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THE business houses represented on this page are co-operating for White Plains growth and prosperity. They believe with The Daily Press that White Plains can be made a bigger, better and more prosperous city by concerted effort. Be a White Plains Booster.



Does Zoning Pay In White Plains?

By WELLS F. WISE, Secretary, White Plains Chamber of Commerce.

Does zoning pay? Yes, if it is true that a nickel saved is a nickel earned. Zoning pays not only in that it makes the return on real estate investment more sure, but also in that it prevents or lessens capital loss. Among the greatest losses from which our cities suffer are:

- 1.—Depreciated values due to changing character of a district.
- 2.—Fire losses.

That zoning stabilizes the character of a district, prevents the blight due to a mixture of mutually harmful uses, is generally recognized. The residence that cost \$5,000 or \$10,000 loses half its value if a store is opened next door, loses even more if its new neighbor is a factory or a garage. The retail store that did a thriving business will find its trade diminishing if the neighboring property is occupied by business or industry offensive or disturbing to customers. The industry that has residences for neighbors is nearly sure to be handicapped in operation or expansion by complaints of its noise, its odors, its smoke or some other manifestation of its activity.

These facts have been recognized though not always realized, as long as men have lived in cities. The oldest towns had their different quarters or bazars; the butchers tended to congregate in one section, the jewelers in another, the grocers in another, because experience showed this was best for business. Zoning simply utilizes this age old experience and applies it logically and in orderly fashion.

Fire losses are among the great preventable wastes of America. They are increased by jumbling different kinds of occupations together and by crowding buildings too close to each other. In our cities business men often pay higher insurance rates than they would if their fire hazard were not increased by neighboring properties. Home holders pay more than they would if there were wider spaces between houses or if business or factory buildings were not mixed in with residences. This is a constant and unnecessary loss. Zoning reduces it.

Our highways are costing more and more every year. If a high way is built to serve a miscellany of uses, or without any clear idea of the character of its district, it is sure to cost more than it should. Wide, heavy pavement suitable for trucking costs much. It should be confined to stretches of streets directly past establishments needing it and from them by the shortest routes to destinations, such as freight stations. If it passes through residence districts it not only represents waste in cost of unnecessary construction but waste of time and energy on the part of truckers.

Narrow, more lightly paved roadways are adequate to the needs of all residence districts except in the case of a few arterial highways. But if they are used by heavy trucks they soon are broken up and must be repaired.

The cost of laying sewers and water mains is an item of consequence. In a properly zoned city it is possible to figure just what volume these services will have to carry when a district is fully built up. The right size can be laid in the first place. In an unzoned city the safe thing is to err on the side of adequacy and lay pipes larger and more costly than are likely to be needed because this waste is so much less than the waste of replacing pipes within a few years.

The work of our police and of our fire departments is simplified in a zoned city. A conglomeration of dwellings with gas tanks, lumber yards and warehouses offers infinite possibilities for trouble. This kind of conglomeration also adds to the work of the health department both on its preventative side and its hospital side.

So zoning does pay in White Plains

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