

age, schools, *recreation*, parks and other public requirements. Such regulations shall be made with reasonable consideration, among other things, to the character of the district and its [peculiar] suitability for particular uses, and with a view to conserving the value of buildings and encouraging *the orderly development and the most appropriate use of land throughout the [such municipality] jurisdiction.*

#### [21(d)]

##### 4.04 Method of Procedure

The [council] *local legislative body* 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shall be determined, established, and enforced, and from time to time amended, supplemented [or changed], *modified, or repealed.* However, no such regulation, restriction, or boundary shall become effective until after [a] *at least one* public hearing in relation thereto, at which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] *said jurisdiction.*

#### [21(e)]

##### 4.05 Changes

(a) Such regulations, restrictions, and boundaries may from time to time be amended, supplanted, [changed] modified, or repealed.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]. *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 these findings or upon a finding that there was a mistake in the existing zoning.* 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 transcript containing all evidence* RECORD OF THE HEARING *and the votes of all members of the local legislative body shall be kept.*

(b) *An application for a reclassification shall not be accepted for filing by the local legislative body if the application is for the reclassification of the whole or any part of land the reclassification*