would rezone land to a more restricted use district, such protest being duly signed and acknowledged by the owners of at least twenty percent (20%) of the land within such area to be rezoned, such Ordinance, measure, or regulation shall not be passed except by a two thirds (2/3) vote of City Council.

B. REZONING TO A LESS RESTRICTED USE DISTRICT - If a protest is received to any such Ordinance, measure, or regulation, that would rezone land to a less restricted use district, such protest being duly signed and acknowledged by the owners of at least twenty percent (20%) of the land being adjacent to and located within two hundred (200) feet of the property proposed for rezoning, such Ordinance, measure, or regulation shall not be passed except by a two thirds (2/3) vote of City Council.

G. VOTER APPROVAL REQUIRED – Any proposal to alter the zoning map or to otherwise alter the permitted uses within any area of the City shall not become effective after the passage thereof by City Council. Rather, such proposal shall only become effective after City Council has submitted the Ordinance, resolution, or action in question to the electorate at a regularly scheduled election, occurring more than ninety (90) days after the passage of the Ordinance, resolution or action, and such Ordinance, resolution or other action has been approved by a majority of the electors voting thereon in this municipality and in each ward in which the change is applicable to property in the ward.

(Ordinance 2008-28, passed 2/19/08)

(Ordinance 2015-134, passed 11/03/15)