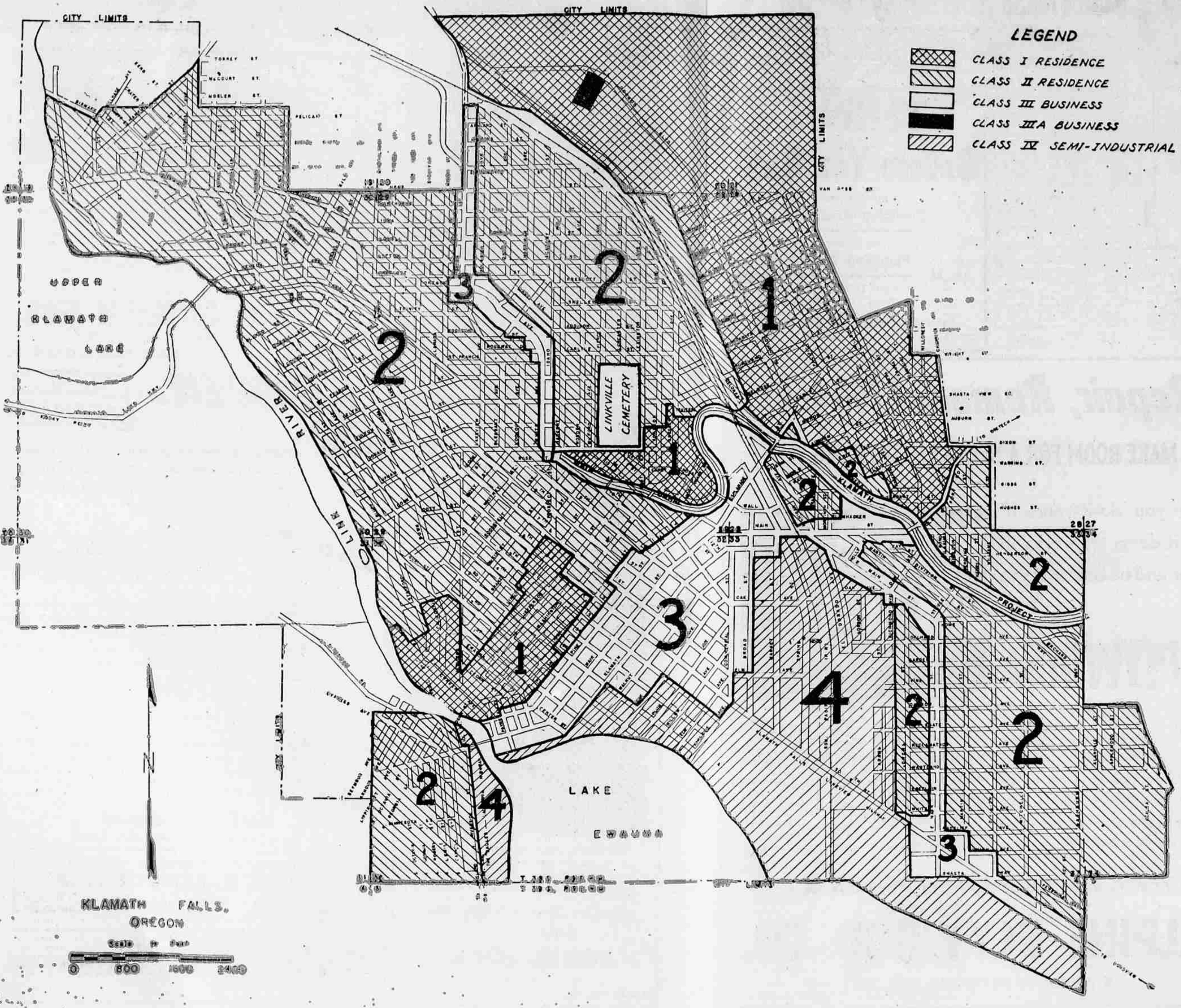

KF Zoning Structure Coded In Ordinance

THIS MAP shows the present zoning structure of the city of Klamath Falls. Each type of zone in the city is shown on the map by its official number, as coded in the ordinance. With the current building boom beginning to take form in the city, it might be well to look briefly at the zoning provisions, which have been in effect since 1940. A proposed new zoning ordinance, now under consideration, would completely alter this setup. Under the present system, the city is divided into four zones, one of which has a sub-zone. The greatest restrictions are in Zone 1, residential, where only single family dwellings may be constructed. However, if all property owners within 200 feet in any one direction give permission, a duplex may be built. The law calls this "local option." Another exception to the restriction concerns otherwise illegal buildings which were built prior to the zoning law. These buildings must be torn down if the building changes hands, or is vacated for more than 60 days. Such buildings may not be enlarged. Class 2 residential areas are for apartments or duplexes as well as single dwelling units. Under the local option feature, churches, schools, hospitals, telephone exchange buildings, service stations and community club buildings may be built in this zone, but all other business is forbidden unless it existed prior to the enactment of the zoning law. In class 3, business zones, any type of building except heavy industrial units may be set up. In the remaining class, class 4 industrial, any type of industry which does not constitute a nuisance to surrounding areas may be set up. Such nuisances might come from odor, noise, soot, gas or vibration. There is one area designated as class 3-A, a sub class of the business zone set up to permit a retail shopping center in an otherwise residential area. This single zone is set up in the portion of the city north of Pacific Terrace and is indicated on the map by a solid black square. The law merely sets a floor in each zone. A building which would qualify for a higher class area may be built in a lower class area. However, the final value of a house next door to a boiler factory or a sawmill might not be so high as the value of the same house in a class 1 or 2 area. This entire structure would be changed under an ordinance now under consideration. Under the new proposal, the city would be divided into 12 zones instead of four. There would be five residential zones, a restricted residential shopping district, a marine zone, first class commercial zone, second class commercial zone, light industrial zone, industrial zone and heavy industrial zone. According to Vern Shortgen, city building inspector, there would be many problems if the new zoning law were to be passed. About half the city's buildings, he said, would not comply with the law. He said that there would be even more problems in annexation of new area into the city than at present because of the new zonal structure. Even at present, new areas annexed to the city come in as class 1, and then must be rezoned if necessary. However, in the case of a built-up area, existing structures would be unchanged, provided that they did not change hands or close down. He said that if the area around South Sixth Street south of the city limits were to be annexed, there would probably be a quick rezoning, but that that would not be up to him. Shortgen also discussed the problem of getting streets into undeveloped areas of the city. He said that the property must bear the cost of putting in street improvements, and that if the city were to bond itself for a specific street improvement, it could only bond itself to the limit of the assessed value of the lots facing on the street. Thus, a lot without a street might be assessed at about $20, but if streets, water and sewer were installed, the value of the lot would jump to anywhere from $1,000 to $2,500 in some cases, especially in the Mountain View area. However, unless the city were willing to go through the election process necessary to issue general obligation bonds, it could only borrow the $20, and if the property owner decided he wanted a street, he would have to make up the difference in cash. This would serve to slow down street development in some areas unless a subdivider were to go in and build up the entire development, including the streets, sewers and water lines, as has been done in other cities, Shortgen said.