

**CHAPTER 1185  
Variances**

<b>1185.01</b>	<b>Hardship.</b>	<b>1185.03</b>	<b>Conditions.</b>
<b>1185.02</b>	<b>Large-scale development.</b>		

**1185.01 HARDSHIP.**

Whenever the tract to be subdivided is of such unusual size or shape, or is surrounded by such development of unusual conditions that the strict application of the requirements of the provisions of these Subdivision Regulations would result in real difficulties, substantial hardship or injustice, the City Planning and Zoning Commission may vary or modify these provisions so that the subdivider may subdivide his property in a reasonable manner, provided the public welfare and interest of the City and the surrounding area are thoroughly protected and the general intent and spirit of these Regulations are enforced.  
(1980 Code 151.60)

**1185.02 LARGE-SCALE DEVELOPMENT.**

The standards and requirements of these Subdivision Regulations may be modified by the Planning and Zoning Commission in the case of a plan or program for a new town, a complete community or a neighborhood unit, which in the judgment of the Commission provides adequate public space and improvements for the circulation, recreation, light, air and service needs of the tract when fully developed and populated, and which also provides such covenants or other legal provisions as shall assure conformity to and achievement of the plan.  
(1980 Code 151.61)

**1185.03 CONDITIONS.**

In granting variances and modifications, the Planning and Zoning Commission may require such conditions as shall, in its judgment, secure substantially the objective of the standards or requirements so varied or modified.  
(1980 Code 151.62)