

performance of their functions, may enter upon any land and make examinations and surveys and place and maintain necessary monuments and marks thereon. In general, the Commission shall have such powers as may be necessary to enable it to fulfill its functions, promote municipal planning, or carry out the purposes of this Section 21.

i. (1) For the purpose of promoting health, safety, morals or the general welfare of the City, the Council is hereby empowered to regulate and restrict the height, number of stories and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts and other open spaces, the density of population and the location and use of buildings, structures and land for trade, industry, residence or other purposes.

(2) For any or all of said purposes the Council may divide the City into districts of such number, shape and area as may be deemed best suited to carry out the purposes of this Section 21, 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 building throughout each district, but the regulations in one district may differ from those in other districts.

(3) Such regulations shall be made in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, 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 most appropriate use of land throughout the City.

(4) 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 a paper of general circulation in the City.

(5) Such regulations, restrictions and boundaries may from time to time be amended, supplanted, changed, modified or repealed. The foregoing provisions relative to public hearings and official notice shall apply equally to all changes or amendments.

j. (1) The Council may provide for the appointment of a Board of Appeals, and in the regulations and restrictions adopted pursuant to the authority of this Section 21 may provide that the said Board of Appeals may grant variances and special exceptions and hear appeals in accordance with such regulations.

(2) The Board of Appeals shall consist of five members, of whom one may, but need not be a member of the Council. The term of each member shall be four years unless some different term shall be fixed by the Council at the time of appointment. The members of the Board shall be appointed