

VETOES

4-02-

~~(A) For any or all of said purposes the local legislative body may divide the county or municipal corporation into districts of such number, shape, and area as may be deemed best suited to execute the purposes of this article, and within such districts it may regulate and restrict the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land. All such regulations shall be uniform for each class or kind of development throughout each district, but the regulations in one district may differ from those in other districts.~~

~~(B) UPON ANNEXATION OF LAND THE LOCAL LEGISLATIVE BODY OF A MUNICIPAL CORPORATION MAY DIVIDE THE ANNEXED LAND INTO 1 OR MORE DISTRICTS UNDER THE MUNICIPAL CORPORATION'S ZONING SCHEME AND APPLY THE REGULATIONS PROVIDED FOR IN SUBSECTION (A) TO THOSE DISTRICTS. THE DIVISION OF ANNEXED LAND INTO 1 OR MORE ZONING DISTRICTS AND THE APPLICATION OF REGULATIONS TO THOSE DISTRICTS BY THE LOCAL LEGISLATIVE BODY OF THE MUNICIPAL CORPORATION SHALL BE CONSIDERED AN EXTENSION OF THE MUNICIPAL CORPORATION'S MOST RECENT DETERMINATION AND ESTABLISHMENT OF ZONING DISTRICTS ON A COMPREHENSIVE BASIS, AND SHALL BE UNDERTAKEN IN THE SAME MANNER AND IN ACCORDANCE WITH THE SAME RULES AND PROCEDURES APPLICABLE TO COMPREHENSIVE ZONING WITHIN THE MUNICIPAL CORPORATION.~~

4.05.

(a) Such regulations, restrictions, and boundaries may from time to time be amended, supplanted, modified, or repealed. Where the purpose and effect of the proposed amendment is to change the zoning classification, the local legislative body shall make findings of fact in each specific case including, but not limited to, the following matters: population change, availability of public facilities, present and future transportation patterns, compatibility with existing and proposed development for the area, the recommendation of the planning commission, and the relationship of such proposed amendment to the jurisdiction's plan; and may grant the amendment based upon a finding that there was a substantial change in the character of the neighborhood where the property is located or that there was a mistake in the existing zoning classification. A complete record of the hearing and the votes of all members of the local legislative body shall be kept.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 1988.