

encouraging the most appropriate use of land throughout such municipality.

(d) Method of Procedure. The council shall provide for the manner in which such regulations and restrictions and the boundaries of such districts shall be determined, established and enforced, and from time to time amended, supplemented or changed. However, no such regulation, restriction or boundary shall become effective until after a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. At least fifteen (15) days' notice of the time and place of such hearing shall be published in an official paper or a paper of general circulation in such municipality.

(e) Changes. Such regulations, restrictions and boundaries may from time to time be amended, supplanted, changed, modified or repealed. In case, however, of a protest against such change signed by the owners of twenty per cent. (20%) or more either of the area of the lots included in such proposed change or of those immediately adjacent in the rear thereof extending 175 feet therefrom, or of those directly opposite thereto extending 175 feet from the street frontage of such opposite lots, such amendment shall not become effective except by the favorable vote of three-fourths of all the members of the legislative body of such municipality. The provisions of the previous section relative to public hearings and official notice shall apply equally to all changes or amendments.

(f) In order that the municipality may avail itself of the zoning powers conferred by this Act, it shall be the duty of the Planning Commission to recommend the boundaries of the various original districts and appropriate regulations to be enforced therein. Such Commission shall make a preliminary report and hold public hearings thereon before submitting its final report and the council shall not hold its public hearings or take action until it has received the final report of such commission.

SEC. 13. BOARD OF APPEALS. The council shall provide for the appointment of a Board of Appeals, and in the regulations and restrictions adopted pursuant to the authority of this Act may provide that the said Board of Appeals may, in cases where it is exceptionally difficult if not impossible to comply with the exact provisions of the ordinance, make such variation as will prevent unwarranted hardship or injustice and at the same time most nearly