

(No objection to immediate consideration.)

Yeas: Ald. Bertolini, Brown, Bushinger, Campbell, Cavallo, Goldbas, Hansmann, Hirt, Jones, Martin, Ratcliffe, Roach, Simmonds, Smith, Thomas, Weikert.—16.

Nays: None. Adopted.

By Ald. Bushinger: Resolved, That the City Engineer be and he is hereby elected to investigate and report to the Common Council, as soon as consistent the feasibility of constructing a retaining wall along the northerly bank of Sauquoit creek, westerly of the Genesee Street bridge.

(No objection to immediate consideration.)

Yeas: Ald. Bertolini, Brown, Bushinger, Campbell, Cavallo, Goldbas, Hansmann, Hirt, Jones, Martin, Ratcliffe, Roach, Simmonds, Smith, Thomas, Weikert.—16.

Nays: None. Adopted.

(557) By Ald. Bushinger: Ordained, That the Commissioner of Public Works is hereby directed to notify the Utica Gas & Electric Company to erect four electric lights with mast arms and poles, in Douglas Crescent, from Proctor Boulevard, to Ballantyne Brae. The exact location of the above mentioned lights to be determined by the Commissioner of Public Works.

(No objection to immediate consideration.)

Yeas: Ald. Bertolini, Brown, Bushinger, Campbell, Cavallo, Goldbas, Hansmann, Hirt, Jones, Martin, Ratcliffe, Roach, Simmonds, Smith, Thomas, Weikert.—16.

Nays: None. Adopted.

UNFINISHED BUSINESS

On motion by Ald. Jones, the Ordinance for the Referendum in the matter of retaining the Canal Lands for a boulevard, objected to by Ald. Goldbas at the last meeting of the Common Council, was taken from the table.

Ald. Jones stated that inasmuch as this proposed Ordinance seems to meet the approval of those who are interested in having a Referendum on this subject, with the exception of its lack of definite location of the boulevard or thoroughfare referred to therein, I move the Ordinance be amended by the insertion after the word "constructed" in the first paragraph of said Ordinance, of the following "upon, in and through the said abandoned Erie Canal Lands".

Motion seconded by Ald. Brown.

Motion carried.

(558) By Ald. Jones, for the Committees on City Property, Buildings and Grounds, and on Streets, Bridges and Railroads:

Ordained, That if and when this Ordinance is approved in writing by the Mayor, the County Clerk of Oneida County, as Custodian of Primary Records, be and hereby is requested to have submitted to the voters of the City of Utica, at the next general election, to be held November 4, 1924, the following proposition:

"Shall all of the abandoned Erie Canal Lands, purchased by the City of Utica, from the State of New York; except en-

croachments on lands not required for City purposes be retained, and a thoroughfare or boulevard constructed upon, in and through the said abandoned Erie Canal Lands from the westerly City line to the easterly City line, in the said City of Utica?"

Ordained, That the City Clerk be and he is hereby directed to certify forthwith, this Ordinance to the County Clerk of Oneida County.

(No objection to immediate consideration.)

Yeas: Ald. Bertolini, Brown, Bushinger, Campbell, Cavallo, Goldbas, Hansmann, Hirt, Jones, Martin, Ratcliffe, Roach, Simmonds, Smith, Thomas, Weikert.—16.

Nays: None. Adopted.

Ald. Jones presented the following Ordinance which laid over on objection by Ald. Hansmann at the last meeting of the Common Council:

(559) By Ald. Jones: Ordained, That the Commissioner of Public Works is hereby directed to notify the Utica Gas & Electric Company to erect an electric light with mast arm and pole fronting property known as 1409 Flagg Avenue.

(No objection to immediate consideration.)

Yeas: Ald. Bertolini, Brown, Bushinger, Campbell, Cavallo, Goldbas, Hansmann, Hirt, Jones, Martin, Ratcliffe, Roach, Simmonds, Smith, Thomas, Weikert.—16.

Nays: None. Adopted.

The Chair announced the hearing in the matter of the proposed Zoning Ordinance.

There were no appearances opposed to or in favor of the proposed Zoning Ordinance.

(560) By Ald. Thomas: Zoning Ordinance.

ZONE ORDINANCE FOR UTICA NEW YORK

An Ordinance to regulate and restrict the location of trades and industries and the location of buildings designed for specified uses, to regulate and limit the height and bulk of buildings hereafter erected or altered, to regulate and determine the area of yards, courts and other open spaces, and for said purpose to divide the City into districts and prescribe penalties for the violation of its provisions and to provide for its enforcement.

By Ald. Thomas, for the Committee on Rules, Ordinances and Legislation: Be it Ordained, By the Common Council of the City of Utica, as follows:

SECTION 1. DEFINITIONS — For the purpose of this Ordinance certain terms and words are herewith defined, as follows:

Words used in the present tense include the future, the singular number includes the plural, and the plural the singular, the word "building" includes the word "structure", the word "shall" is mandatory and not directory. Any words not herein defined shall be construed as defined in the building code.

Accessory Building — A subordinate building or portion of main building, the use of which is incidental to that of the main building.

Alley -- A public thoroughfare not over twenty (20) feet wide.

Apartment House -- See "Multiple Dwelling".

Basement -- A story partly under ground, which, if not occupied for living purposes by other than the janitor or his family, shall not be included as a story for purpose of height measurements.

Boarding House -- A building other than a hotel, where lodging and meals, for five or more persons are served for compensation.

Building -- A structure having a roof supported by walls and when separated by a party wall without openings it shall be deemed a separate building except as provided in Section 17-m.

Building, Height of -- The vertical distance measured from the curb level to the highest point of the roof surface, if a flat roof, to the deck line of mansard roofs, and to the mean height level between eaves and ridge for gable, hip and gambrel roofs. For buildings set back from the street line the height of the building may be measured from the average elevation of the finished grade along the front of the building, provided its distance from the street line is not less than the height of such grade above the established curb level.

Court -- An open space on the same lot with a building, unoccupied and unobstructed from its lowest level upward except as otherwise provided herein.

Inner Court -- A court surrounded on all sides by walls, or by walls and a lot line.

Outer Court -- A court extending to an opening upon a street, alley or yard.

Outer Court, Length of -- The mean horizontal distance between the open and closed ends of the court.

Height of Court -- The vertical distance from the lowest level of such court to the highest point of any bounding wall.

Curb Level -- The mean level of the established curb in front of the building.

Dwelling, One Family -- A detached building designed for or occupied exclusively by one family.

Dwelling, Two Family -- A detached or semi-detached building designed for or occupied exclusively by two families.

Dwelling, Multiple -- A building or portion thereof designed for or occupied as the home of three or more families or households living independently of each other, including tenement houses, apartment houses, apartment hotels.

Garage, Private -- A garage with capacity for not more than three (3) steam, gasoline, electric, or other power driven vehicles, for storage only, in which space for not more than two (2) vehicles, shall be rented to persons not occupants of the premises.

Garage, Public -- A garage other than a private garage, used for housing or care of more than three (3) steam, gasoline, electric, or other power driven vehicles, or where any such vehicles are equipped for operation, repaired, or kept for remuneration, hire or sale.

Hotel -- A building occupied as the more or less temporary abiding place of individuals who

are lodged with or without meals and in which there are more than twelve (12) rooms usually occupied singly and no provision made for cooking in any individual apartment.

Lodging House -- A building, other than a hotel, where lodging for five (5) or more persons is provided for compensation.

Lot -- Land occupied or to be occupied by a building and its accessory buildings together with such open spaces as are required under this Ordinance, and having its principal frontage upon a public street or officially approved place.

Lot, Corner -- A lot situated at the junction of two or more streets, and having a width not greater than fifty (50) feet.

Lot, Interior -- A lot other than a corner lot.

Lot, Through -- An interior lot having frontage on two streets.

Lot, Lines -- The lines bounding a lot as defined herein.

Non-conforming Use -- A building or premises occupied by a use that does not conform with the regulations of the use district in which it is situated.

Place -- An open unoccupied space permanently reserved for purposes of access for abutting property.

Setback -- The minimum horizontal distance between the street line and the nearest wall (front, side or rear as the case may be) of the building or any projection thereof, excluding steps, terraces, and uncovered porches, balconies, canopies or cornices projecting not more than three and one-half (3½) feet, and fences not obstructing vision to an extent of more than forty (40) per cent.

Stable, Private -- A stable with a capacity for not more than three horses or mules.

Stable, Public -- A stable with a capacity for more than three (3) horses or mules.

Story -- That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it then the space between such floor and the ceiling next above it.

Story, Half -- A story under a gable, hip or gambrel roof, the wall plates of which on at least two (2) opposite exterior walls are not more than two (2) feet above the finished floor of such story.

Street -- A public thoroughfare more than twenty (20) feet wide.

Structure -- Anything constructed or erected, the use of which requires a more or less permanent location on the soil, or attached to something having a permanent location on the soil.

Structural Alterations -- Any change in the supporting members of a building, such as bearing walls, columns, beams or girders.

Yard -- An open space on the same lot with a building, unoccupied and unobstructed from the ground upward except as otherwise provided herein.

Rear Yard -- A yard unoccupied, except by an accessory building as hereinafter permitted, extending across the full width of the lot between the rear line of the building and the rear line of the lot.

Side Yard — A yard between the building and the side line of the lot and extending from the street line to the rear yard.

Height of Yard — The vertical distance from the ground level of such yard to the highest point of any bounding wall.

SECTION 2. USE DISTRICT REGULATIONS — In order to regulate and restrict the location of trades and industries and the location of buildings erected or altered for specified uses, the City of Utica is hereby divided into "Use Districts", of which there shall be five, known as:

"A" Residence District.

"R" Residence District.

"C" Commercial District

"D" Light Industrial District.

"E" Heavy Industrial District.

The City of Utica is hereby divided into five (5) districts aforesaid, and the boundaries of such districts are shown upon the map attached hereto and made a part of this Ordinance, being designated as the "Use District Map", known as Exhibit A., and said map and all the notations, references and other things shown thereon shall be as much a part of this Ordinance as if the matters and things set forth by said map were all fully described herein.

Except as hereinafter provided, no building shall be erected or structurally altered, nor shall any building or premises be used for any purpose other than is permitted in the Use District in which such building or premises is located.

SECTION 3. "A" RESIDENCE DISTRICT — In the "A" Residence District no building or premises shall be used and no building shall be hereafter erected or altered, unless otherwise provided in this Ordinance, except for one or more of the following uses:

1. One Family Dwellings.
2. Two Family Dwellings.
3. Churches.
4. Schools, Elementary and High.
5. Public Recreation Fields.
6. Libraries.
7. Farming and Truck Gardening.

8. Accessory Buildings. (See Section 1.) including one private garage or private stable when located not less than sixty (60) feet from the front lot line or a private garage within or attached to the dwelling. A private garage may exceed a three (3) vehicle capacity provided the area of the lot whereon such a private garage is to be located shall contain not less than twelve hundred (1200) square feet for each vehicle stored.

9. Uses customary incident to any of the above uses when located on the same lot and not involving the conduct of a business, including home occupation not involving the conduct of a business on the premises, and the office of a physician, surgeon, dentist, musician or artist, when situated in the dwelling, provided no name plate exceeding one (1) square foot in area, nor a sign exceeding eight (8) square feet in area appertaining to the lease, hire or sale of a build-

ing or premises, nor advertising sign of any other character shall be permitted in any "A" Residence District.

SECTION 4. "B" RESIDENCE DISTRICT — In the "B" Residence District no building or premises shall be used and no building shall be hereafter erected or altered unless otherwise provided in this Ordinance, except for one or more of the following uses:

1. Any use permitted in the "A" Residence District.
2. Multiple Dwellings.
3. Boarding and Lodging Houses.
4. Hotels.
5. Hospitals and Clinics.
6. Institutions of an educational, philanthropic or eleemosynary nature.
7. Nurseries and Greenhouses for the propagation and cultivation of plants only.
8. Private Clubs, Fraternities, Lodges, Community Buildings, excepting those the chief activity of which is a service customarily carried on as a business.
9. Aeroplane Landing Fields.

10. Accessory building and uses customarily incident to any of the above uses when located on the same lot and not involving the conduct of a business.

11. Uses customarily incident to any of the above uses when located on the same lot and not involving the conduct of a business, including home occupation not involving the conduct of a business on the premises, and the office of a physician, surgeon, dentist, musician, or artist, when situated in the dwelling, provided no name plate exceeding one (1) square foot in area, nor a sign exceeding eight (8) square feet in area, appertaining to the lease, hire or sale of a building or premises, nor advertising sign of any other character shall be permitted in any "B" Residence District.

SECTION 5. "C" COMMERCIAL DISTRICT — In the "C" Commercial District all buildings and premises, except as otherwise provided in this Ordinance, may be used for any use permitted in the "B" Residence District, or for any other use except the following:

1. Bakery (employing more than five (5) persons.)
2. Blacksmith or horseshoeing shop.
3. Bottling Works.
4. Building material storage yard.
5. Carting, express, hauling or storage yard.
6. Contractor's plant or storage yard.
7. Coal, Coke, or Wood yard.
8. Cooperage Works.
9. Dyeing and Cleaning Works (employing more than five (5) persons.)
10. Ice Plant or Storage house of more than five (5) tons capacity.
11. Laundry (employing more than five (5) persons.)

12. Lumber Yard.
13. Livery Stable.
14. Machine Shop.
15. Milk Distributing Station.
16. Storage Warehouse.
17. All uses excluded from the "D" Industrial District.
18. Any kind of manufacture or treatment other than the manufacture or treatment of products clearly incidental to the conduct of a retail business conducted on the premises.
19. Public Garages.

SECTION 6. "D" LIGHT INDUSTRIAL DISTRICT—In the "D" Light Industrial District all building and premises except as otherwise provided in this Ordinance may be used for any use permitted in the "C" Commercial District or for any other use except the following:

1. Abattoirs.
2. Acetylene Gas manufacture or storage.
3. Acid manufacture.
4. Ammonia, Bleaching powder or Chlorine manufacture.
5. Arsenal.
6. Asphalt manufacture or refining.
7. Blast furnace.
8. Boiler works.
9. Brick, Tile or Terra Cotta manufacture.
10. Burlap manufacture.
11. Bag cleaning.
12. Candle manufacture.
13. Celluloid manufacture.
14. Cement, Lime, Gypsum or Plaster of Paris manufacture.
15. Coke ovens.
16. Coal Tar products manufacture.
17. Crematory.
18. Creosote treatment or manufacture.
19. Disinfectants manufacture.
20. Distillation of bones, coal or wood.
21. Dyestuff manufacture.
22. Exterminator and Insect Poisons manufacture.
23. Emery cloth and Sand paper manufacture.
24. Fat rendering.
25. Fertilizer manufacture and bone grinding.
26. Fireworks or explosive manufacture or storage.
27. Fish smoking and curing.
28. Forge plant.
29. Gas (illuminating or heating) manufacture or storage.
30. Glue, Size or Gelatine manufacture.
31. Gunpowder manufacture or storage.
32. Incineration or reduction of garbage, dead animals, offal or refuse.
33. Iron, Steel, Brass or Copper foundry.
34. Lamp Black manufacture.
35. Oilcloth or Linoleum manufacture.
36. Oiled, Rubber or Leather goods manufacture.
37. Ore reduction.
38. Paint, Oil, Shellac, Turpentine or Varnish manufacture.
39. Paper and Pulp manufacture.
40. Petroleum products, refining or wholesale storage of Petroleum.
41. Plating works.
42. Potash works.
43. Printing Ink manufacture.
44. Pyroxlin manufacture.
45. Rock crusher.
46. Rolling mill.
47. Rubber or Gutta Percha manufacture or treatment.
48. Salt works.
49. Sauer Kraut manufacture.
50. Sausage manufacture.
51. Shoe Blacking manufacture.
52. Smelters.
53. Soap manufacture.
54. Soda and Compound manufacture.
55. Stock yards.
56. Stone Mill or Quarry.
57. Storage or baling of scrap paper, iron, bottles, rags, or junk.
58. Stove Polish manufacture.
59. Sulphuric, Nitric or Hydrochloric Acid manufacture.
60. Tallow, Grease or Lard manufacture or refining from animal fat.
61. Tanning, curing or storage of rawhides or skins.
62. Tar Distillation or manufacture.
63. Tar roofing or waterproofing manufacture.
64. Tobacco (chewing) manufacture or treatment.
65. Vinegar manufacture.
66. Wool pulling or scouring.

67. Yeast plant.

68. And in general those uses, which have been declared a nuisance in any court or record, or which may be obnoxious, or offensive by reason of the omission of odor, dust, smoke, gas or noise.

SECTION 7. "E" HEAVY INDUSTRIAL DISTRICT—In the "E" Heavy Industrial District, buildings and premises may be used for any purposes whatsoever not in conflict with any Ordinance of the City of Utica, regulating nuisances; provided, however, that no building or occupancy permit shall be issued for any of the following uses until and unless the location of such use shall have been approved by the Common Council:

1. Acid manufacture.
2. Cement, Lime, Gypsum or Plaster of Paris manufacture.
3. Distillation of bones.
4. Explosives, manufacture or storage.
5. Fat rendering.
6. Fertilizer manufacture.
7. Garbage, offal or dead animals, reduction or dumping.
8. Glue manufacture.
9. Petroleum refining.
10. Smelting of Tin, Copper, Zinc or Iron ores.
11. Stock yards or slaughter of animals.
12. Stone mill or quarry.

SECTION 8. NON-CONFORMING USES—The lawful use of land existing at the time of adoption of this Ordinance, although such use does not conform to the provisions hereof, may be continued, but if such non-conforming use is discontinued, any future use of said premises shall be in conformity with the provisions of this Ordinance.

The lawful use of a building existing at the time of the adoption of this Ordinance may be continued, although such use does not conform with the provisions hereof, and such use may be extended throughout the building, provided no structural alterations, except those required by law or Ordinance are made therein. If no structural alterations are made, a non-conforming use of a building may be changed to another non-conforming use of the same or a higher classification.

Whenever a Use District shall be hereafter changed, any then existing non-conforming use in such changed district may be continued or changed to a use permitted in the same use district as that in which the existing use is permitted, provided all other regulations governing the new use are complied with.

Whenever a non-conforming use of a building has been changed to a more restricted use or to a conforming use, such use shall not thereafter be changed to a less restricted use.

SECTION 9. HEIGHT AND AREA DISTRICT REGULATIONS—In order to regulate and limit the height and bulk of buildings hereafter erected or altered, to regulate and determine the area of yards, courts and other open spaces surrounding buildings, the City of Utica is hereby divided into districts of which there shall be seven, (7) known as:

"A" Height and Area District.

"B" Height and Area District.

"C" Height and Area District.

"D" Height and Area District.

"E" Height and Area District.

"F" Height and Area District.

"G" Height and Area District.

The boundaries of such districts, shown upon the map attached hereto and made a part of this Ordinance, are hereby established, said map being designated as the "Height and Area District Map", known as Exhibit "B" and said map and all the notations, references and other information shown thereon shall be as much a part of this Ordinance as if the matters and information set forth by said map were all fully described herein.

Except as hereinafter provided no building shall be erected or structurally altered except in conformity with the regulations herein established for the height and area district in which such building is located.

No lot area shall be so reduced or diminished that the yards or open spaces shall be smaller than prescribed by this Ordinance.

SECTION 10. "A" HEIGHT AND AREA DISTRICT—In the "A" Height and Area District the height of buildings, the minimum dimensions of setbacks, yards, courts and open spaces shall be as follows:

Height—No building hereafter erected or altered shall exceed thirty-five (35) feet or two and one-half (2½) stories. See Section 17, a and b.

Rear Yard—There shall be a rear yard having a minimum depth of twenty-five (25) feet. See Section 17, f, g and h.

Side Yard—There shall be a side yard on each side of a building of not less than five (5) feet in width, provided, however, that on a lot having a width of less than forty (40) feet and of record at the time of the passage of this Ordinance there shall be a side yard on each side of a building of not less than three (3) feet in width.

Outer Court—The least dimensions of an outer court shall be not less than five (5) feet, nor less than two (2) inches for each foot of height of such court, nor less than two (2) inches for each foot of length of such court from the closed end. See Section 17, g.

Inner Court—The least dimensions of an inner court shall be not less than six (6) feet, nor less than two and one-half (2½) inches for each foot of height of such court, nor shall its area be less than twice the square of its required least dimension.

Setback—There shall be a setback line of not less than twenty-five (25) feet, provided that

(1) Where a uniform setback line has been established or observed on one side of a street between two intersecting streets at the time of the passage of this Ordinance, no building hereafter erected or structurally altered shall project beyond such setback line.

(2) Where forty (40) per cent or more of all the property, according to front feet, abutting upon one side of a street between two intersect-

ing streets is built up with buildings having an average setback line of more, or of less than twenty-five (25) feet from the street line, no building hereafter erected or structurally altered shall project beyond the average setback line so established, provided further that this regulation shall not be so interpreted as to require a setback line of more than fifty (50) feet.

(3) Nothing in this regulation shall be so interpreted as to reduce the building width of a corner lot facing an intersecting street and of record at the time of the passage of this Ordinance, to less than twenty-eight (28) feet.

Open Space—Every building hereafter erected or altered shall have an open unoccupied space of not less than sixty (60) per cent of the area of the lot for interior lots and not less than fifty (50) per cent of the area of the lot for corner lots. In computing the above area, the yards, courts and setbacks shall be included as open space. Section 17, i.

SECTION 11. "B" HEIGHT AND AREA DISTRICT—In the "B" Height and Area District the height of buildings, the minimum dimensions of setbacks, yards, courts and open spaces shall be as follows:

Height—No building hereafter erected or structurally altered shall exceed forty-five (45) feet or three stories. See Section 17, a.

Rear Yard—There shall be a rear yard on interior lots having a depth of not less than twenty-five (25) feet. See Section 17, f, g and h.

Side Yard—There shall be a side yard on each side of a building of not less than five (5) feet in width, provided, however, that on a lot having a width of less than forty (40) feet and of record at the time of the adoption of this Ordinance there shall be a side yard on each side of a building of not less than three (3) feet in width. A side yard shall in no case be less than one (1) inch in width for each foot of building length.

Outer Court—The least dimensions of an outer court shall be not less than five (5) feet, nor less than two (2) inches for each foot of height of such court, nor less than two (2) inches for each foot of length of such court from the closed end. See Section 17, g.

Inner Court—The least dimension of an inner court shall be not less than six (6) feet nor less than two and one-half (2½) inches for each foot of height of such court, nor shall its area be less than twice the square of its required least dimension.

Setback—There shall be a setback line of not less than twenty (20) feet, provided that

(1) Where a uniform setback line has been established or observed on one side of a street between two intersecting streets at the time of the passage of this Ordinance, no building hereafter erected or structurally altered shall project beyond such setback line.

(2) Where forty (40) per cent or more of all the property, according to front feet, abutting upon one side of a street between two intersecting streets is built up with buildings having an average setback line of more, or of less than twenty (20) feet from the street line, no building hereafter erected or structurally altered shall project beyond the average setback line so established, provided further that this regulation shall not be so interpreted as to require a setback line of more than fifty (50) feet.

(3) Nothing in this regulation shall be so interpreted as to reduce the buildable width of a corner lot facing an intersecting street, and of record at the time of the passage of this Ordinance to less than twenty-eight (28) feet.

Open Space—Every building hereafter erected or altered shall have an open unoccupied space of not less than forty (40) per cent of the area of the lot for interior lots and not less than thirty (30) per cent of the area of the lot for corner lots. In computing the above area, the yards, courts and setbacks shall be included as open space.

SECTION 12. "C" HEIGHT AND AREA DISTRICT—In the "C" Height and Area District the height of buildings, the minimum dimensions of setbacks, yards, courts and open spaces, shall be as follows:

Height—No building hereafter erected or structurally altered shall exceed seventy-five (75) feet or six (6) stories.

For buildings located in the "B" Residence District and the "C" Height and Area District there shall be a rear yard on interior lots of not less than twenty-five (25) feet. See Section 17, f, g and h.

For buildings located in the "C" Commercial District and the "C" Height and Area District there shall be a rear yard on interior lots above the first story of the building of not less than twenty-five (25) feet.

Side Yard—For buildings located in the "B" Residence District, and the "C" Height and Area District, there shall be a side yard on each side of the building having a width of not less than five (5) feet.

For buildings located in the "C" Commercial District and the "C" Height and Area District no side yard shall be required, but if provided it shall not be less than five (5) feet.

A side yard shall in no case be less than one and one-quarter (1¼) inches wide for each foot of building height nor less than one and one-half (1½) inches wide for each foot of building length.

Outer Court—The least dimensions of an outer court shall be not less than five (5) feet, nor less than two (2) inches for each foot of height of such court, nor less than two (2) inches for each foot of length of such court from the closed end. See Section 17, g.

Inner Court—The least dimensions of an inner court shall be not less than six (6) feet, nor less than two and one-half (2½) inches for each foot of height of such court, nor shall its area be less than twice the square of its required least dimension.

Setback—There shall be a setback of not less than twenty (20) feet provided that

1. Where a uniform setback line has been established or observed on one side of a street between two intersecting streets at the time of the passage of this Ordinance, no building hereafter erected or structurally altered shall project beyond such setback line.

2. Where forty (40) per cent or more of all the property, according to front feet, abutting upon one side of a street between two intersecting streets is built up with buildings having an average setback line of more, or of less, than twenty (20) feet from the street line, no building hereafter erected or structurally altered shall project beyond the average setback line so es-

established; provided further that this regulation shall not be so interpreted as to require a setback line of more than fifty (50) feet.

3. Nothing in this regulation shall be so interpreted as to reduce the buildable width of a corner lot facing an intersecting street and of record at the time of the passage of this Ordinance to less than twenty eight (28) feet.

4. No setback shall be required from the street line on that side of a street between two intersecting streets which is located wholly in a "C" Commercial or "D" Industrial District.

Open Space—For buildings located in the "B" Residence District and the "C" Height and Area District there shall be an open unoccupied space of not less than thirty (30) per cent of the area of the lot for interior lots and not less than twenty (20) per cent for corner lots.

For buildings located in the "C" Commercial District and the "C" Height and Area District there shall be an open unoccupied space above the first story of the building of not less than thirty (30) per cent of the area of the lot for interior lots and not less than twenty (20) per cent for corner lots. In computing the above area, the yards, courts and setbacks shall be included as open space.

SECTION 13. "D" HEIGHT AND AREA DISTRICT—In the "D" Height and Area District the heights of buildings and the minimum dimension of yards, courts and open spaces shall be as follows:

Height—No building hereafter erected or structurally altered shall exceed thirty-five (35) feet or two and one-half (2½) stories. See Section 17, a.

Rear Yard—There shall be a rear yard of not less than twenty-five (25) feet. See Section 17, f, g, h.

Side Yard—A side yard, if provided, shall be not less than five (5) feet.

Outer Court—The least dimension of an outer court shall be not less than five (5) feet, nor less than two (2) inches for each foot of height of such court, nor less than two (2) inches for each foot of length of such court from the closed end. See Section 17, g.

Inner Court—The least dimension of an inner court shall be not less than six (6) feet, nor less than two and one-half (2½) inches for each foot of height of such court, nor shall its area be less than twice the square of its required least dimension.

Setback—There shall be a setback of not less than twenty (20) feet, provided that

1. Where a uniform setback line has been established or observed on one side of a street between two intersecting streets at the time of the passage of this Ordinance, no building hereafter erected or structurally altered shall project beyond such setback line.

2. Where forty (40) per cent or more of all the property, according to front feet, abutting upon one side of a street between two intersecting streets is built up with buildings having an average setback line of more, or of less, than twenty (20) feet from the street line, no building hereafter erected or structurally altered shall project beyond the average setback line so established, provided further that this regulation shall not be so interpreted as to require a setback line of more than fifty (50) feet.

3. Nothing in this regulation shall be so interpreted as to reduce the buildable width of a corner lot facing an intersecting street and of record at the time of the passage of this Ordinance to less than twenty-eight (28) feet.

4. No setback shall be required from the street line on that side of a street between two intersecting streets which is located wholly in a "C" Commercial or "D" Industrial District.

Open Space—Every building hereafter erected or altered shall have an open unoccupied space of not less than forty (40) per cent of the area of the lot for interior lots and not less than thirty (30) per cent of the area of the lot for corner lots. In computing the above area, the yards, courts and setbacks shall be included as open space.

SECTION 14. "E" HEIGHT AND AREA DISTRICT—In the "E" Height and Area District the height of buildings and the minimum dimensions of yards, courts and open spaces shall be as follows:

Height—No building hereafter erected or structurally altered shall exceed forty-five (45) feet or three (3) stories.

Rear Yard—There shall be a rear yard on interior lots of not less than twenty-five (25) feet. See Section 17, f, g and h.

Side Yard—A side yard, if provided, shall be not less than five (5) feet.

Outer Court—The least dimension of an outer court shall be not less than five (5) feet nor less than two (2) inches for each foot of height of such court, nor less than two (2) inches for each foot of length of such court from the closed end. See Section 17, g.

Inner Court—The least dimension of an inner court shall be not less than six (6) feet, nor less than two and one-half (2½) inches for each foot of height of such court, nor shall its area be less than twice the square of its required least dimension.

Setback—Where parts of the frontage on one side of a street between two intersecting streets are designated on the "Use District" Map as Commercial and Residence Districts, the setback regulations of the Residence District shall apply to the Commercial District.

Where all the frontage on one side of the street between two intersecting streets is located in the Commercial District no setback shall be required.

Open Space—Every building hereafter erected or altered shall have an open unoccupied space of not less than thirty (30) per cent of the area of the lot for interior lots and not less than twenty (20) per cent of the area of the lot for corner lots. In computing the above area, the yards, courts and setbacks shall be included as open space.

SECTION 15. "F" HEIGHT AND AREA DISTRICT—In the "F" Height and Area District the height of buildings and minimum dimensions of yards and courts shall be as follows:

Height—No building hereafter erected or structurally altered shall exceed one hundred and twenty-five (125) feet or ten (10) stories.

Side Yard—A side yard, if provided, shall be not less than five (5) feet, nor less than one inch in width for each foot of building height.

Outer Court — The least dimension of an outer court shall be not less than five (5) feet, nor less than two (2) inches for each foot of height of such court nor less than two (2) inches for each foot of length of such court from the enclosed end. See Section 17, g.

Inner Court — The least dimension of an inner court shall be not less than six (6) feet, nor less than two (2) inches for each foot of height of such court nor shall its area be less than twice the square of its required least dimension.

SECTION 16. "G" HEIGHT AND AREA DISTRICT — In the "G" Height and Area District the height of buildings and the minimum dimensions of yards and courts shall be as follows:

Height — No building hereafter erected or structurally altered shall exceed 200 feet or twenty (20) stories.

Side Yard — A side yard, if provided, shall be not less than five (5) feet, nor less than one (1) inch in width for each foot of building height.

Outer Court — The least dimension of an outer court shall be not less than five (5) feet wide, nor less than two (2) inches for each foot of height of such court, nor less than two (2) inches for each foot of length of such court, from the enclosed end. See Section 17, g.

Inner Court — The least dimension of an inner court, shall be not less than six (6) feet, nor less than two (2) inches wide for each foot of height of such court, nor shall its area be less than twice the square of its required least dimension.

SECTION 17. HEIGHT AND AREA DISTRICT EXCEPTIONS — The foregoing requirements in the height and area districts shall be subject to the following exceptions and regulations:

HEIGHT —

(a) That in the "A", "B", "C" and "D" Height and Area Districts, public or semi-public buildings, hospitals, sanitariums or schools may be erected to a height not exceeding seventy-five (75) feet, when set back an additional foot on all sides for each foot such buildings exceed the height regulations established by this Ordinance for the district in which such building is located.

(b) One and two family dwellings in the "A" Height and Area District may be increased in height by not more than ten (10) feet when two (2) side yards of not less than fifteen (15) feet each are provided. Such dwellings, however, shall not exceed three (3) stories in height.

(c) Parapet walls not exceeding four feet in height, chimneys, cooling towers, elevator bulkheads, fire towers, gas tanks, grain elevators, pent houses, stacks, stage towers, or scenery lofts, sugar refineries, tanks, water towers, radio towers, ornamental towers, monuments, cupolas, domes and spires and necessary mechanical appurtenances may be erected as to their height in accordance with existing or hereafter adopted Ordinances of the City of Utica.

(d) In the two hundred (200) foot district, towers for occupancy may be erected above the height limit herein established, provided the largest horizontal dimension of any side of the tower shall not exceed sixty (60) feet, provided the total area shall not exceed twenty-five (25) per cent of the area of the lot, and provided that each such towers shall be removed at least twenty-five (25) feet from every lot line, other than a street line, and at least fifty (50) feet from any other tower.

(e) On through lots one hundred and twenty-five (125) feet or less in depth the height of a building may be measured from the curb level on either street. On through lots more than one hundred and twenty-five (125) feet in depth the height regulations and basis of height measurements for the street permitting the greater height shall apply to a depth of not more than one hundred and twenty-five (125) feet from that street.

(f) Accessory buildings not exceeding twelve (12) feet in height may occupy not more than thirty (30) per cent of a required rear yard.

AREA —

(g) In computing the depth of a rear yard or outer court for any building where such yard or court opens onto an alley or street, one half of such alley or street may be assumed to be a portion of the yard or court.

(h) Buildings on through lots and running through from street to street may waive the requirements for a rear yard furnishing an equivalent open space in lieu of such required rear yard.

(i) For churches and schools located in the "A" Residence District, the provision for open space may be reduced to forty (40) per cent provided the regulations for setback, courts, side and rear yards are complied with.

(j) Every part of a required yard or court shall be open from its lowest point to the sky unobstructed, except for the ordinary projections of sills, belt, courses, cornices, caves and ornamental features; provided, however, that none of the above projections shall project into a court more than six (6) inches nor into a required side yard more than twenty-four (24) inches.

(k) No cornice shall project over the street line more than five (5) per cent of the width of such street, and shall in no case project more than four (4) feet.

(l) Open or enclosed fire escapes, fireproof outside stairways and balconies opening upon fire towers, projecting into a yard not more than five (5) feet or into a court not more than three and one-half (3½) feet, and the ordinary projections of chimneys and flues, may be permitted by the Commissioner of Building Inspection, where same are so placed as not to obstruct the light and ventilation.

(m) For the purpose of area regulations a semi-detached two family dwelling or a four family dwellings of the double duplex or double flat type shall be considered as one building occupying one lot.

SECTION 18. BOARD OF APPEALS — A Board of Appeals is hereby established. The word (Board) when used in this section shall be construed to mean the Board of Appeals. The Board shall consist of five (5) members to be appointed by the Mayor for a term of three years. The Chairman of the Board shall be designated by the Mayor. The Board shall serve without compensation for its services.

Meetings — Meetings of the Board shall be held at least once a month. There shall be a fixed place of meeting and all meetings shall be open to the public. The Board shall adopt its own rules of procedure and keep a record of its proceedings, showing the action of the Board, and the vote of each member upon each question considered. The presence of four (4) members shall be necessary to constitute a quorum.

Appeal—Appeal from the ruling of the Superintendent of Buildings concerning the enforcement of the provisions of this Ordinance may be made to the Board of Appeals within such time as shall be prescribed by the Board by general rule. The Appellant shall file with the Superintendent of Buildings and with the Board of Appeals a notice of appeal, specifying the grounds thereof. The Superintendent of Buildings shall forthwith transmit to the Board of Appeals all the papers constituting the record upon which the action appealed from was taken.

Stay—An appeal stays all proceedings in furtherance of the action appealed from unless the Superintendent of Buildings, from whom the appeal is taken, certifies to the Board of Appeals, after the notice of appeal shall have been filed with him, that by reason of facts stated in the certificate, a stay would in his opinion cause imminent peril to life or property, in which case proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board of Appeals or by the Supreme Court, on application, on notice to the Superintendent of Buildings, from whom the appeal is taken and on due cause shown.

CERTIORARI TO REVIEW DECISION OF BOARD OF APPEALS

1. **Petition**—Any person or persons, jointly or severally aggrieved by any decision of the Board of Appeals, or any officer, department, board or bureau of the City, may present to the Supreme Court a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition must be presented to a Justice of the Supreme Court, or at a special term of the Supreme Court within thirty (30) days after the filing of the decision in the office of the Board.

2. **Writ of Certiorari**—Upon presentation of such petition, the Justice or Court may allow a writ of certiorari directed to the Board of Appeals to review such decision of the Board of Appeals, and shall prescribe therein the time within which a return thereto must be made and served upon the relator or his attorney, which shall not be less than ten days and may be extended by the Court of a Justice thereof. Such writ shall be returnable to a special term of the Supreme Court of the judicial district in which the property affected, or a portion thereof, is situated. The allowance of the writ shall not stay proceedings upon the decision appealed from but the Court may, on application, on notice to the Board and on due cause shown, grant a restraining order.

3. **Return to Writ**—The Board of Appeals shall not be required to return the original papers acted upon by it, but it shall be sufficient to return certified or sworn copies thereof or of such portions thereof as may be called for by such writ. The return must concisely set forth such other facts as may be pertinent and material to show the grounds of the decision appealed from and must be verified.

4. **Proceedings Upon Return**—If, upon the hearing, it shall appear to the Court that testimony is necessary for the proper disposition of the matter, it may take evidence or appoint a referee to take such evidence as it may direct and report the same to the Court with his findings of fact and conclusions of law, which shall constitute a part of the proceedings upon which the determination of the Court shall be made. The Court may reverse or affirm, wholly or partly or may modify the decision brought up for review.

5. **Costs**—Costs shall not be allowed against the Board, unless it shall appear to the Court that it acted with gross negligence or in bad faith or with malice in making the decision appealed from.

6. **Preferences**—All issues in any proceedings under this section shall have preference over all other civil actions and proceedings.

Jurisdiction—In specific cases the Board of Appeals may authorize by permit a variation of the application of the use, height and area district regulations, herein established in harmony with their general purpose and intent as follows:

1. Grant a permit for a temporary building for commerce or industry in a residence district which is incidental to the residential development, such permit to be issued for a period of not more than one (1) year.

2. Grant a permit for the reconstruction, within twelve months, of a building located in a district restricted against its use, which has been destroyed by fire or other calamity to the extent of not more than seventy-five (75) per cent of its assessed value.

3. Grant a permit for the extension of a use or height and area district for a distance of not more than twenty-five (25) feet, where the boundary line of a district divides a lot in a single ownership at the time of the adoption of this Ordinance.

4. Grant a permit for the erection and use of a building or the use of a premise in any location to a public service corporation or for public utility purpose which the Board admits reasonably necessary for the public convenience or welfare.

5. Where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the provisions of this Ordinance, the Board of Appeals shall have the power in a specific case to vary any such provision in harmony with its general purpose and intent so that the public health, safety and general welfare may be secured and substantial justice done.

6. Adopt from time to time such rules and regulations as may be deemed necessary to carry into effect the provisions of this Ordinance.

SECTION 19—The Common Council may grant a permit, for the erection of a public garage for storage purposes only in which no repair or sales facilities shall be maintained in "B" Residential or "C" Commercial District, in any case where it is reasonably necessary for the convenience and welfare of the public and consistent with the general purposes of this Ordinance.

In "B" Residential District, such public garage for storage purposes only, shall be located not less than sixty feet from the front lot line and not less than thirty feet from any other street line upon which the property faces and shall have no entrance or exit for motor vehicles within three hundred (300) feet of an entrance or exit of a public or private school, playground, public library, church, hospital, children's or old people's home, or other similar public or semi-public institutions.

In "C" Commercial District, such public garage shall conform to the setback and area regulations of this district and shall have no entrance or exit for motor vehicles within three hundred feet of an entrance or exit of a public or private school, playground, public library, church, hospital, children's or old people's home,

or other similar public or semi-public institutions.

SECTION 20. CERTIFICATE OF OCCUPANCY—No vacant land shall be occupied or used and no building hereafter erected, or altered, shall be occupied or used until a certificate of occupancy shall have been issued by the Superintendent of Buildings.

Certificate of Occupancy for a Building—Certificate of occupancy for a new building, or the alteration of an existing building, shall be applied for coincident with the application for a building permit and shall be issued within ten days after the erection or alteration of such building shall have been completed in conformity with the provisions of these regulations.

Certificate of Occupancy for Land—Certificate of occupancy for the use of vacant land or the change in the use of land as herein provided, shall be applied for before any such land shall be occupied or used and a certificate of occupancy shall be issued within ten days after the application has been made provided such use is in conformity with the provisions of these regulations.

Certificate of Occupancy shall state that the building or proposed use of a building or land, complex with all the building and health Laws, and Ordinances and with the provisions of these regulations. A record of all certificates shall be kept on file in the office of the Superintendent of Buildings, and copies shall be furnished, on request, to any person having a proprietary or tenancy interest in the building affected. No fee shall be charged for an original certificate applied for coincident with the application for a building permit, for all other certificates or for copies of any original certificate there shall be a charge of one (1) dollar each.

No permit for excavation for any building shall be issued before application has been made for certificate of occupancy and compliance.

Certificate of Occupancy for Non-Conforming Use—Certificates of occupancy for non-conforming uses existing at the time of the passage of this Ordinance, shall be issued by the Superintendent of Buildings, and the certificate shall state that the use is a non-conforming use and does not conform with the provisions of this Ordinance. The Superintendent of Buildings shall notify all occupants of property being used as non-conforming uses and said occupants shall, within thirty (30) days after receipt of such notice, apply at the office of the Superintendent of Buildings for a certificate of occupancy.

SECTION 21. PLATS—All applications for building permits shall be accompanied by a plat in duplicate drawn to scale, showing the actual dimensions of the lot to be built upon, the size of the building to be erected, and such other information, as may be necessary to provide for the enforcement of these regulations. A careful record of such applications and plats shall be kept in the office of the Superintendent of Buildings. No yard, court or other open space provided about any building for the purpose of complying with the provisions of these regulations shall again be used as a yard, court or other open space for another building.

SECTION 22. INTERPRETATION, PURPOSE AND CONFLICT—In interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements for the promotion of the public safety, health, convenience, comfort, prosperity and general welfare. It is not intended by this Ordinance to interfere with or abrogate or annul any easements, covenants or other agreements between parties, provided, however, that where this Ordinance

imposes a greater restriction upon the use of building or premises or upon height of building, or requires larger open spaces than are imposed or required by other Ordinances, rules, regulations or permits, or by easements, covenants, or agreements, the provisions of this Ordinance shall govern.

SECTION 23. VIOLATION, PENALTY—Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not less than five (5) dollars or more than fifty (50) dollars for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 24. BOUNDARIES OF DISTRICTS—Where uncertainty exists with respect to the boundaries of the various districts as shown on the maps accompanying be made a part of this Ordinance the following rules shall apply:

(a) The district boundaries are either streets or alleys, unless otherwise shown, and where the designation on the maps accompanying and made a part of this Ordinance indicating the various districts are approximately bounded by street or a key line, said street or alley shall be construed to be the boundary of such district.

(b) Where the district boundaries are not otherwise indicated and where the property has been or may hereafter be divided into blocks and lots, the district boundaries shall be construed to be lot lines, and where the designations on the maps accompanying and made a part of this Ordinance indicating the various districts are approximately bounded by lot lines, said lot lines shall be construed to be the boundary of such district, unless said boundaries are otherwise indicated on the maps, and the boundaries of districts indicated as bordering street lines shall be deemed to be the rear lines of lots bordering on such streets.

(c) In unsubdivided property, the district boundary lines on the maps accompanying and made a part of this Ordinance shall be determined by use of the scale contained on such maps.

SECTION 25. VALIDITY—Should any section, clause or provision of this Ordinance be declared by the courts to be invalid, the same shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION 26. AMENDMENTS AND CHANGES—The Common Council may from time to time on its own motion, or on petition, after public notice and hearings as provided by law, amend, supplement or change the boundaries or regulations herein or subsequently established. Wherever the owners of fifty (50) per cent or more of the frontage in any district or part thereof present a petition duly signed and acknowledged to the Council requesting an amendment, supplement or change in the regulations prescribed for such district or part thereof, it shall be the duty of the Council to vote upon said petition within ninety (90) days after the filing of the same by the petitioners with the City Clerk. If, however, a protest against such amendment, supplement or change be presented duly signed and acknowledged by the owners of twenty (20) per cent or more of any frontage proposed to be altered, or by the owners of twenty (20) per cent of the frontage immediately in the rear thereof, or by the owners of twenty (20) per cent of the frontage directly opposite the frontage proposed to be altered, such amendment shall not be passed except by an unanimous vote of the Council.

SECTION 27. ENFORCEMENT — It shall be the duty of the Superintendent of Buildings to see that this Ordinance is enforced through the proper legal channels. Appeal from the decision of the Superintendent of Buildings may be made to the Board of Appeals, as provided by Section 18.

SECTION 28. CONFLICTING PROVISIONS REPEALED — All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance, are repealed, rescinded and annulled.

SECTION 29. FILING OF MAPS — The City Planning Commission be and they are hereby directed to file exact blue print copies of the "Use District Map", known as Exhibit "A" and the "Height and Area District Maps", known as Exhibit "B" with the City Clerk of Utica, New York, and the City Clerk be and he is hereby directed to file the aforesaid blue print copies with the County Clerk of Oneida County.

SECTION 30. WHEN EFFECTIVE — This Ordinance shall take effect immediately and continue in full force and effect until amended or repealed.

By Ald. Thomas: Resolved, That the City Clerk be and he is hereby directed to advertise pursuant to law, that at a regular meeting of said Common Council Chamber, City Hall, Wednesday evening, October 1st, 1924, the said Common Council, will give a public hearing upon the adoption of a Zone Ordinance for the City of Utica, at which time all persons interested may attend and be heard and that until such date fixed for said public hearing, the proposed Zone Ordinance will be on file in the office of the City Clerk for public inspection.

Yeas: Ald. Bertolini, Brown, Bushinger, Campbell, Cavallo, Goldbas, Hansmann, Hirt, Jones, Marino, Martin, Ratcliffe, Roach, Simmonds, Smith, Thomas, Weikert.—17.

Nays: None. Adopted.

The Chair announced the hearing in the matter of opening and extending Ballantyne Brae easterly to connect with Oneida Street. There were no appearances opposed to or in favor of the proposed improvement.

(561) By Ald. Bushinger: Ordained, That the Common Council does hereby determine to open and extend Ballantyne Brae easterly to connect with Oneida Street, and that it is necessary to acquire lands described, in a report of the City Engineer, dated June 6th, 1923, and filed in the office of the City Clerk, as follows:

Parcel A—Book 6, Map 6, Block 10, Lot P-1, owned by the City of Utica.

Parcel B—Book 6, Map 6, Block 10, Lot P-6, owned by H. J. Lux, Jr.

Parcel C—Book 6, Map 6, Block 10, Lot P-7, owned by Thomas J. Cianciolo.

Parcel D—Book 6, Map 6, Block 10, Lot P-8, owned by Mary J. Woolfenden.

Parcel E—Book 6, Map 6, Block 10, Lot P-9, owned by Theresa McConnon et al.

Parcel F—Book 6, Map 6, Block 10, Lot P-10, owned by Margaret Blake et al.

Parcel G—Book 6, Map 6, Block 10, Lot P-11, owned by Agnes B. Keating.

Parcel H—Book 6, Map 6, Block 10, Lot P-12, owned by H. J. Luebbert.

Parcel I—Book 6, Map 6, Block 10, Lot P-13, owned by H. J. Brandeles.

Parcel J—Book 6, Map 6, Block 10, Lot P-14, owned by W. H. Spice.

Parcel L—Book 6, Map 6, Block 10, Lot P-16, owned by Utica Cemetery Association.

Ordained, That the Commissioner of Public Works and the Corporation Council are hereby authorized and directed to acquire for and in the name of the City of Utica, the above described property for the purpose above set forth at a price not to exceed \$2,500.00 subject to the approval by the Board of Estimate and Apportionment of said City of Utica.

(No objection to immediate consideration.)

Yeas: Ald. Bertolini, Brown, Bushinger, Campbell, Cavallo, Goldbas, Hansmann, Hirt, Jones, Martin, Ratcliffe, Roach, Simmonds, Smith, Thomas, Weikert.—16.

Nays: None. Adopted.

The Chair announced the hearing in the matter of the proposed Ordinance changing the name of Springate Street, between Lincoln Ave. and Bennett Street to Rosewell Street.

There were no appearances opposed to or in favor of the proposed change in the name of Springate Street.

(562) By Ald. Brown: Ordained, That the name of Springate Street between Lincoln Avenue and Bennett Street be and the same is hereby changed to Rosewell Street, and the Commissioner of Public Works is hereby directed to erect proper street signs at the intersections of said street with other streets and the City Engineer is hereby directed to make the necessary corrections to the City Tax Maps.

(No objection to immediate consideration.)

Yeas: Ald. Bertolini, Brown, Bushinger, Campbell, Cavallo, Goldbas, Hansmann, Hirt, Jones, Martin, Ratcliffe, Roach, Simmonds, Smith, Thomas, Weikert.—16.

Nays: None. Adopted.

Adjourned.

ANTHONY SISTI, Jr.,

City Clerk.