

# CHANGES MADE IN ZONING LAW

*New Ordinance Effective  
After Midnight*

*Nomenclature Alterations  
Principal Difference*

*Closer Classification Fixed  
for Residential Areas*

The new general zoning ordinance recently adopted by the City Council and signed by the Mayor to replace the existing ordinance in operation for nine years goes into effect at midnight tonight.

Except in a new system for nomenclature for the various zones the creation of two new intermediate classes of residential zones and one new intermediate commercial zone and the fixing of a definite procedure to be followed in administering the law, there is little difference between the new ordinance and the one it supersedes.

The new ordinance does not affect any of the existing zoning except in the matter of nomenclature. For instance, the present A Zone property will remain in the single-family residence zone, but will be called R1 instead of A.

## OLD LETTERS DROPPED

The old zone-titles of A, B, C, D and E will be dropped and all residential zones will have the letter R, all commercial zones the letter C and all manufacturing zones the letter M. The subclassifications are designated by number.

Thus, as Zone A becomes R-1, the old B Zone becomes R4. R2 and R3 are the new intermediate zones. They have been designed to accommodate property owners who wish to use their property for small multiple dwellings and at the same time be protected from the encroachment of large multiple-story apartment-houses and hotels, at present permitted in B Zone, which has been the only zone in which small multiple dwellings could be built.

## BUILDING RESTRICTIONS

In Zone R-2, the houses to be erected are not to contain more than four apartments per lot, their height is to be limited to two and a half stories and the area to be covered by buildings, not including garages, is not to be greater than 60 per cent of an inside lot or 70 per cent of a corner lot.

In Zone R-3 the height limitation is four stories and the area limitation is the same as in R-2. In addition boarding houses, churches, school and fraternity houses are placed in this zone.

In the commercial zones, C-2 is the same as the present C zone. The intermediate zone, which will be known as C-3, is designed to protect strictly retail sections from such light manufacturing establishments as carpenter shops, tinsmiths, etc. The specifications for Zone C-3 will be the same as for C-2 except that not more than 15 per cent of the total floor area of a building in this zone may be used for light manufacturing in connection with a retail business and not more than 10 per cent of the floor area in connection with a wholesale business.

## NAME CHANGE ONLY

Except for simplified wording there has been no change in specifications for manufacturing zones. The present D zone becomes M-2 and the present E zone becomes M-3. These are, respectively, light and heavy industrial or manufacturing zones.

The present zoning ordinance is subject only to charter limitations and custom, there being nothing in it regarding procedure to be followed in making zone changes, granting variances and in notifying property owners of public hearings. All these matters are fully covered in the new ordinance and it also incorporates a provision that a petition bearing the signatures of at least 60 per cent of the property owners affected must be submitted before a change from an existing zone to a more restricted one can be considered.