

## Public Hearing on Zoning Scheduled Monday Night

JEANNE PETERS  
 may be the final public hearing on the city's proposed ordinance has been scheduled by the city council Monday night.

Planning Consultant Howard Buford began drawing up the proposed ordinance some 18 months ago, when the city fathers decided the current code contained too many loopholes, too many generalities, and too little restriction on the use of the land in Eugene.

**Revamped**  
 The ordinance has been changed and revamped many times since public hearings were first started last fall. The council and the planning commission have given much time to the proposed ordinance for zoning of private and public lands, and the council finally gave the ordinance its first reading March 8.

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It still must have its second and third readings before it becomes final; this could be done Monday night if the council desired, or it may possibly be held until the second council meeting, or even longer, before final passage.

**More Classes**  
 If the ordinance is passed in its present form, it will provide for eleven instead of eight zoning classifications. The three new classifications are: outer residential, limited commercial, and limited industrial.

It will provide for the following new and old classifications: outer residential, single-family residential, two-family residential, multiple family residential, apartment house district, limited commercial, neighborhood commercial district, central business district, limited industrial district, light industrial, and heavy industrial.

The ordinance will call for at least four changes in the present zoning map. These changes are:

1. The north side of Franklin Blvd. will be changed from single family residential to limited industrial;
2. Eleventh Ave. from Hayes St. to the west city limits will be changed from single family residential to central business;
3. The area north of the alley between Tenth and Eleventh Aves. and west of Pierce (except Westmoreland Addition) will be changed from residential and limited industrial to light industrial;
4. The area annexed to Eugene May 21, 1948 will be zoned to single family residential except the area on the east side of Hilliard between 24th and 25th, which will be zoned for neighborhood business. The property fronting on Willamette St. from Plummer St. north to a point 100 feet south of the south line of Melrose Ave. will be zoned to central business.

At least five major changes will be made in the ordinance itself:

1. Side-yard set-backs in residential zones will be reduced from 10 per cent of the width of the lot to three feet;
2. Front yard set-backs in residential zones will be reduced to 15 feet; this set-back now varies from 15 to 25 feet depending on the depth of the lot;
3. Service stations will be included in the limited commercial zone; they previously were in business and industrial zones;
4. Present commercial districts will be consolidated with central business districts;
5. Temporary building permits for non-conforming uses will be eliminated.

**Out-dated**  
 The new ordinance is aimed at giving the building inspectors some definite rules on which to base their decisions in issuing construction permits. In addition, it is aimed to provide uniformity of buildings in particular areas, and to prevent, for instance, a builder from erecting a used car lot adjacent to a home.

Eugene had its first zoning ordinance in 1935, but it has since been amended many times. In 13 years the enlargement of the city in both area and population has left Eugene with an out-dated ordinance.

The new ordinance takes into consideration such current problems as parking. In residential areas, it will require one off-street parking space for each living unit.

For new businesses, it will require off-street parking at the rate of one parking unit for each 1000 square feet of floor space, except that the first 4000 square feet will be exempt.

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