

**CHAPTER 2500**  
**ZONING ORDINANCE**

**Amendment**

Passed 11/21/2000

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**SECTION 2501:           General.**

It is the intent of this Chapter to specify the amendment procedures for text, maps, or district changes. Whenever the public necessity, convenience, general welfare, or zoning practices require, the Village Council may, by ordinance, after receipt of recommendation from the Planning Commission, and subject to the procedures provided by law, amend, supplement, change or repeal the regulations, restrictions, and/or boundaries or classification of property. (Ord. 27-2000)

**SECTION 2503:           Initiation of Zoning Amendments.**

Amendments to this ordinance may be initiated using any one of the following actions (Ord. 27-2000):

1.       By adoption of a motion by the Planning Commission.
2.       By the adoption of an ordinance by the Village Council.
3.       By the filing of an application by at least **one (1)** owner or (agent) of property within the area proposed to be changed by said amendment.

**SECTION 2510:           Contents of Application for Zoning Ordinance Amendments.**

Applications for amendments proposing to amend, supplement, change or repeal any portion(s) of this Ordinance shall include all information listed on the application. (Ord. 27-2000)

**SECTION 2515:           Referral to Planning Commission.**

Any proposal for the amendment of this Ordinance, not originating from petition of the Planning Commission, shall be referred to the Commission for consideration. The Commission will give its recommendation to the Village Council within **sixty (60)** days. (Ord. 27-2000)

**SECTION 2516:           Action by the Planning Commission.**

The Commission shall study a proposed amendment in relation to the public necessity, convenience, general welfare and zoning practice, and within **sixty (60)** days after the referral, report its recommendations, if any, to Council. The Planning Commission report to Council shall indicate its approval, disapproval, modification or no recommendation on the proposed amendment. Failure by the Planning Commission to report to council within the required **sixty (60)** days shall be construed as no recommendation of the proposed amendment, unless an extension of time for referral is obtained from Village Council. (Ord. 27-2000)

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**SECTION 2550:           Public Hearing and Notice by Village Council (Zoning Amendments).**

Within **thirty (30)** days from the receipt of the report of the Planning Commission, the Village Council shall schedule a public hearing to be held at its next regularly scheduled meeting after proper and legal notices are served. Before holding the public hearing, notice shall be given by the Zoning Administrator in **one (1)** or more newspapers of general circulation at least **ten (10)** days before the date of said hearing. This notice shall set forth the time and place of the public hearing, and the nature of the proposed amendment. If the ordinance intends to rezone or redistrict ten or less parcels of land, as listed on the tax duplicate, written notice of the hearing shall be mailed by the Zoning Administrator by first class mail, at least **ten (10)** days before the date of the public hearing to the owners of property contiguous to, and directly across the street from such parcel or parcels. The failure to deliver such notice shall not invalidate any such ordinance, measure, or regulation. During the **ten (10)** day notification period, the text of such ordinance, measure or regulation together with the maps or plans or copies shall be on file, for public examination, in the Village Office. (Ord. 27-2000)

**SECTION 2555:           Action by Village Council.**

The Village Council, shall by majority vote, either adopt or deny the recommendation(s) of the Planning Commission or adopt modifications. In the event the Village Council modifies the recommendation of the Commission, a super majority vote of the Village Council is required. For a proposed amendment involving a change in the zoning district, Council may modify the original proposal to a more restrictive zoning classification or a smaller area than advertised in the public hearing. However, Council shall not add or delete permitted uses in the proposed district from those listed in the notice for the public hearing. (Ord. 27-2000)

**SECTION 2556:           Zoning Upon Annexation.**

The following procedures shall apply for establishing zoning districts on land annexed to the Village of Holland (Ord. 27-2000):

1.     Interim Zoning: Upon annexation, and until permanent zoning is adopted as provided below, each parcel of annexed land shall be automatically zoned to the district in this ordinance which most closely conforms to the previous township zoning district. Any land not subject to zoning at the time of annexation shall automatically be zoned R1 Single Family Residential until the permanent zoning is adopted.
  
2.     Permanent Zoning: Within a reasonable time after annexation, permanent zoning shall be established for all annexed areas, according to the procedures set forth above in this Chapter concerning Planning Commission review and recommendation and hearing and final action by Council.