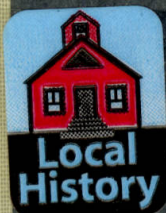


**THE COLUMBUS ZONE PLAN
1923**



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THE COLUMBUS ZONE PLAN

Report Outlining a Tentative Zone
Plan for Columbus, Ohio, by Rob-
ert Whitten, Consultant, and A. H.
C. Shaw, Engineer, to the City Plan-
ning Commission. : : : : :



CITY OF COLUMBUS
CITY PLANNING COMMISSION
1923

Without Zoning you are powerless to prevent the destructions of the comfort of your home and the value of the property through the erection nearby of a:—

Public garage,
Sanatorium,
Junk Yard,
Oil Filling Station,
Steam Laundry,
Grocery Store,
Ice Plant,
Supply Yard,
Iron Works,
Factory.

COLUMBUS CITY PLANNING COMMISSION

MAYOR JAS. J. THOMAS, *Chairman*, SERVICE DIRECTOR W. H. DUFFY, *Secretary*,

R. F. WOLFE

FRANK H. ENO

JOHN E. McCREHEN

FRANK L. PACKARD

ROBERT WHITTEN, *Consultant*,

A. H. C. SHAW, *Engineer*,

W. H. JOHNSTON, *Draftsman*.

Tentative Zoning Ordinance

FOREWORD

The proposed zoning ordinance is based on City Ordinance No. 32,417 passed March 28, 1921, creating and establishing the city planning commission and authorizing the commission, among other duties, to frame and recommend to the city council for adoption plans for dividing the city into districts or zones, according to the appropriate location of trades, industries, apartment houses, dwellings and other uses of property, the areas and dimensions of lots and yards, and the heights of buildings.

Technical assistance for the commission was provided and funds appropriated for the work by Ordinance No. 33,300, passed May 22, 1922. Two months later the work of drafting a comprehensive zoning plan of the city was started. A detailed map was prepared, showing the existing use made of every lot in Columbus. Every block and every section of the city was carefully studied, both from available data and by inspection on the ground. The trend and probable rate of development, residential, business and industrial, of the various parts of the city were considered. After months of painstaking study, consultation and revision, the boundaries of the various zones or districts as now tentatively presented were drawn and regulations drafted governing the uses, heights and areas in each such zone or district.

The ordinance, including maps, is not final, but is submitted as a basis for general discussion and constructive criticism. Citizens are invited to call at the office of the city planning commission at 151½ East State St., and examine and discuss the proposed ordinance.

Suggestions resulting from a disinterested and sympathetic study of the plan by the public will be helpful in directing the attention of the Commission to conditions and possibilities overlooked in the planning—a contingency to be expected in the preparation of a work of this magnitude and character. All suggestions and recommendations for changes will be carefully considered and, as soon as practicable, a revised ordinance and maps will be prepared for presentation to the council.



The Small Store Projecting to the Sidewalk Line in the Middle of a residence Block

OUTLINE OF THE TENTATIVE ZONING ORDINANCE

Accompanying the tentative zoning ordinance there are three zone maps showing the proposed division of the city: (1) into use districts; (2) into area districts; and (3) into height districts.

The five classes of use districts are:

1. Dwelling house districts.
2. Apartment house districts.
3. Business districts.
4. First industrial districts.
5. Second industrial districts.

The five classes of area districts are:

1. 4800 sq. ft. area districts.
2. 2400 sq. ft. area districts.
3. 1200 sq. ft. area districts.
4. 600 sq. ft. area districts.
5. Unrestricted area districts.

The four classes of height districts are:

1. 50-foot height districts.
2. 75-foot height districts.
3. 100-foot height districts.
4. 150-foot height districts.

Dwelling House Districts. In the dwelling house districts tenement houses, apartment houses, stores and industries are prohibited and no residence buildings may be erected for more than two families. Churches, schools, parks, playgrounds and, with certain limitations as to location, hospitals and institutional buildings are allowed in the dwelling house districts.

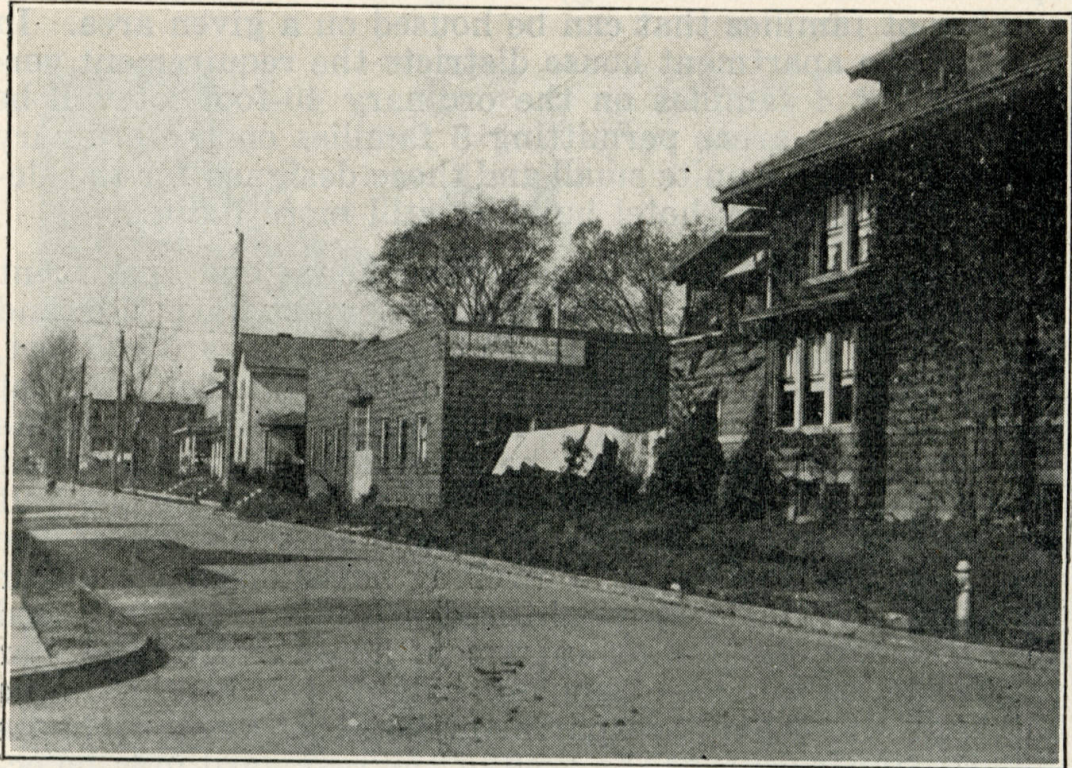
The dwelling house districts are further subdivided by the regulations as to required number of square feet of lot area per family imposed by the area districts. In those limited sections of the dwelling house districts where the single family house is manifestly the most appropriate develop-



An Apartment House in the Middle of a Residence Block and Projecting beyond the Established Building Line

ment, the area district requirements provide for 4,800 square feet of lot area for each family housed on the lot. It is provided, however, that a house for a single family may be located on any existing lot even though it has less than 4,800 square feet of area; but in new subdivisions and in re-subdivisions of existing plots at least 4,800 square feet of area must be provided. This means that only a single family house may be constructed on the ordinary 40 by 120 foot lot. The 4800 area district is, generally speaking, a single family house district. The erection of a two family house is not prohibited, but it would require 9,600 square feet of lot area with a minimum frontage of 80 feet.

The two family house is already scattered through most of the dwelling house sections. This condition is recognized by placing a very large proportion of the area included in the dwelling house districts within the area districts requiring only 2,400 square feet of lot area per family; thus permitting the erection of a two family house on the ordinary 40 by 120 foot lot. However, on any existing lot a two family house may be erected, even though the area is less than the required 4,800 square feet; but in all new subdivisions and in re-subdivisions, the requirement of 2,400 square feet per family, or 4,800 square feet for the two



A Small Factory in a Residence District. Deep Corner Lots invite such Use

family house, will be strictly adhered to. In this 2,400 area district, single family houses in rows or terraces are permitted. Not more than four single family dwellings may, however, be erected in a single row or terrace. For each four house terrace, 9600 square feet of lot area with a minimum frontage of 80 feet and two eight foot side yards are required. The 2,400 area district is, however, intended primarily for the ordinary double or two family house.

Apartment House Districts. In the apartment house districts, business and industry are prohibited, but all kinds of residence buildings, including apartment houses and hotels, are permitted. All uses permitted in the dwelling house districts are also permitted in the apartment house districts.

The apartment house districts include most of the areas

not assigned to business or industry near the heart of the city and several residence sections more remote from the center where a considerable number of apartment houses have already been erected. The areas thus set aside for apartment houses will more than supply the requirements for apartment house development for many years to come.

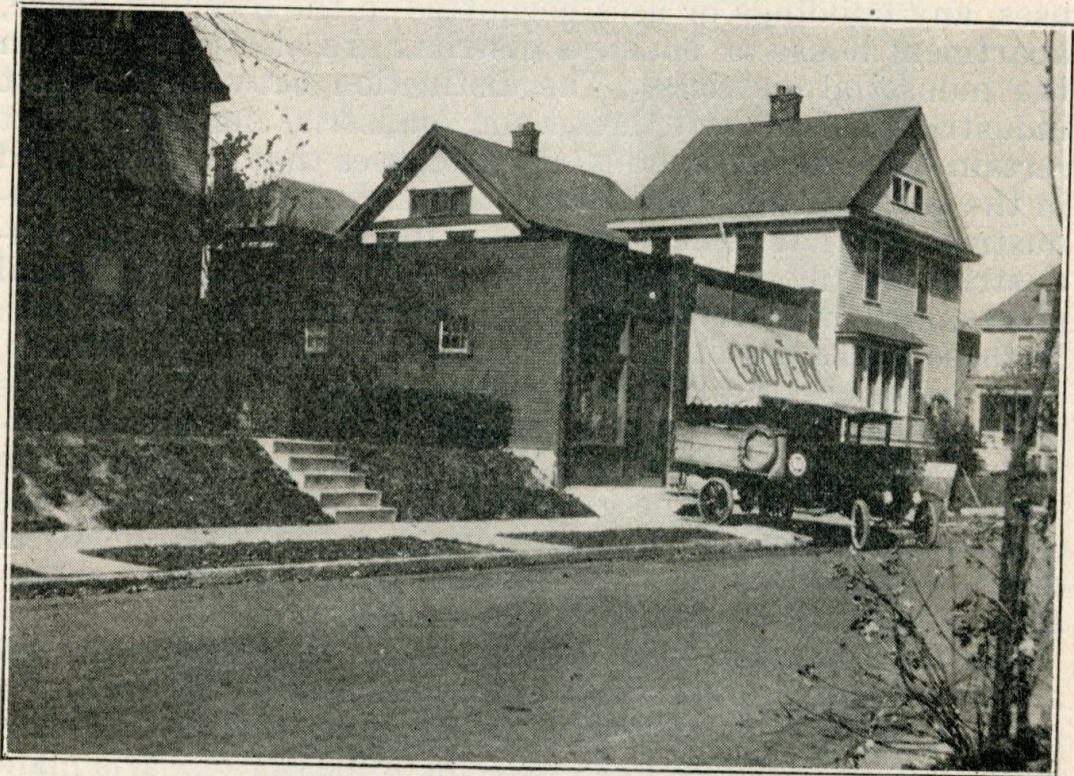
The apartment house districts are subdivided into three classes of area districts; the first requiring 1,200 square feet of lot area per family, thus permitting 4 families on the ordinary 40-foot lot; the second requiring 600 square feet of lot area per family, thus permitting 8 families on the ordinary 40-foot lot; and the third, designed for the elevator apartment or hotel building, having no restriction as to the number of families that can be housed on a given area. In most of the apartment house districts the requirement permitting but 4 families on the ordinary 40-foot lot will be imposed. The areas permitting 8 families on the ordinary 40-foot lot will be quite small and those designed for the elevator apartment or hotel building still more limited.

Side and Rear Yards. In dwelling house and apartment house districts every building erected must have side and rear yards. The minimum width of each side yard is 3 feet, but at least one-fifth of the width of each interior lot must be devoted to side yards up to a maximum of 16 feet for the two side yards. Moreover, the side yard of an apartment house, or of any other building more than two and one-half stories in height, shall be not less than one-sixth of the height of the building. In a dwelling house district the rear yard shall be 15 per cent. of the depth of the lot, but need not exceed 20 feet. In an apartment house district the rear yard shall be not less than one-half of the height of the building. In either the apartment house or dwelling house district 40 per cent. of the area of the rear yard may be occupied by a one-story garage or other accessory building. A garage, however, unless built as an integral part of the main building, shall not be located within 20 feet of any street line.

The need of regulation to maintain a greater distance between dwellings is very evident in Columbus. There are many dwelling houses so close together that the eaves almost touch and sunlight never enters the side windows. Light and air contribute so largely to health and comfort and more space between buildings is so important in preventing the spread and in facilitating the fighting of fire, that the proposed side yard requirements seem amply justified.

Front Yards. Front yard spaces are required for all buildings in dwelling house and apartment house districts. In general where 20 per cent. or more of the front-

age in a block is built up the alignment of the existing buildings is made the front yard line. No new building is permitted to project beyond the front of the adjacent buildings. In blocks that are not sufficiently built up to establish an alignment line a front yard line is fixed at 20 per cent. of the average or normal depth of the lots in the block. If, however, the lots are more than 200 feet in depth the set-back from the street line need not be greater than 40 feet. Along the side line of a corner lot the set-back must be 10 per cent. of the width of the lot up to a maximum of 10 feet. A one story unenclosed portion may project beyond the front yard line.



*Small Stores built to Street Line on rear of deep Corner Lot
in Residence District*

Columbus has been generally developed with residences setting back from the street line, thus affording adequate room for lawn and trees. This tends to make a healthful and convenient city, as well as a beautiful city. Grass and trees make an attractive home environment and are almost essential to the normal and healthful development of children.

Business Districts. In the business districts the ordinary uses found in the central business section and in the local neighborhood business centers, including the public garage and various storage uses, are permitted. In the central

business section very light manufacturing, job printing and newspaper printing are also permitted. Any buildings or uses permitted in the dwelling house districts or apartment house districts are also permitted in the business districts. A large expansion of the central business section is provided for. Adequate areas are also provided to serve the needs for local stores in all the residence sections. Small local business centers are provided at approximately half-mile intervals throughout the residence sections except where a scattering of stores along a street car route has made it advisable to throw the entire street into a business district.

Industrial Districts. In addition to general industrial uses, any buildings or uses permitted in the dwelling house, apartment house or business districts are also permitted in the industrial districts. The distinction between the first industrial district and the second industrial district is that certain semi-nuisance industrial processes that are permitted in the second industrial district are excluded in the first industrial district. These processes for which the second industrial district is especially designed are certain chemical plants, gas plants, boiler-making, structural iron works, etc. In these plants the objectionable feature, usually gas, fumes, dust, noise or vibration, extends up to a quarter of a mile from the plant. The second industrial districts are accordingly located, wherever possible, at some distance from the residence sections. The great bulk of the industries of the city come within the uses permitted in the first industrial districts so that it is not necessary to provide very extensive areas for the second industrial uses.

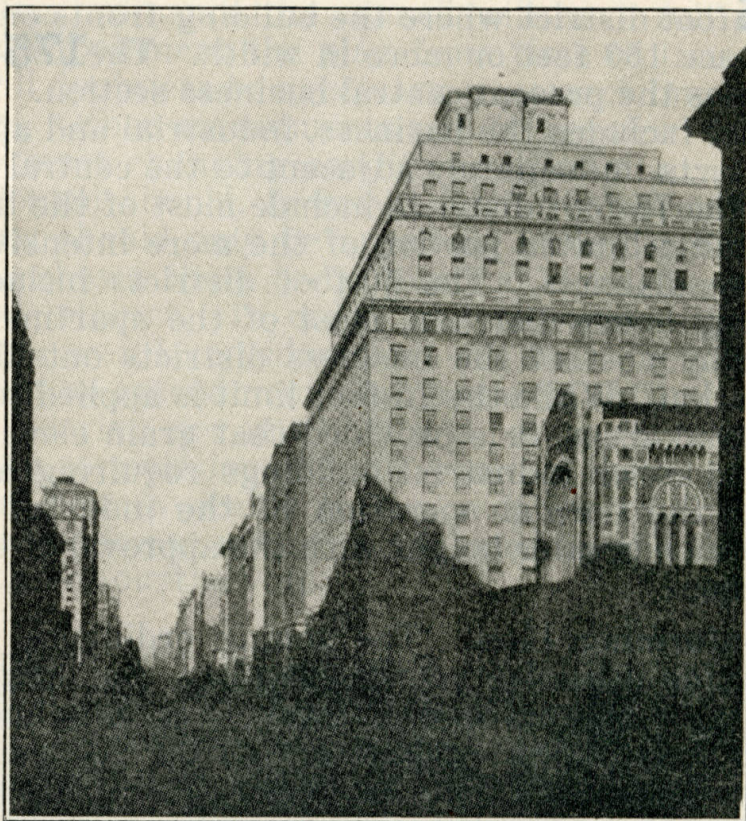
Certain uses, the objectionable features of which extend a half mile or more from the plant are excluded from the present city limits. These prohibited uses include: Petroleum refining; cement, lime, gypsum or plaster of Paris manufacture; nitric, picric or sulphuric acid manufacture; smelting of copper, tin, zinc, or iron ores; packing houses, glue manufacture or fertilizer manufacture; and the manufacture or storage of explosives.

The first and second industrial districts include substantially all of the areas now devoted to industrial processes and provide large areas for industrial expansion along the various railway routes and adjacent to the central business section.

Area Requirements In Business and Industrial Districts. The area regulations as to number of square feet of lot area per family are applied to all residence buildings erected in business or industrial districts. Except near the heart of the city, the industrial districts have been placed in an area district requiring 2400 square feet of lot area per family. In local business districts that are surrounded by dwelling house districts, the 2400 area requirement is also usually

applied. In the industrial and business districts closer to the heart of the city the area requirement is often 1200 square feet of lot area per family, thus permitting an intensity of development corresponding to that of the small apartment house districts.

Side or rear yards are not required in the business or industrial districts. Front yards are required only in certain small business districts that are entirely surrounded by residence districts. There, in order to protect the adjacent residence areas, the business buildings are required to conform to the same front yard regulation as such adjacent residence areas.



Ambassador Hotel, New York City, Illustrating Effect of Set-back Height Regulations.

—Courtesy of THE AMERICAN ARCHITECT

Height Districts. The entire city is divided into 4 classes of height districts. The limits in these districts are respectively 50 feet, 75 feet, 100 feet and 150 feet. The above limits, however, merely fix a limit at the property line and after reaching such height at the property line, the building may be built higher if such higher portion is stepped back from the property line. In the 100-foot and 150-foot districts the set-back must be 1 foot for each 3 feet of additional height. In the 50-foot and 75-foot districts the set-back must be 1 foot for each 2 feet of additional height. The set-back must be from all property lines, i. e., the side and rear lines of the lot as well as from the street line. If the

building is in a dwelling house or apartment house district the set-back must be from all required front, side and rear yard lines, instead of from the property lines. It is also provided that the board of adjustment may permit a tower covering not more than 25 per cent. of the area of the lot to be erected to any height. These set-back and tower provisions give a great deal of freedom in the design of high buildings, while at the same time adequately protecting the rights of adjacent owners and the public by maintaining a proper angle of light down into the streets and into adjacent courts and yards.

As an exception to the 150-foot limit, a height of 200 feet is permitted around Capitol Square or in any other location in the 150-foot district where the building fronts on a street or open space 150 feet or more in width. The 150-foot district includes the present central business section. The 100-foot district includes the business, industrial and apartment house districts immediately adjacent to the central business section. The 75-foot districts include most of the industrial districts and a limited portion of the more intensive apartment house districts. The 50-foot districts include all of the dwelling house districts, most of the apartment house districts and most of the business districts outside of the central section. While the 75-foot limit is applied to most of the industrial areas, it is provided that grain elevators, gas holders and other industrial buildings requiring a greater height for the normal operation of the industry may be erected to such greater height with the approval of the board of adjustment.

Non-Conforming Uses. The zoning ordinance does not affect existing uses of property. A use or building existing at the time of the passage of the zoning ordinance which does not comply with the regulations of the district in which it is located is called a non-conforming use. Such uses and buildings may be continued. The zoning ordinance is not retroactive. If, for example, there is a store in a block that under the zoning ordinance is included in a dwelling house district, the store may, nevertheless, be continued. A building housing a non-conforming use may not, however, be structurally altered to an extent exceeding, during any 10-year period, 60 per cent. of the assessed value of the building. A non-conforming building destroyed by fire may, however, be rebuilt.

Enforcement; Board of Adjustment. The zoning ordinance will be enforced by the building inspector. No building permit will be issued unless the building and its proposed use conform to the zoning regulations. In the application of the zoning ordinance many cases will arise where the strict letter of the zoning regulations may properly be modified. This may occur in connection with buildings or uses near the dividing line between two districts, in connection with

the extension of existing non-conforming uses or the erection of other buildings adjacent thereto, or in many border line cases where the spirit, rather than the strict letter of the ordinance, should be applied. Often some slight modification of a general provision may be made without injury to the general public purpose of the ordinance, while at the same time avoiding unnecessary injury to the individual owner. Strictly limited discretion is therefore lodged in a board of adjustment, created by the ordinance to make minor modifications and exceptions to the general rules and regulations established by the ordinance.

Amendment of Zoning Plan. Subsequent to the adoption of the zoning ordinance the council will have full power to amend and supplement the plan from time to time. Minor changes will doubtless be necessary to correct imperfections in the plan. Other amendments will be required from time to time to meet changing conditions of city growth. The plan as adopted should, however, be fairly permanent and amendments should only be approved after careful consideration has shown them to be reasonable and necessary in the general interest. In order that changes may only be made after careful consideration the State Enabling Act provides that no amendment shall be made until after public notice and hearing nor until after a report thereon by the city planning commission. If the report of the city planning commission is unfavorable to the adoption of the amendment, the amendment may not be passed by the Council except by a three-fourths vote.



A Small Store in a Residence Block Projecting to the Street Line

FIVE ILLUSTRATIONS OF THE NEED OF ZONING

1. A mechanic buys a home for his family in a newly developed residence subdivision. He and his neighbors plant trees and shrubs and make the section a quiet and attractive home neighborhood. Then the adjoining house changes hand and the new owner thinking only of his own immediate advantage builds a small grocery store projecting to the sidewalk line and surrounds it with a litter of boxes and barrels. Our mechanic who has invested his entire savings, \$3500, in his home and given a first mortgage lien for the remainder of the purchase would like to move away and offers his home for sale but finds that it will now bring but half the amount he paid for it and his

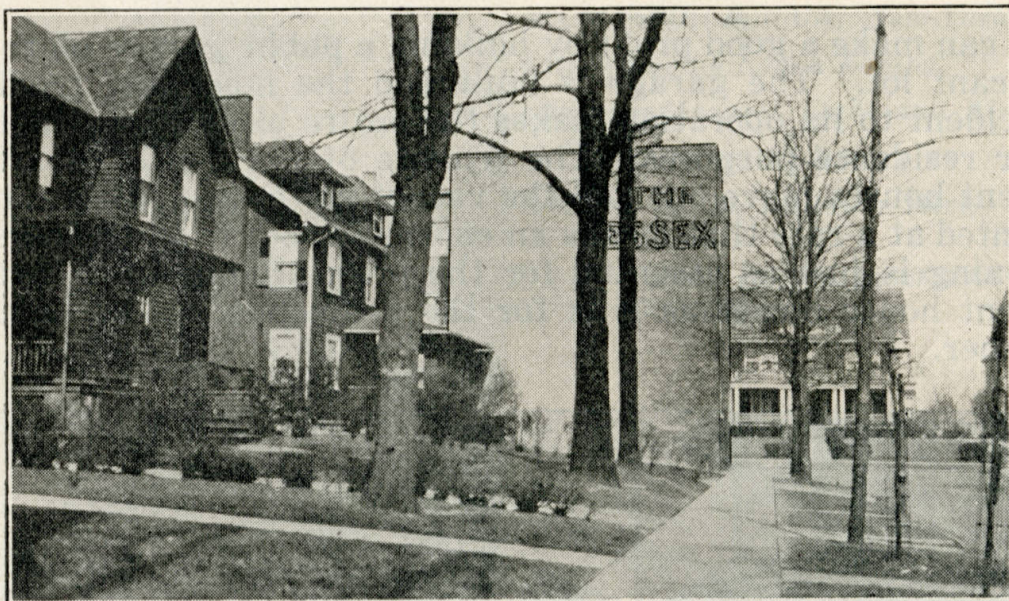


A Small Store projecting to the Street Line in a Residence Block

entire savings, \$3500, have been lost. He is forced to remain where he is. Not only his home but all the homes in the block are depreciated in value; as a result the owners are discouraged; the yards are neglected and the property allowed to run down. This nice, quiet home section has been ruined and the savings of the home owners wiped out. This is an example of what is happening in one block after another all over the city. Is this the way to encourage thrift or promote home ownership?

2. Mr. Smith has purchased a home in an attractive neighborhood. All of the homes have large well kept yards. Mr. Smith believes that children, like plants, must

have plenty of sunlight and room in which to grow. The location selected seems an ideal one in which to live and raise his family. But there is a vacant lot next door. A speculative builder estimates that he can buy that lot, erect a four story, sixteen suite apartment house thereon, rent the apartments, sell to some investor and clean up a handsome profit for himself. The apartment house is erected and is quickly rented and sold. It rents well because it is in a section of private homes and has the benefit of the lawns and open spaces about the adjoining houses. But the value of Mr. Smith's home is practically destroyed. His light and air are cut off by the huge bulk of the apartment house. The quiet and comfort of the entire block for private residence purposes have been largely destroyed. Each home owner fears that a similar apartment building may be constructed next door to him. Those who can sell out or move away and rent their homes for any pur-

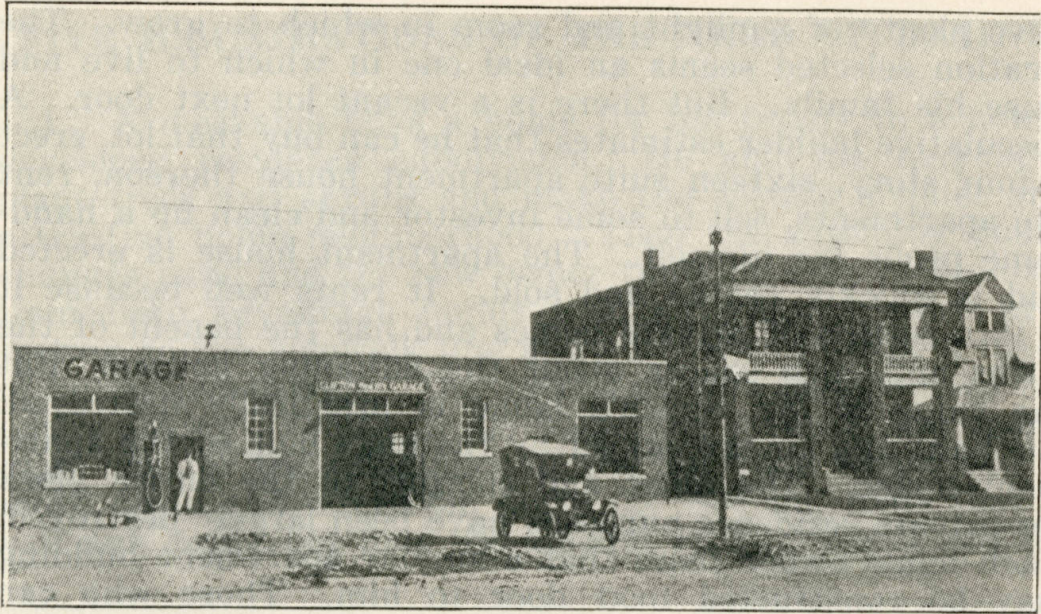


An Apartment House Projecting to the Sidewalk Line in Front of the Private Residence

pose or use that offers. Apartment houses are needed but is it necessary to permit them to scatter indiscriminately throughout the private home section? If Columbus is to be preserved as a city of homes we must protect the home owner by establishing definite limits beyond which the apartment house may not spread.

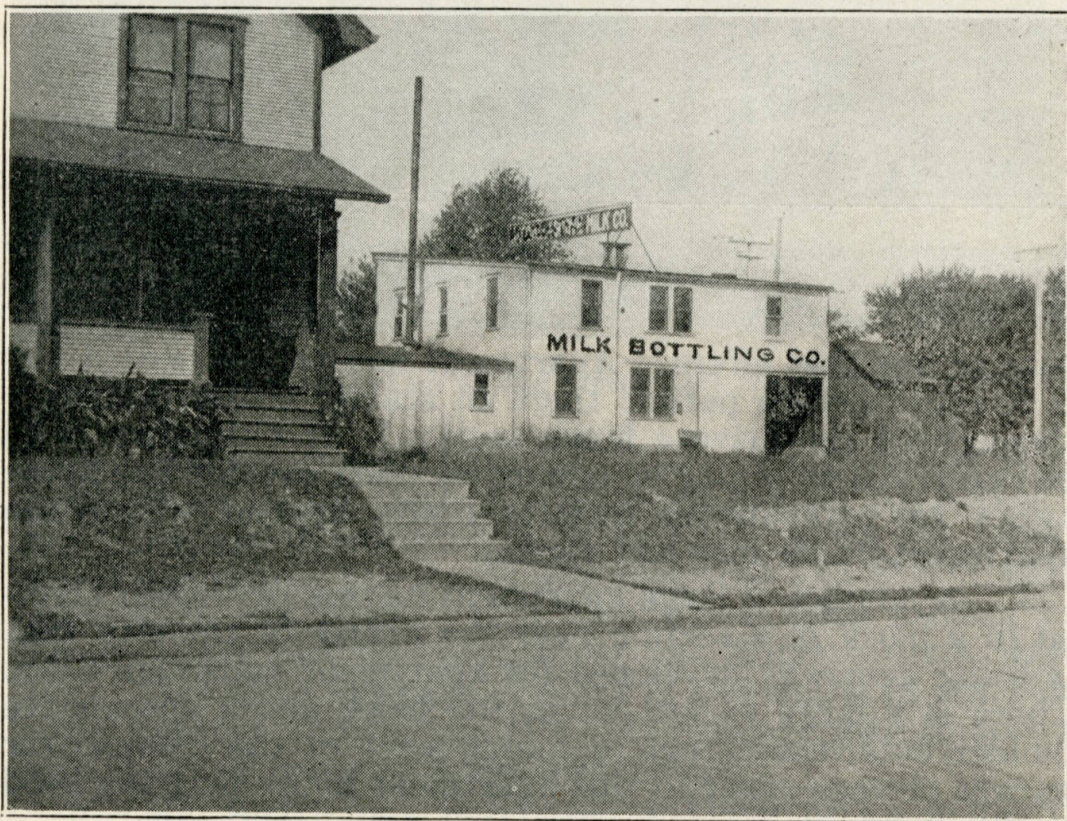
3. A number of large apartment houses have been erected in a block in a section near the center of the city that is being generally developed for apartment house purposes. There is a large vacant lot in the block and a speculative builder determines that in consequence of the demand for garage storage space in this apartment house neighborhood

The illustrations on pages 4, 15, 16, 21, 22, 25 and 26 are reproduced by courtesy of the Cleveland City Plan Commission.



The first Intrusion on a Street of Apartment Houses

he can make a good profit by building a public garage on the vacant lot. The garage is built and the noise and traffic incident to its operation makes the entire block undesirable for residence purposes. The tenants of the nearby apartment houses move out and the vacant suites are only again rented at a rate that means an enormous loss to the owners. Zoning is just as essential for the protection of the apartment house owner as it is for the protection of the home owner.



Two Vacant Lots on a Residence Street "Improved" by a Milk Bottling Plant

4. Here is a large area that has been built up quite uniformly with small homes. There is a block near the center of the area that has remained undeveloped owing chiefly to the cost of bringing the lots to street grade. An ice manufacturer picks this block as a good location for his new ice plant. The plant is built and becomes the ice distributing center for a large area. The delivery teams are stabled at the plant and early each morning the rumbling of the wagons and the shouts of the teamsters make sleep for the nearby residents impossible. Added to this, there is the continuous noise arising from the operation of the plant. The entire district is now undesirable for residence purposes. Property values fall and other small shops and



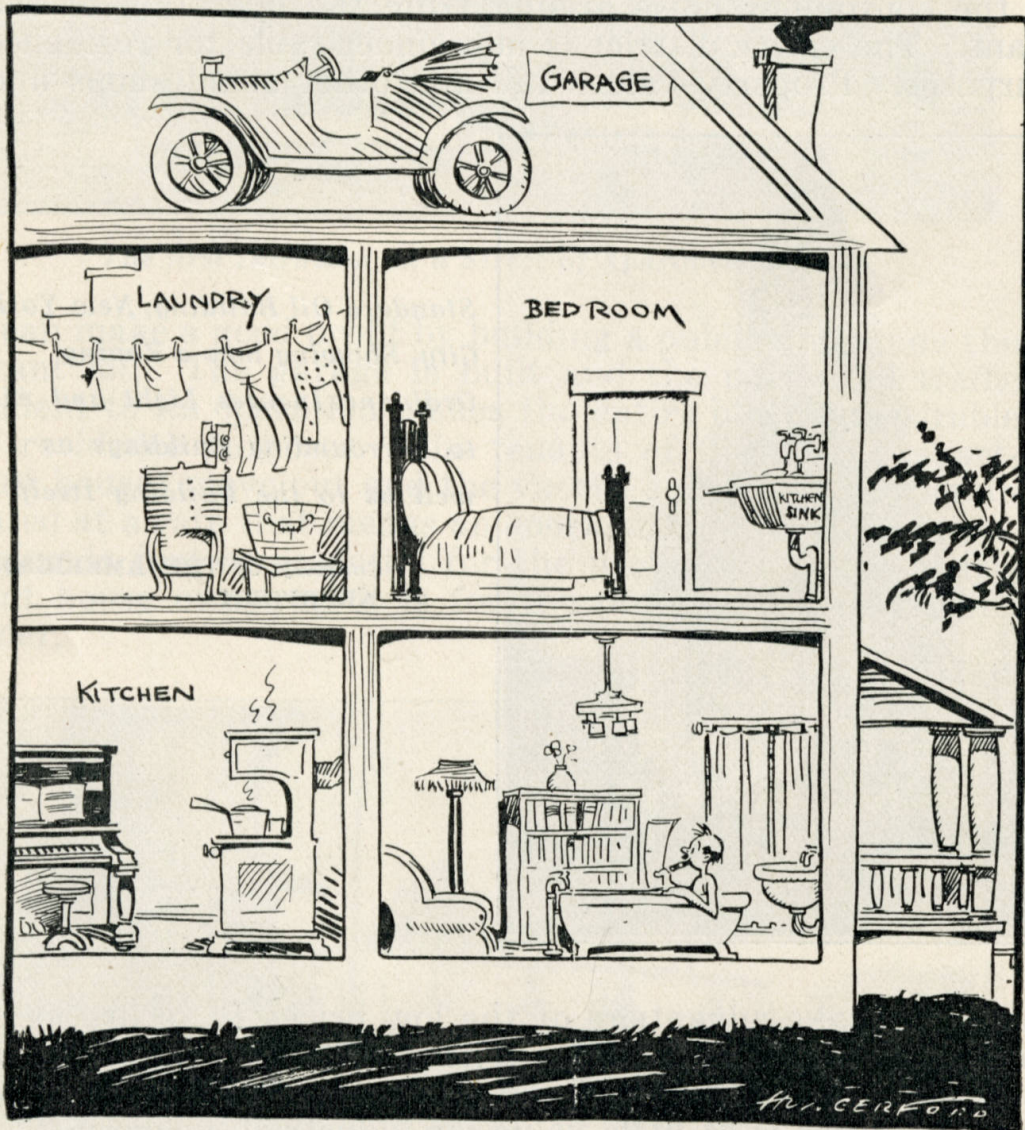
Standard Oil Building, New York City, Showing how a Zoning Ordinance Insures Light and Air to Surrounding Buildings as well as to the Building Itself

Courtesy of THE AMERICAN ARCHITECT

industries take advantage of the low prices to secure locations for their operations. The area becomes blighted. It is spoiled for residence use and being without railroad track facilities is of little value for industrial purposes.

5. A ten story office and store building is erected at the corner of the best business block in the central business section of the city. The building is a financial success; the ground floor is rented for retail store purposes and the upper floors, being light and airy, bring good rentals. Its success, however, leads to the erection of a sixteen story building across the street from one of its frontages, a twenty story building across the street from the other frontage and of sixteen to twenty-four story buildings on both sides and in the rear. The offices being darkened by the higher buildings are forced to use artificial light

throughout the entire day and are rentable only at a fraction of the former amounts. The building no longer earns a fair return on the investment. As the competition in building height proceeds a large proportion of the office floors of each building in this entire section are so darkened as to make the returns from the rentals insufficient to cover the investment. Unless office building heights are strictly limited the result is bound to be disastrous to the investors as well as injurious to the health and comfort of the clerks working in the darkened offices.



What our Homes would be like if built like our Cities
 Courtesy The Pittsburgh Citizens Committee on City Plan

WHAT ZONING IS AND DOES

Zoning is a conscious, intelligent effort to direct the building of the city in accord with a well-considered plan. Like good housekeeping it provides a place for everything and tries to keep everything in its place. Like good industrial management it plans for an orderly growth and expansion of the plant. Zoning divides the land area of the city into residence, business and industrial districts and prevents the erection of business and industrial buildings in the residence

districts or of industrial buildings in the business district.

Zoning prevents the development of great blighted areas near the heart of the city. Unless some definite limit is fixed to the distance to which business may spread out from the central business area one block after another is abandoned by the resident owners until great areas are affected that will never be needed for business and the typical blighted district results. St. Louis has one of the best examples of this wasteful development.

Zoning will centralize local business in well defined local business centers. This will facilitate the transaction of business. It will improve land and rental values in the business sections, while at the same time conserving values in the residence sections.



Are There Vacant or Idle Properties in Your Neighborhood?
Zoning Poster Used by the Philadelphia Housing Association

Zoning will keep the apartments out of the private house sections. The coming of the apartment drives out the private home. Only by setting definite limits to the spread of the apartment can the city be preserved as a city of homes.

Zoning will prevent congestion of population. In addition to confining tenement house construction to certain areas, zoning will prevent excessive crowding even in the tenement

areas. This will be accomplished by requiring a minimum number of square feet of lot area for each family for which the tenement is arranged.

Zoning is essential to preserve the morale of the various neighborhoods or communities into which the city is divided. Zoning creates confidence that the existing character of the neighborhood will be preserved. Such confidence is essential to the improvement of the area and to the maintenance of a vigorous civic pride and spirit.



A Bakery in a Residence Section

Zoning requires each owner so to use his property as not to injure his neighbor. Without zoning the individual owner is powerless to prevent the destruction of the value of his property. Only by submitting to some restriction on his power to do with his own just as he pleases is he himself able to obtain protection. Zoning is a practicable application of the Golden Rule to the use of property.

Zoning enforces a certain degree of co-operation among property owners for their mutual advantage and protection. A certain degree of uniformity in the development of a block or area is beneficial to all owners. This is the meaning of restrictive covenants in all better class residential developments. Zoning applies the principle of the restrictive covenant in so far as it can be used to promote public as distinct from purely private ends.

The growth of cities has made it necessary to modify former ideas both of personal liberty and property rights.

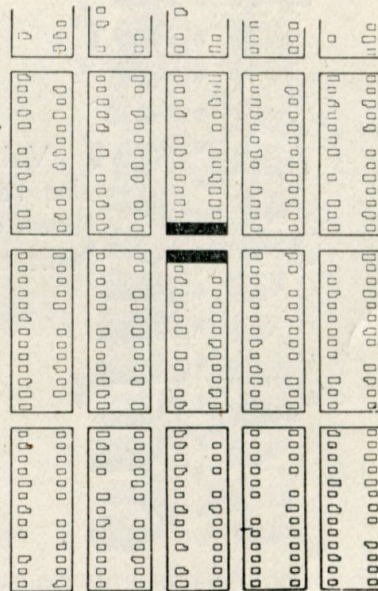
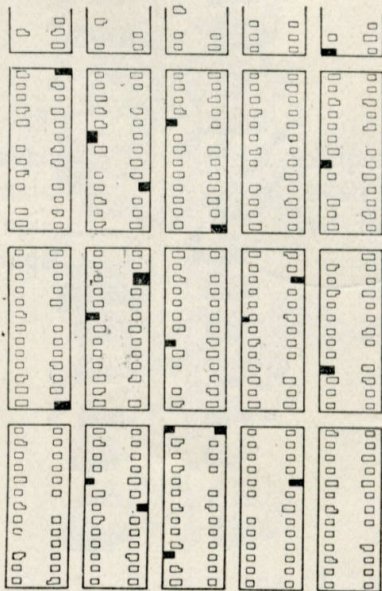
What a man can be allowed to do and what uses he can be allowed to make of his property depend on whether he lives on a 100-acre farm or in the middle of a city block. With the growth of the city it becomes more and more necessary to distinguish between liberty and license both as applied to persons and to property. Property in a city is "affected with a public interest." Its value is a joint product of individual initiative and community growth. Its mis-use can bring irreparable injury to the community and to prop-

Which is the Common Sense Plan ?

Stores & Dwellings Arranged

Like this ?

or Like this ?



■ Store □ Dwelling

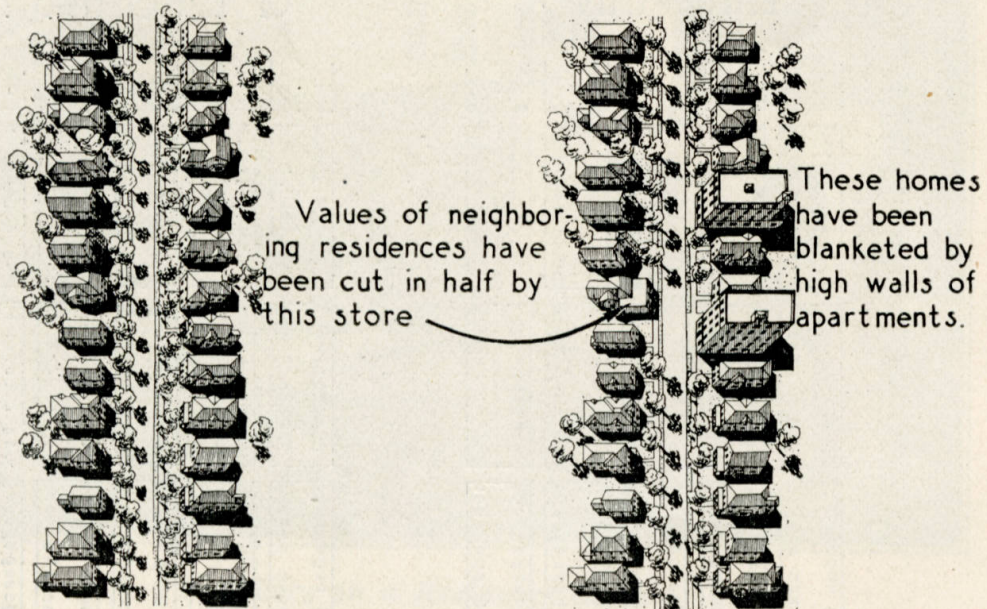
erty owners generally. It must submit to control both in the public interest and for its own preservation. No useful trade or industry is in itself a nuisance; but any trade, industry or other use of property may become a nuisance if located in violation of an appropriate and orderly plan of city development.

Zoning will limit the height of buildings differently in different parts of the city. The height limits will be those appropriate for the various classes of use. No owner will be permitted to appropriate for the use of his building an undue share of the common stock of light and air. Without a height limit the tendency is for each new office or hotel

building to push up higher than its neighbors in order to get more light and air. This competition to build the highest building with its attendant street traffic congestion will be stopped by zoning.

Zoning will conserve property values. Haphazard development is bound to be costly and uneconomic development. Zoning will save enormous waste in building construction. With uncontrolled building development the construction of a new building in a neighborhood often means a net loss in the aggregate value of the building of that neighborhood. With zoning, each new building increases the aggregate value in an amount equal to and usually in excess of its own cost.

The Reason for the Building Line



The high Apartment Houses built out to the sidewalk line cut off light and view from neighboring buildings.

When the entire block is built up with similar Apartments there will be no room for lawn or trees — nothing but pavement and bare brick walls

Zoning will attract money to a city for investment in real estate. Large lending institutions will be inclined to favor those cities in which their investments will be afforded the safeguard of a comprehensive zoning plan. Failure to provide the zoning safeguard is as inexcusable as failure to protect property against destruction by fire.

Zoning protects the home. Quiet and freedom from the distraction incident to trade, industry and attendant street traffic are essential to a wholesome home environment.

Zoning will establish uniform building lines in the residence sections, thus giving opportunity for a front yard

with a lawn and trees and preventing one building from pushing out in front of its neighbors.

Zoning will promote industrial development. It will set aside adequate areas for industries within which the new plant may locate without incurring the criticism and continual complaints of neighboring residents and owners. It will attract to the city and to the home areas near the industrial areas a good and abundant labor supply. The segregation of industries will make it possible to serve the industrial areas more efficiently and more economically with sewers, trucking routes and freight facilities.

Zoning promotes the health and comfort of the people. Orderly city growth cannot fail to have a marked effect on the physical fitness and vitality of the city's inhabitants.



Small Store in New Residence Section

The rapid increase in nervous and organic disorders has some very definite relation to the congestion, noise and confusion incident to the existing haphazard and uncontrolled building development. The New York Zoning Commission said: "The necessity for reducing the stress and strain of city life is becoming more and more apparent. This is essential if the city is to be a place in which our heritage of health and vitality is to be used, conserved and handed down to succeeding generations instead of being abused and exhausted."

COMPREHENSIVE ZONING IS A SUCCESS

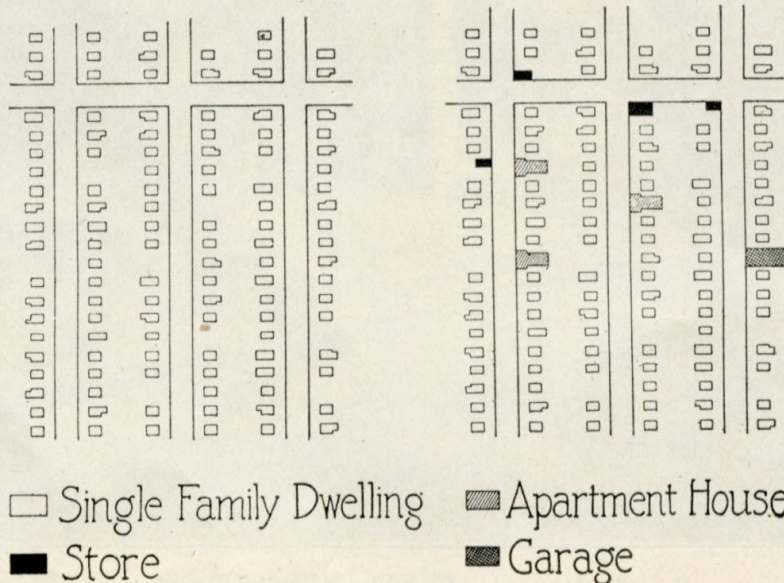
Beginning with New York in 1916 the zoning movement has spread rapidly over the country. One hundred and nine municipalities have (January 1, 1923) already adopted zone plans and as many more have plans in preparation. Of the fifty largest cities of the country 22 have zoning ordinances in effect. Those larger cities include New York, St. Louis, Boston, Los Angeles, San Francisco, Milwaukee, Washington, Newark and Paterson, N. J., Minneapolis, Indianapolis, Rochester, Akron, Atlanta, Omaha, Syracuse, Memphis and Dallas. The Department of Commerce reports that 27% of the total urban population of this country lives in zoned municipalities.

When is the time to Zone?

When the residence streets are

Like this?

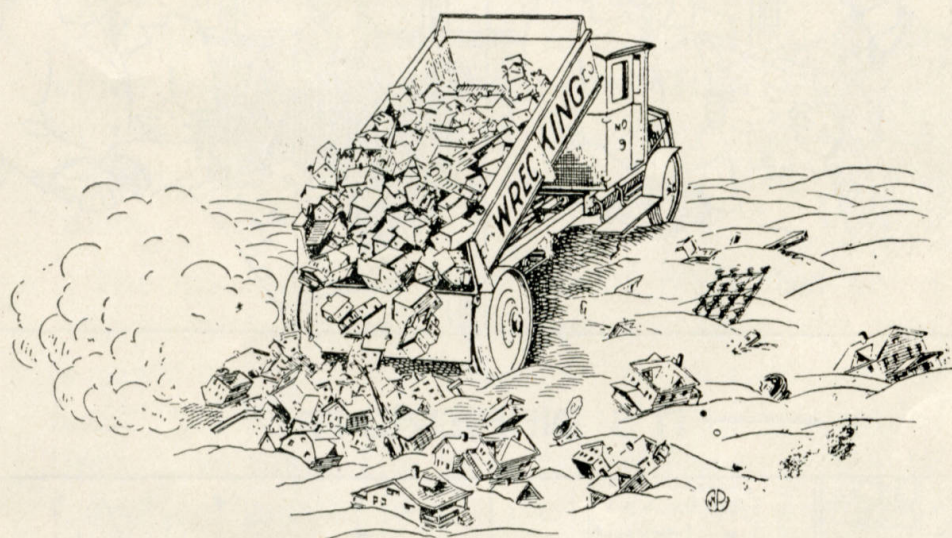
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The fact is that zoning satisfies a long felt want in city development. Formerly, home owners considered themselves helpless to prevent the destruction of the value of their property through the coming of a small store, a public garage, or a steam laundry. Since New York City pointed the way, home owners and property owners generally are insisting that the old wasteful and haphazard method of development shall cease and that a well-considered plan shall be laid down to guide future building development. It will not be long before every city in the United States will have its citizens and its future protected by a zoning ordinance.

The unzoned city is already realizing that it is at a disadvantage as compared with the zoned community. Nearly all municipalities within commuting distance of New York City, where the first comprehensive zoning ordinance was adopted, are now zoned. When one or two of these towns had followed New York's lead, the others soon realized that the zoned towns were enjoying an unusual increase in homeowners and in building activity. So they, in self protection, were practically forced to adopt zoning.

WASTE IN CITY BUILDING !



Owing to haphazard city growth
hundreds of perfectly good buildings
go to the dump each year .

Wherever a comprehensive zoning ordinance has been put into effect, it has proven successful. No such ordinance has ever been repealed. It is now universally recognized that a comprehensive zoning plan is a safe and sane exercise of the community power for the general welfare. The principle of zoning has been specifically upheld as constitutional by the highest courts of New York and Massachusetts. The decisions of the United States Supreme Court in passing on partial applications of the zoning method have been uniformly favorable. Careful and reasonable zoning will doubtless, sooner or later, receive judicial sanction in all of the states.

THE EFFECT OF A ZONING ORDINANCE IN NEW YORK CITY AFTER SIX YEARS OF OPERATION

It is not solely to Fifth Avenue that this increase in value is to be noted, but generally throughout that part of Manhattan Island to which zoning regulations apply. Rarely does it happen that a law that so drastically applies as a remedial act, has such quick and satisfactory returns.

The invasion and spoilation of restricted areas may no longer occur. Restriction of property uses is now something more than a "gentlemen's agreement" between buyer and seller. Zoning regulations have taken the place of written agreements (so often ignored in the past) and the man who buys a piece of property for a specific purpose has the finest assurance that he will not be deprived of his rights by mercenary people.

There is a transformation going on in New York that is the direct result of these wise zoning laws. The city is growing logically and architecturally good. There is a confidence as to the future and the building operations now so largely being carried forward have received a direct impulse from the zoning law.—Editorial—The American Architect.