

2  
x  
B  
HD  
596  
A5  
1936

# URBAN LAND USE

WEBSTER CITY, IOWA

IOWA STATE PLANNING BOARD  
IN COOPERATION WITH  
WORKS PROGRESS ADMINISTRATION

1936



URBAN LAND USE

\* \* \*

WEBSTER CITY, IOWA

\* \* \*

A Report by the  
Urban Planning Division  
of the  
IOWA STATE PLANNING BOARD  
in Cooperation with the  
WORKS PROGRESS ADMINISTRATION

-1936-

---

URBAN PLANNING DIVISION

---

John R. Fitzsimmons . . . . .Project Supervisor  
L. W. Murray. . . . .Project Director  
Orville Hathaway. . . . .Local Supervisor  
Alfred Bowman . . . . . Report Editor

\* \* \* \* \*

P. H. Elwood. . . . .Consultant  
National Resources Committee

## TABLE OF CONTENTS

FOREWORD . . . . .	i
INTRODUCTION . . . . .	ii
POPULATION TRENDS . . . . .	1
GENERAL INFORMATION MAPS . . . . .	3
City Development. . . . .	4
Land Valuation. . . . .	6
Fire Zone and Restricted Areas. . . . .	8
School System . . . . .	10
Recreational Centers. . . . .	12
Parks and Boulevards. . . . .	14
Paved Streets . . . . .	16
Sewer System . . . . .	18
Public Utility Distribution Systems . .	20-24
CENTRAL BUSINESS DISTRICT. . . . .	25
LAND USE DATA. . . . .	27
RECOMMENDATIONS. . . . .	37
ADDENDUM	



#### ACKNOWLEDGMENT

The Iowa State Planning Board is indebted to the city officials of Webster City, particularly Mr. L. J. Klise, the city engineer, for their generous cooperation in securing pertinent data.

The field work upon which this report is based was made possible by the Works Progress Administration through Work Project No. 1435.

---

## FOREWORD

---

Whenever a street is laid out, land acquired for public use, or a residence or industrial plant built, some one decides its location. Few of those responsible for the planning and location of such structures can possibly know what others are doing or have in mind unless a well-devised master plan is provided to guide the development of the city as a whole.

In preparing a master plan and recommendations for zoning it is necessary to know the existing land use of all property within the municipal area. This report is a brief description of the results of a detailed survey of urban land use within the corporate limits of Webster City.

In presenting this basic information the Iowa State Planning Board hopes that it will be of real service in promoting reasonable and successful planning and zoning in Webster City.



---

## INTRODUCTION

---

Webster City was platted and grew rapidly during the period of industrial development in the last half of the nineteenth century. At that time little thought was given to community planning designed to promote and protect the health, safety, morals, and general welfare of the inhabitants of the community. City planning and zoning did not become definitely established as a municipal policy until after the beginning of the present century.

More recently the severe draining of the nation's resources and the approach of a stable, less mobile population has focused the country's attention on planning. Small cities, realizing at last that they are not destined to become metropolitan centers, can devote their efforts to a long time program of improvement as more desirable places to live.

A city planning program enforced by proper zoning ordinances has proved valuable in so many cities and towns that it is no longer a controversial question. It protects the modest investment of the working man from the damaging influence of the factory; the comfortable, quiet single-family house from the intrusion of a store or apartment building. Most realtors (other than certain speculative varieties), and persons interested in private development, welcome a city plan because it enables them to be certain that their investment in improvements will be of a more permanent and desirable character.

A city may save much of the cost of construction and maintenance of its streets by following a logical layout. Large sums of money have been wasted and are still being wasted in many cities where piece-meal street opening and improvements are undertaken without relation to a comprehensive plan. Much of the cost of widening streets and improving intersections may be eliminated by requiring all new structures to be set back a given distance from the street line. Street jogs and dead-ends may be eliminated by proper subdivision control. Likewise, with proper planning of street intersections and transit facilities, a great saving may be made through reduction of accidents and delay.

Still another saving can be effected by anticipating the probable needs of the city for streets, parks, playgrounds, schools, and other public improvements and purchasing sites before they are built up, thus doing away with the expense of paying for and subsequently razing buildings. Small investments in park land have proved profitable to cities through the enhanced taxable values of adjoining land.



It is an accepted fact that "Planning Pays". What the average citizen is interested in primarily now is who pays for planning and how much.

There need be nothing in the phrase "City Planning" to make the taxpayer tremble, because it does not necessarily mean spending more. It means planning before spending -- taking advantage of opportunities to acquire desired land cheaply or to effect advances in construction through emergency labor programs. Since change is always in progress, improvements can be made that correct shortcomings of the past at little or no greater cost than the ordinary expense of replacement.

There is a decided advantage in building according to plan rather than allowing succeeding officials to carry on municipal programs mainly according to their likes and dislikes. The unified plan will outlast the careers of individual office holders who sometimes have ideas diametrically opposed to their predecessors.

In brief, carrying out a city planning program does not start with a bond issue to cover improvements on a grand scale. The city government simply allots its expenditures so that each improvement represents part of a logical plan. For example, the yearly street paving work contributes toward a network of well-paved major streets instead of adding a series of unconnected units.

The foundation of every comprehensive city planning program is the master plan with its maps and notes. The relation of residential, commercial, and industrial uses of land must be studied in order to record existing development and anticipate probable future needs and directions of growth. It should include a good zoning ordinance as a means of carrying out and enforcing the plan and preventing mutually injurious uses of land. Street layout, location of public utility plants, mains, conduits, and wires, parks, playgrounds, and schools and other public buildings are all part of the plan. The main features of the plan will be stable, but it can and should be amended and adapted to changing conditions.

The first step in the planning program is an appraisal and analysis of existing land use. The City of Webster City requested that the Urban Planning Division of the Iowa State Planning Board direct a W.P.A. Project to obtain this information.

It is hoped that the material contained herein will stimulate discussion, criticism and eventual action, and that an interest in planning will be aroused - not for the sake of planning itself, but for the sake of greater economic stability and human satisfaction.



---

## POPULATION

---

Population trends and the related trends in the growth and distribution of manufacturing industries are factors of controlling importance in city planning.

Authorities on population problems generally agree that there will be a very pronounced slowing up in population growth in the United States and that the maximum is likely to be reached within the next 30 or 40 years.

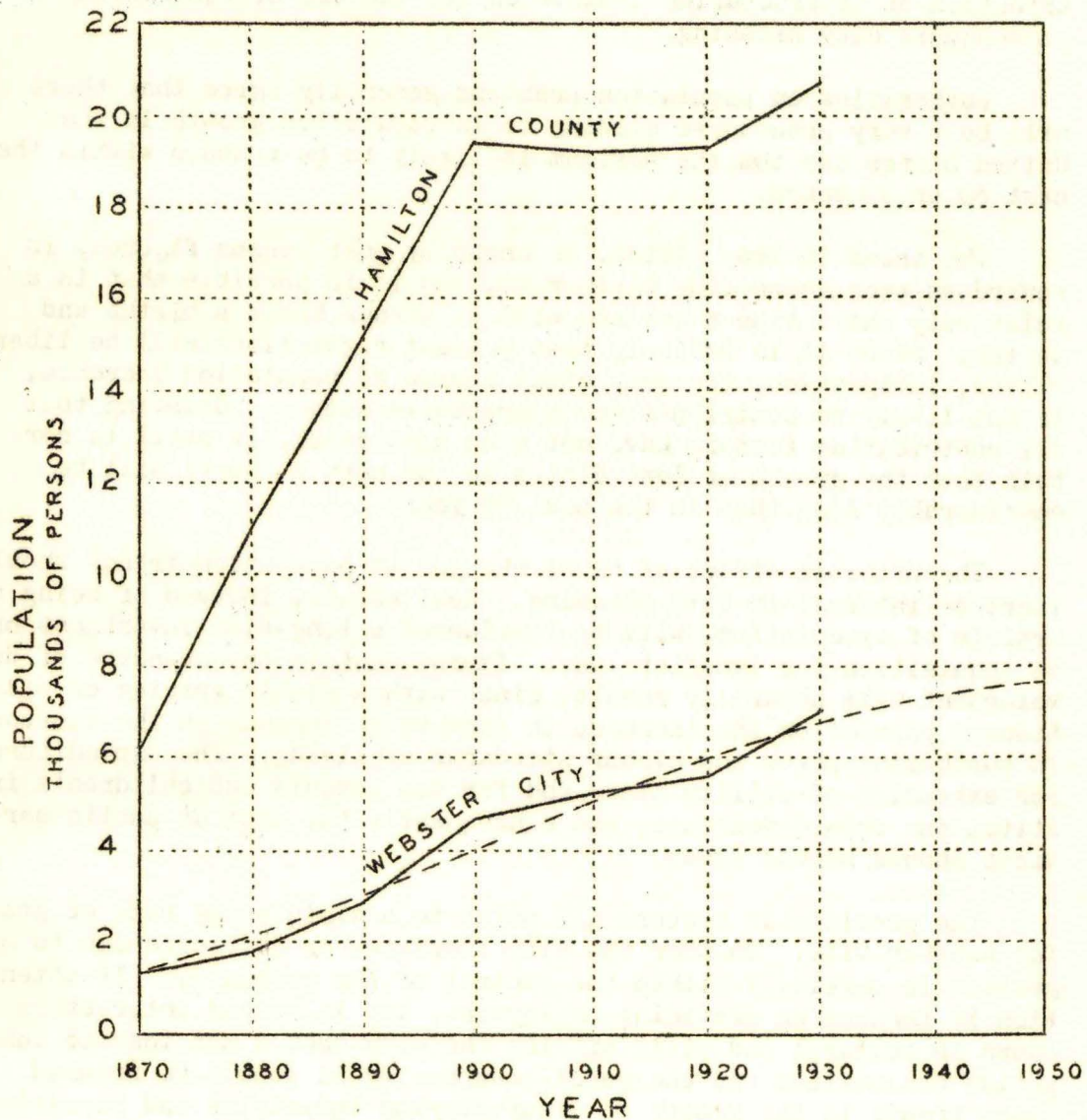
The trend in Iowa cities, as shown by past census figures, is toward an ever decreasing birth rate, and it is possible that in a relatively short time a balance will be struck between births and deaths. Since it is unlikely that present regulations will be liberalized, immigration, the only other source of population increase, is not likely to contribute any appreciable number. Granting that all contributing factors have not been considered, it still is certain that the growth of Iowa cities in the next 30 years will be considerably less than in the past 30 years.

The probable effect of these changes in population trends should increase interest in city planning. Real estate, instead of being an article of speculation, will be considered a long-time investment or an acquisition for immediate use. Improvement in the standard of development will naturally result, since with a slowly growing or stationary population the increase in land value depends on the increase in purchasing power and higher standards of living. The expenditure for extension of utility lines and for new schools and children's institutions should decrease, and consequently the cost of public services should become less.

The predictable factors all point to a diminishing rate of growth for Webster City. Whether the city increases or decreases due to migration is partially within the control of the community. If attention is focused on providing employment, and increased interest is shown in cultural and civic affairs the city should not lose to competing communities and the rural-to-urban trend should be resumed. Since trends in the growth of manufacturing industries and population are so closely inter-related, efforts should be made to induce industries to locate in Webster City. Perhaps the best inducements that can be offered will be found to be the major features of a good city plan.

# WEBSTER CITY

## POPULATION TRENDS



IOWA STATE PLANNING BOARD

W P A  
PROJECT  
14 3 5



---

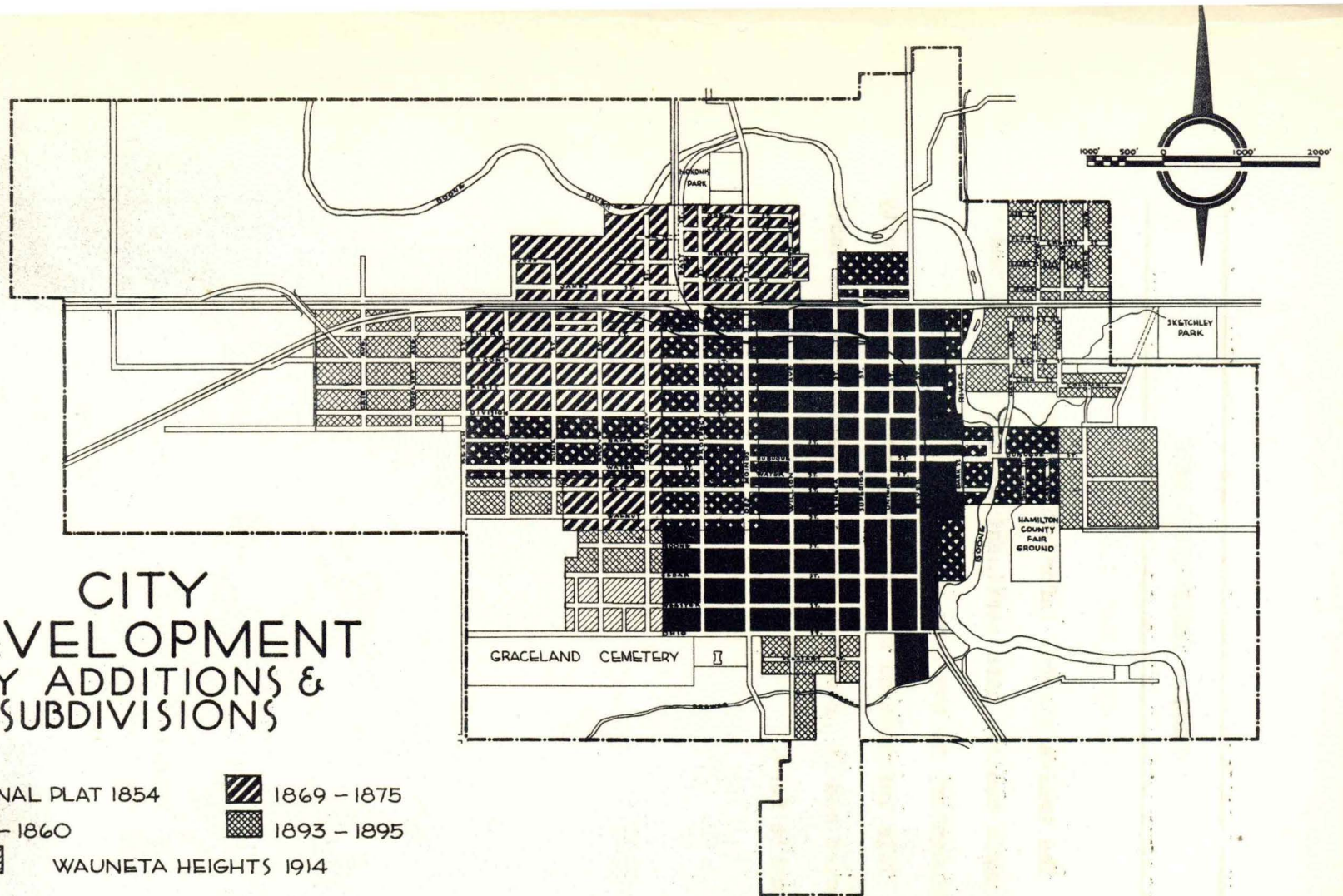
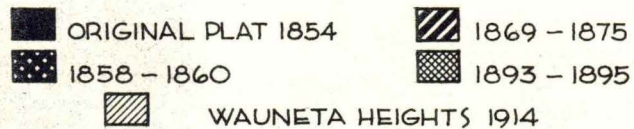
## GENERAL INFORMATION MAPS

---

The twelve general information maps on the following pages contain data pertinent to city planning and supplementary to the land use maps.

This information was obtained from the various city agencies and is presented here in a convenient and understandable form.

# CITY DEVELOPMENT BY ADDITIONS & SUBDIVISIONS



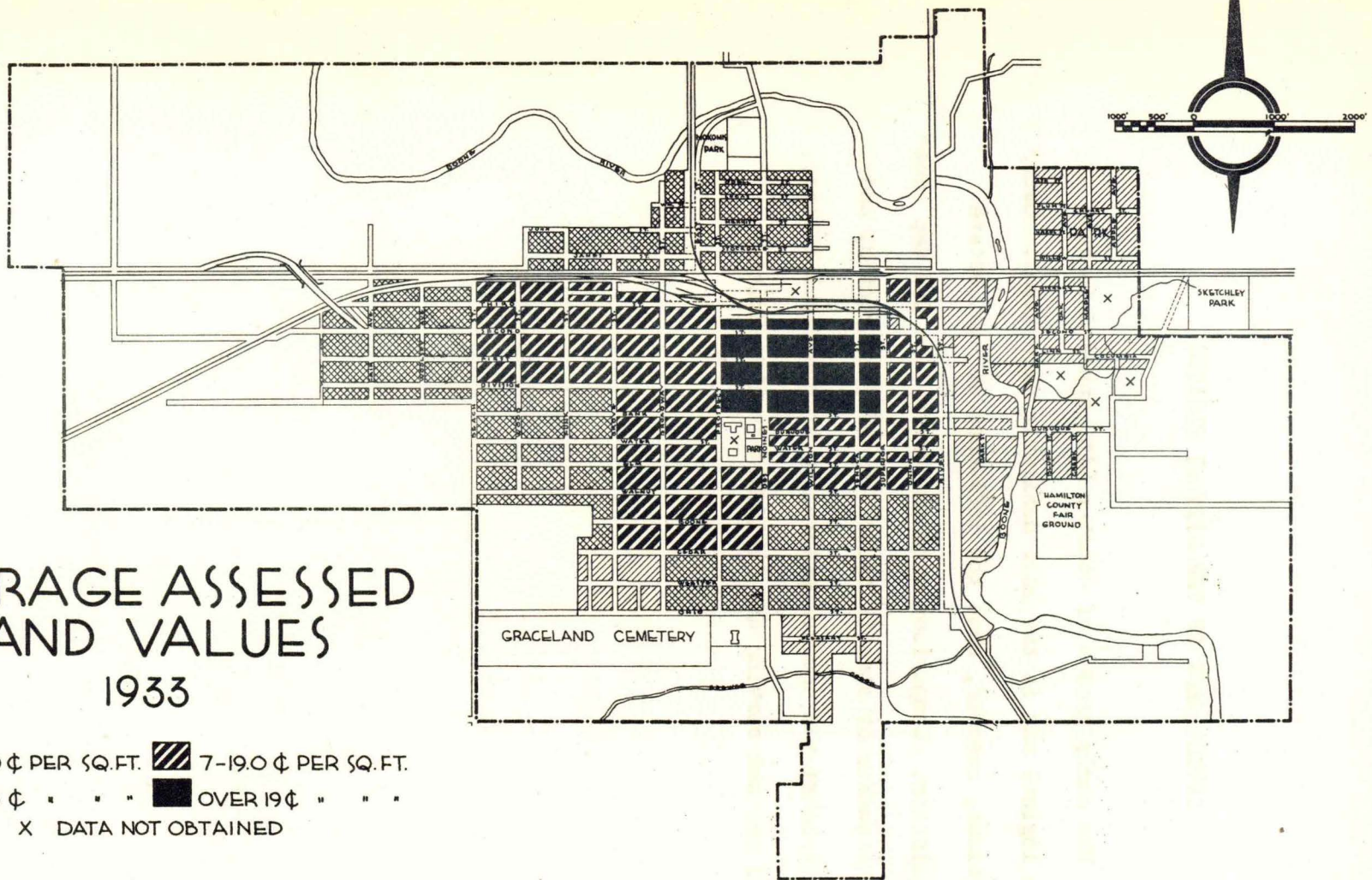
IOWA STATE PLANNING BOARD  
**WEBSTER CITY IOWA**



## DEVELOPMENT OF THE CITY BY PERIODS

The early growth of Webster City appears to have been logical and in the most desirable directions. Later additions, however, show the influence of real estate speculation. Comparison with the Urban Land Use map shows that a number of streets dedicated and constructed, and for at least two decades maintained at municipal expense, still are not serving any residents in the addition.

# AVERAGE ASSESSED LAND VALUES 1933



IOWA STATE PLANNING BOARD  
**WEBSTER CITY IOWA**



## LAND VALUATION

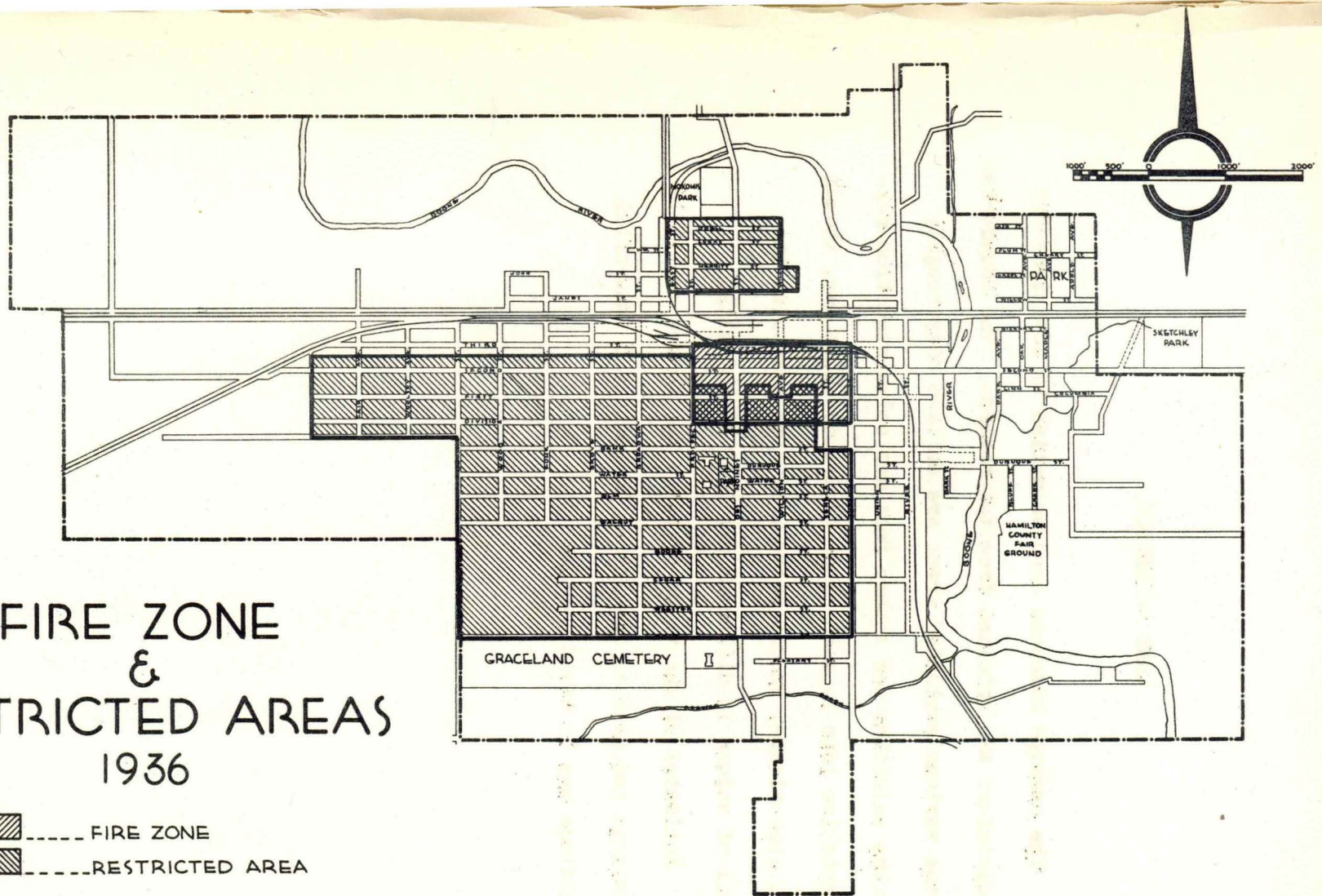
The average assessed land valuation by additions and subdivisions was obtained from tax records. The boundaries of the various evaluated areas are defined only roughly and the valuation per square foot was calculated from representative lots in each minor division. This map, though only approximate, should prove useful in comparing the level of values in different sections of the city.

Estimates of the value of sites for future public improvement and private investment in homes and industrial buildings may be based on these data.

# FIRE ZONE & RESTRICTED AREAS 1936

 FIRE ZONE  
 RESTRICTED AREA

IOWA STATE PLANNING BOARD  
WEBSTER CITY IOWA





## FIRE ZONE AND RESTRICTED AREA

This embryo zoning plan outlines restricted residence areas and the fire zone of the city. The latter is well established and should serve the purpose for which it was intended. The present zone plan, however, neither adequately protects residence property, nor logically directs the city's development. Webster City merits a far more effective zone plan based on far-sighted, intelligent planning rather than on an experimental ordinance.

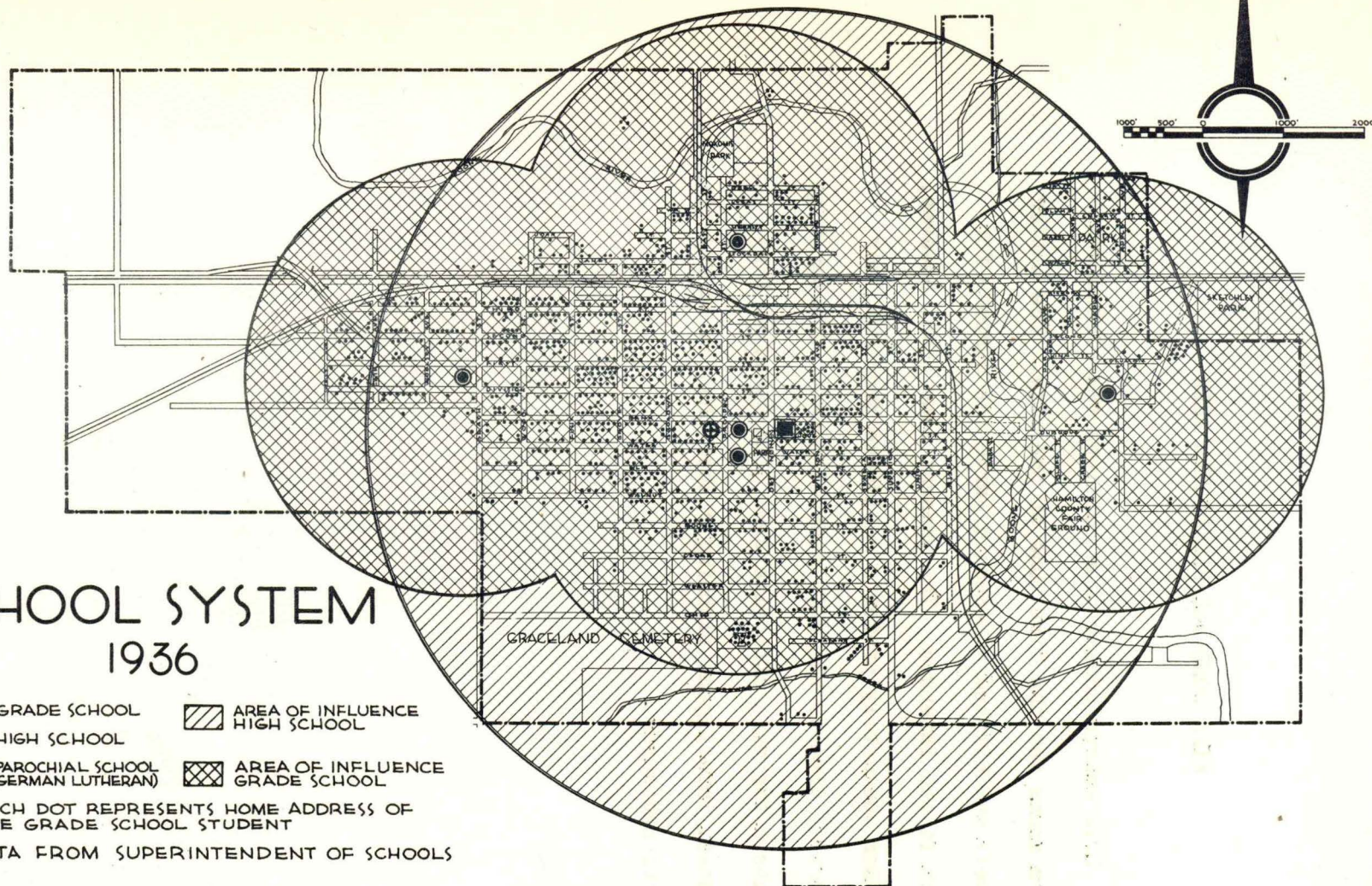


# SCHOOL SYSTEM 1936

- GRADE SCHOOL
- HIGH SCHOOL
- ⊕ PAROCHIAL SCHOOL (GERMAN LUTHERAN)
- ▨ AREA OF INFLUENCE HIGH SCHOOL
- ▩ AREA OF INFLUENCE GRADE SCHOOL

EACH DOT REPRESENTS HOME ADDRESS OF ONE GRADE SCHOOL STUDENT

DATA FROM SUPERINTENDENT OF SCHOOLS



IOWA STATE PLANNING BOARD  
**WEBSTER CITY IOWA**



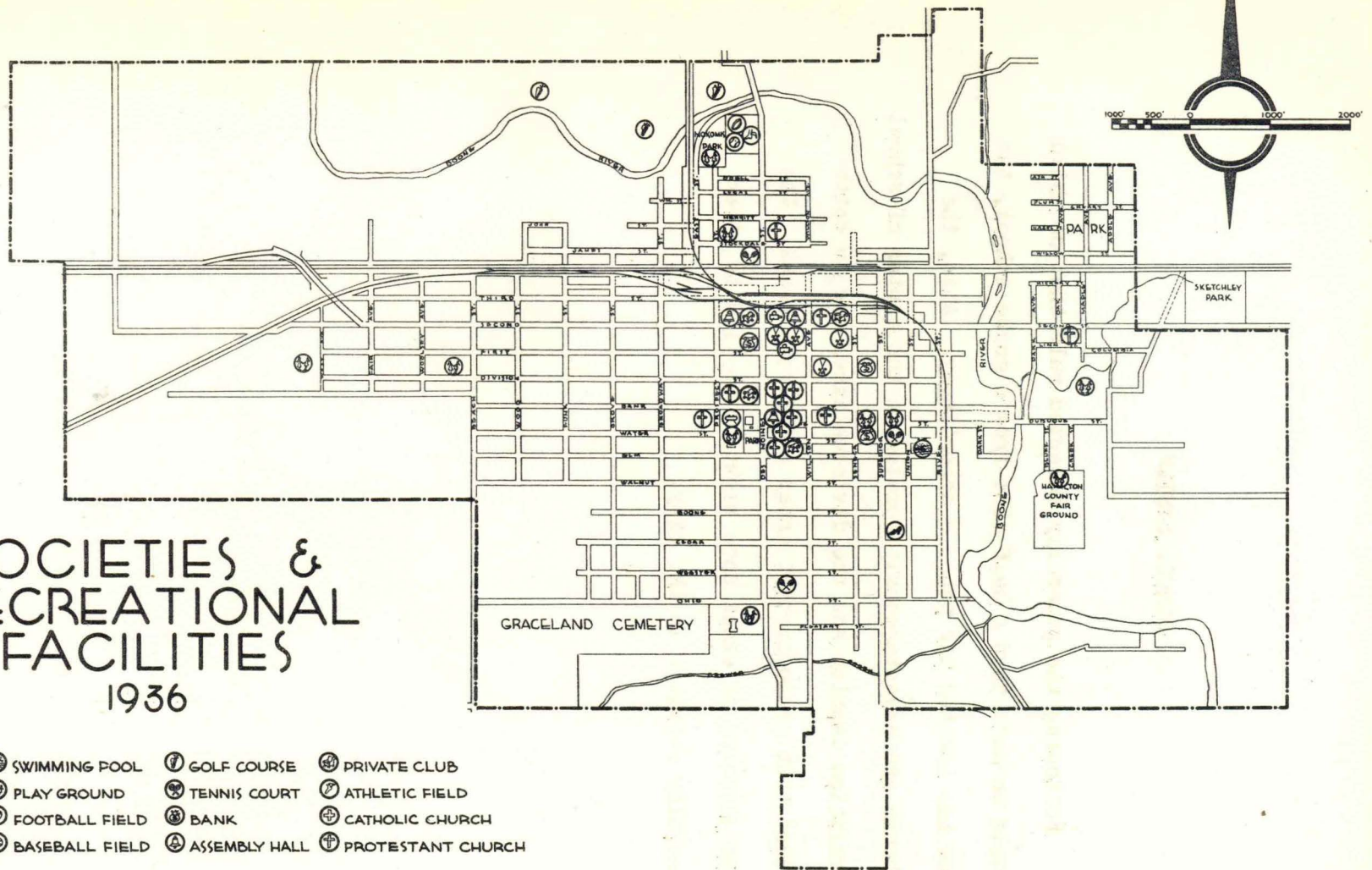
## SCHOOL SYSTEM

Following the generally accepted rule that no child should be more than a half mile from a grade school, the city has located its schools accordingly. Also, the schools are advantageously located in the center of school population density and the division lines are so established that no pupil must cross a railroad track. The same standard of excellence might be applied to other community services in the city.

# SOCIETIES & RECREATIONAL FACILITIES 1936

- |              |                  |                 |                     |
|--------------|------------------|-----------------|---------------------|
| ⊗ POOL ROOM  | ⊙ SWIMMING POOL  | ① GOLF COURSE   | ⊙ PRIVATE CLUB      |
| ⊙ GYMNASIUM  | ⊙ PLAY GROUND    | ⊙ TENNIS COURT  | ⊙ ATHLETIC FIELD    |
| ⊙ DANCE HALL | ⊙ FOOTBALL FIELD | ⊙ BANK          | ⊙ CATHOLIC CHURCH   |
| ⊙ THEATRE    | ⊙ BASEBALL FIELD | ⊙ ASSEMBLY HALL | ⊙ PROTESTANT CHURCH |

IOWA STATE PLANNING BOARD  
**WEBSTER CITY IOWA**





## RECREATIONAL CENTERS

The accompanying map shows that Webster City is well supplied with indoor recreational facilities and churches.

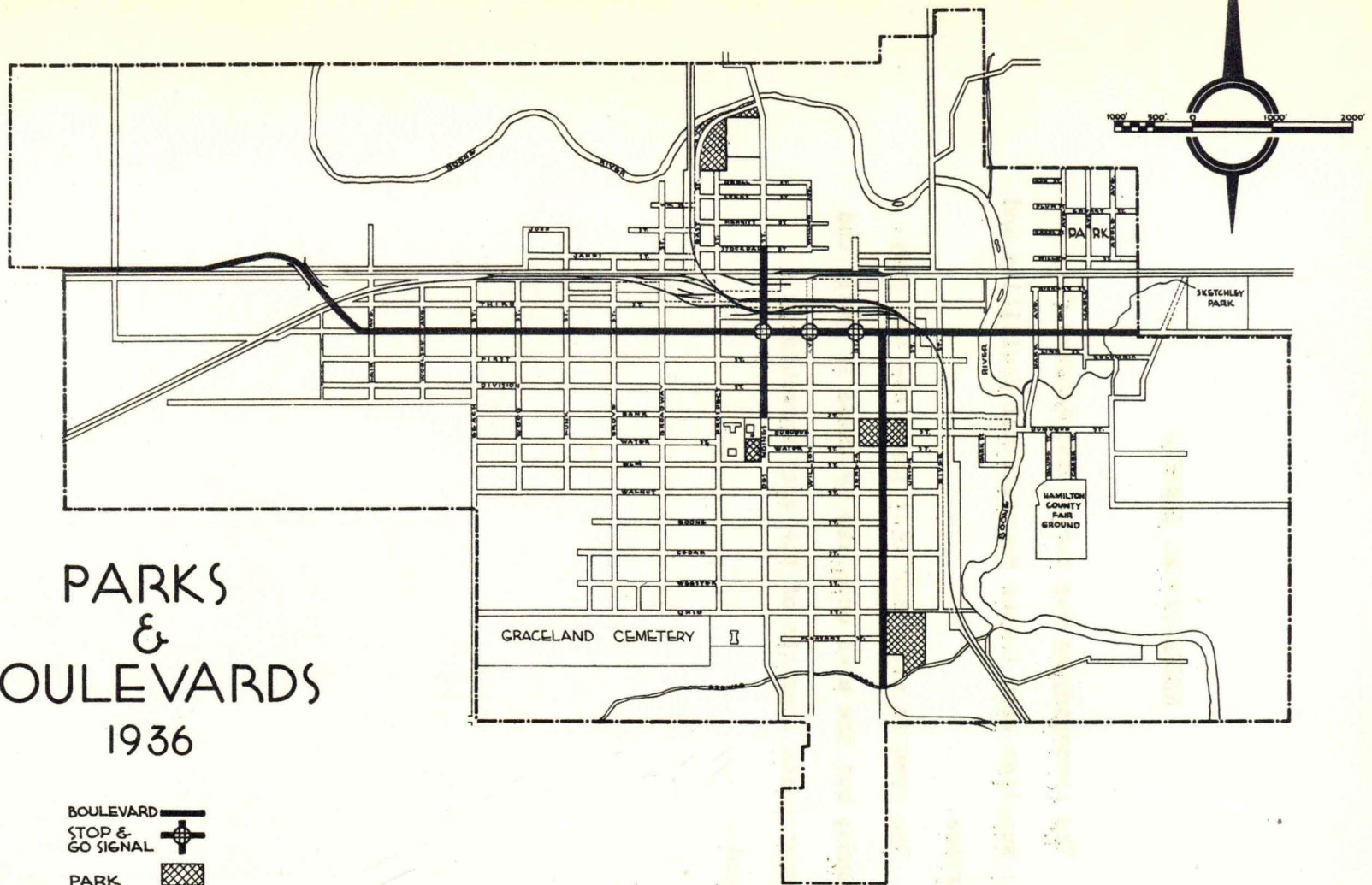
The symbols also show that there are ten playgrounds; but the area occupied by these is small and in most cases consists of the area surrounding a school.

PARKS  
&  
BOULEVARDS  
1936

BOULEVARD  
STOP &  
GO SIGNAL  
PARK



IOWA STATE PLANNING BOARD  
**WEBSTER CITY IOWA**

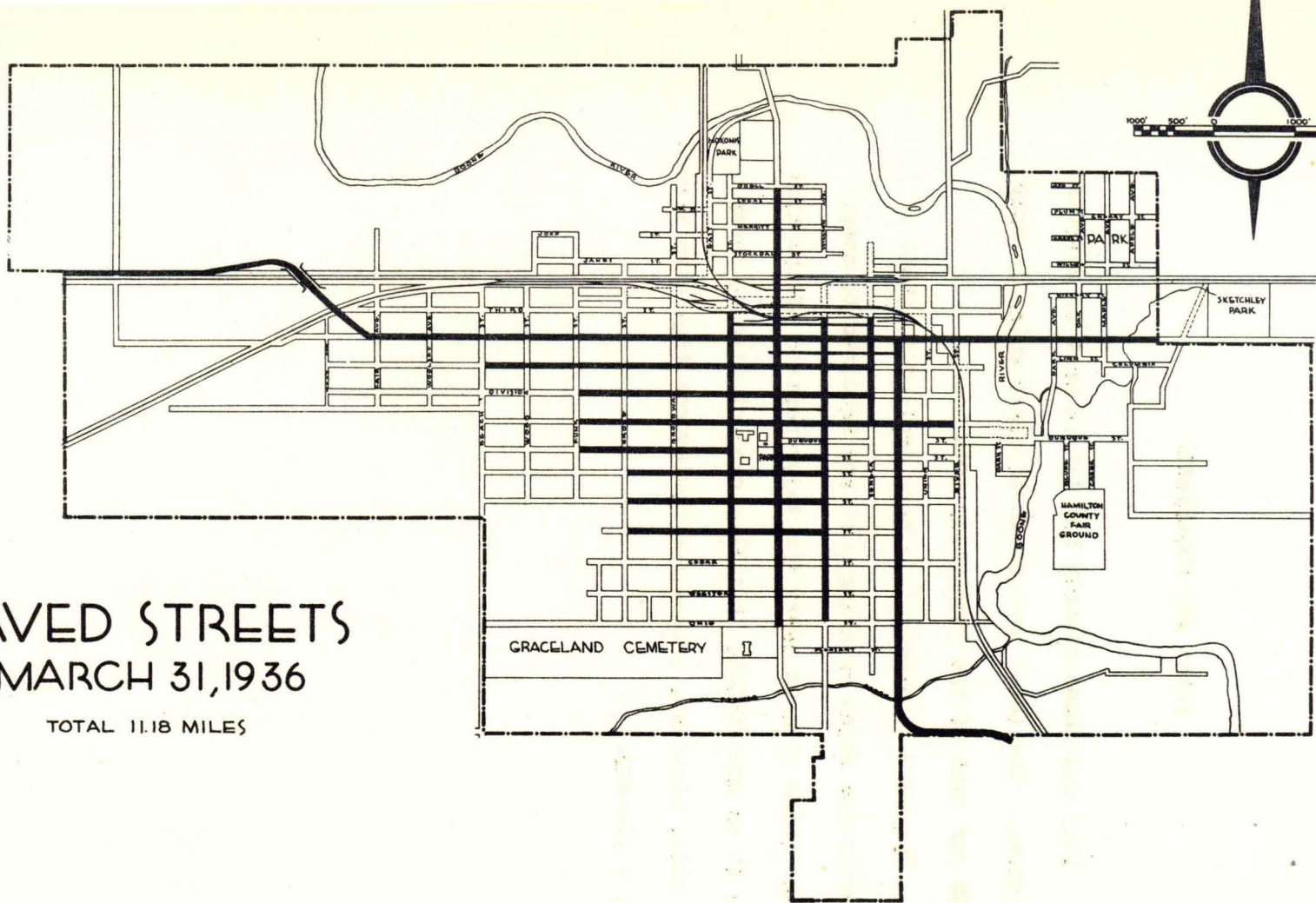




## PARKS AND BOULEVARDS

This map shows clearly how little area is devoted to parks. The total area is 16.15 acres which is only 0.65 per cent of the total city area.

The word "boulevard" is here applied to those streets for which entering cars are required to stop. Since these streets carry the major portion of the traffic it is unfortunate that they can not also be shown as wide, pleasant, tree-lined boulevards that make motor-ing a pleasure.



PAVED STREETS  
MARCH 31, 1936  
TOTAL 11.18 MILES

IOWA STATE PLANNING BOARD  
**WEBSTER CITY IOWA**

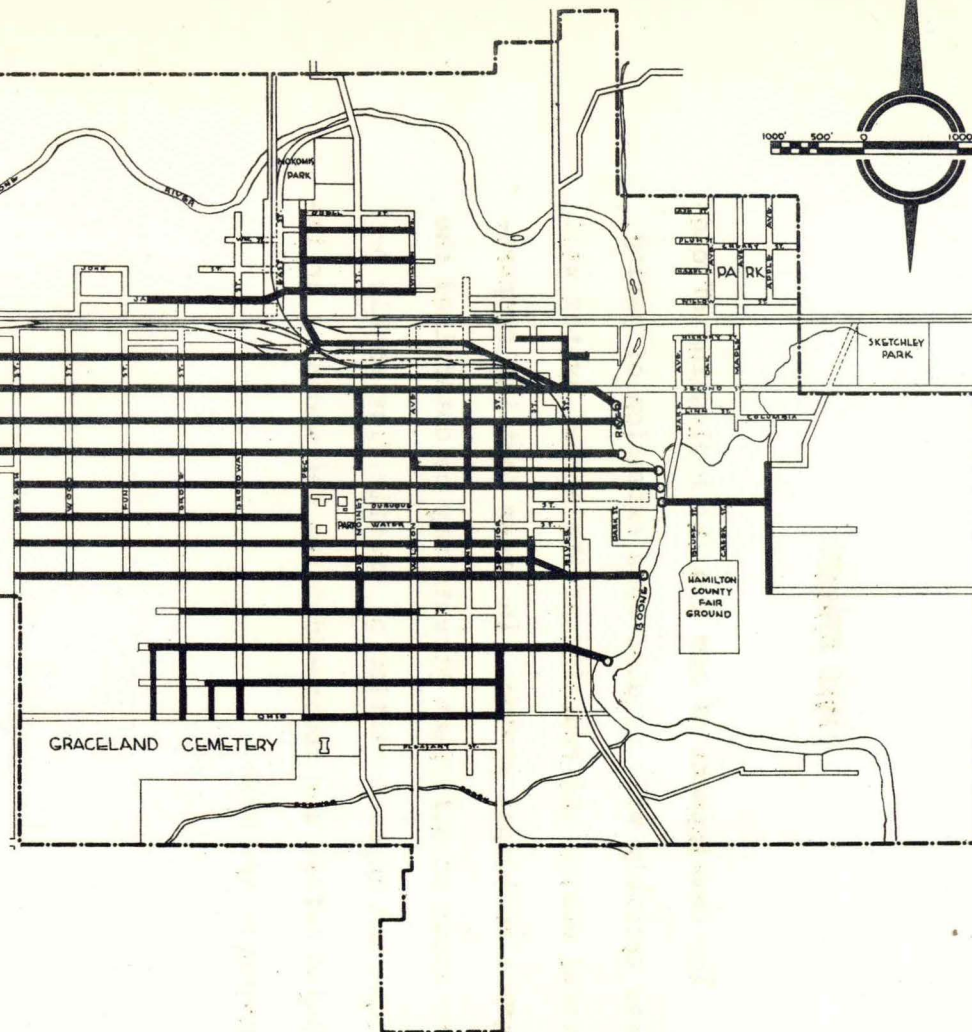


## PAVED STREETS

The development of new and the replanning of old areas probably will require some extension of paving. Careful design and redesign of the street system will prove a municipal saving. In order that the comparative needs of different streets may be determined the volume and characteristics of traffic flow should be studied before any recommendations for widening or improvements are made.

# SEWER SYSTEM 1936

○ OPEN OUTLET  
DATA FROM CITY ENGINEER



IOWA STATE PLANNING BOARD  
**WEBSTER CITY IOWA**



## SEWER SYSTEM

From a study of the Land Use map it is apparent that Webster City should not burden itself with costly extensions of the present sewer system until the present city area is properly developed. In choosing a site for a sewage disposal plant, citizens of Webster City should give consideration to the improvement of the river front, which might be effected without any appreciable additional cost.

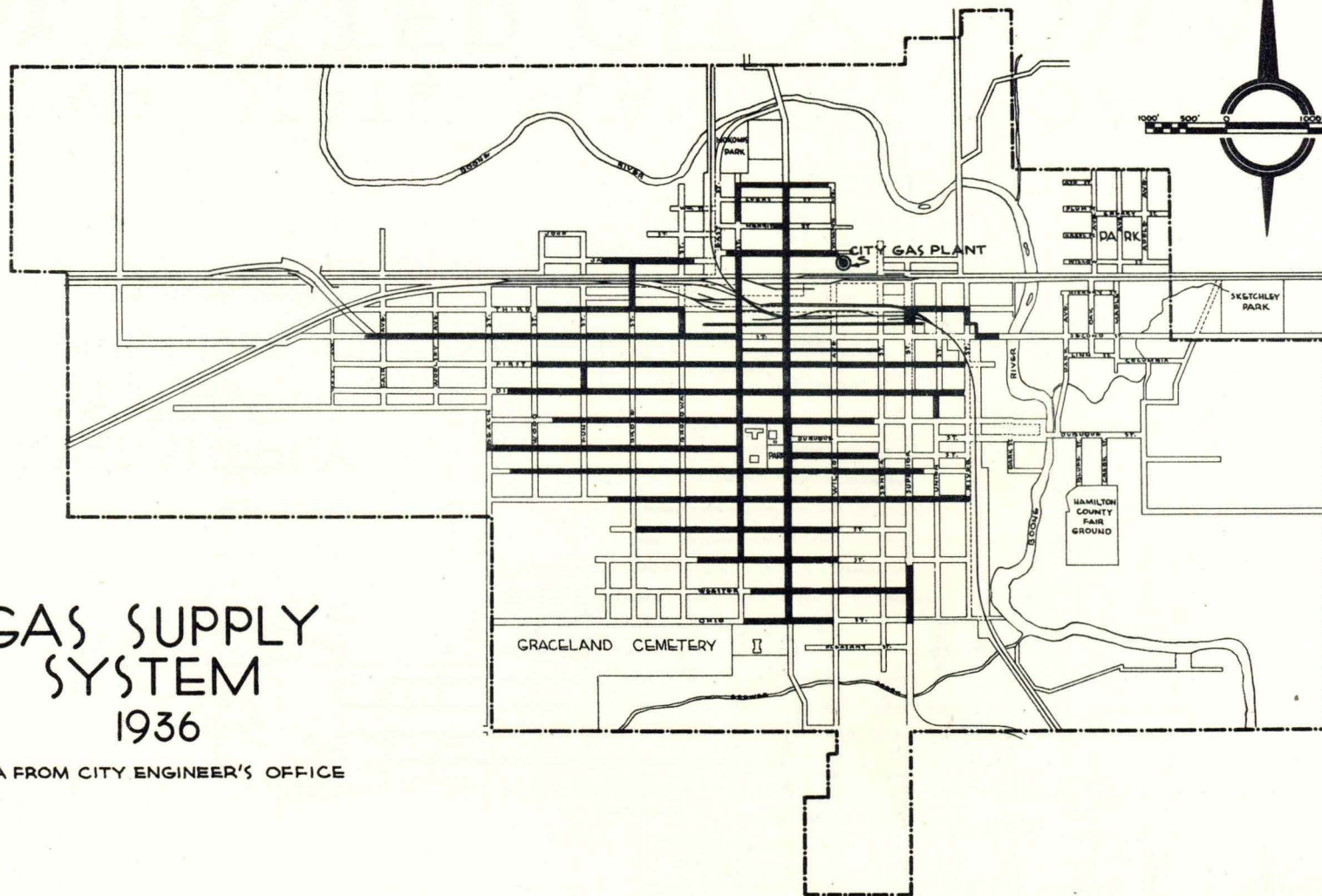
## PUBLIC UTILITIES

The following maps show the area served by the various utilities. It must be kept in mind that the extension of these facilities depends upon the income classification of the people that will be served, and therefore upon the nature of use to which the development will be put.



GAS SUPPLY  
SYSTEM  
1936

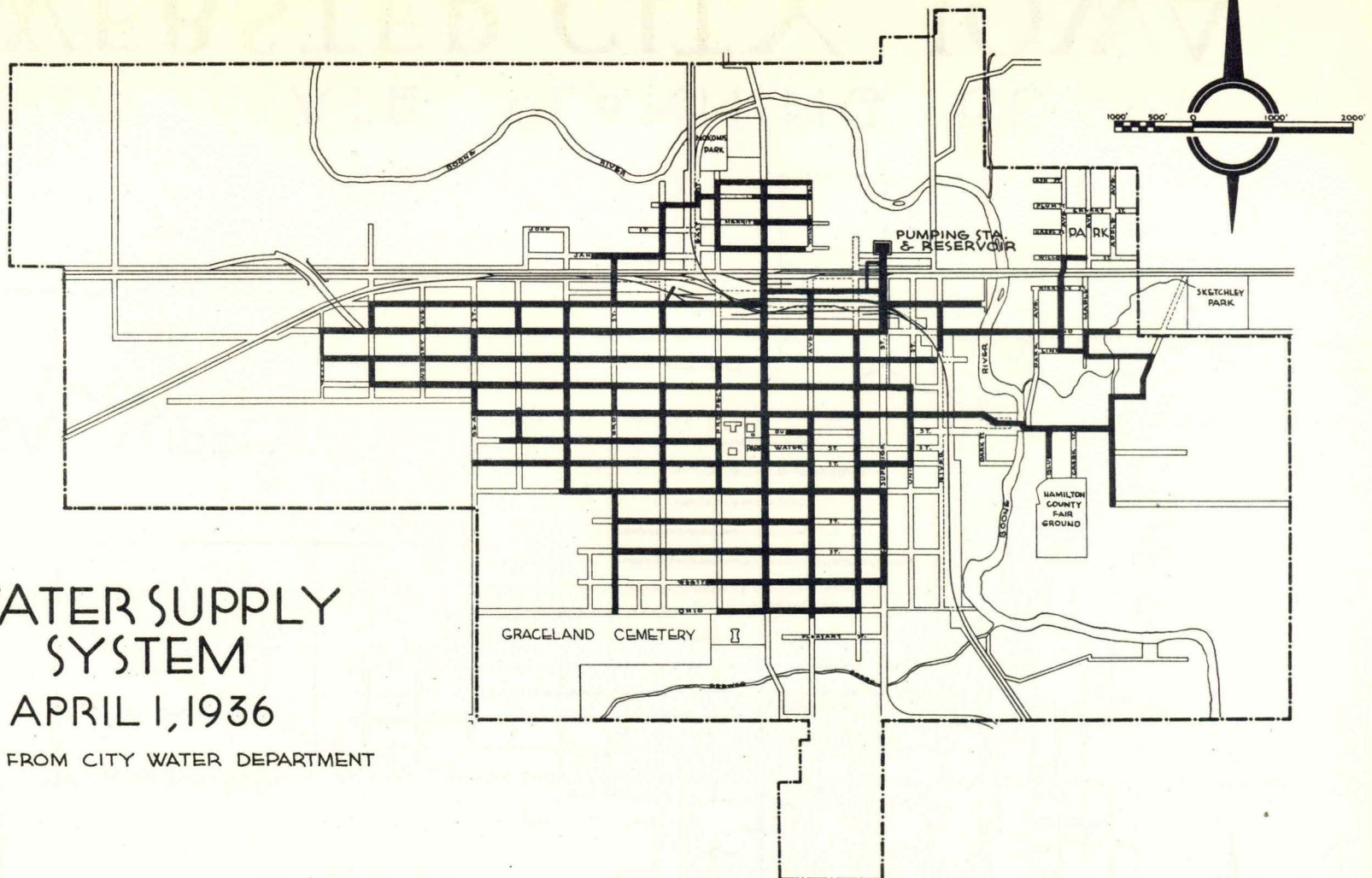
DATA FROM CITY ENGINEER'S OFFICE



IOWA STATE PLANNING BOARD  
**WEBSTER CITY IOWA**

WATER SUPPLY  
SYSTEM  
APRIL 1, 1936

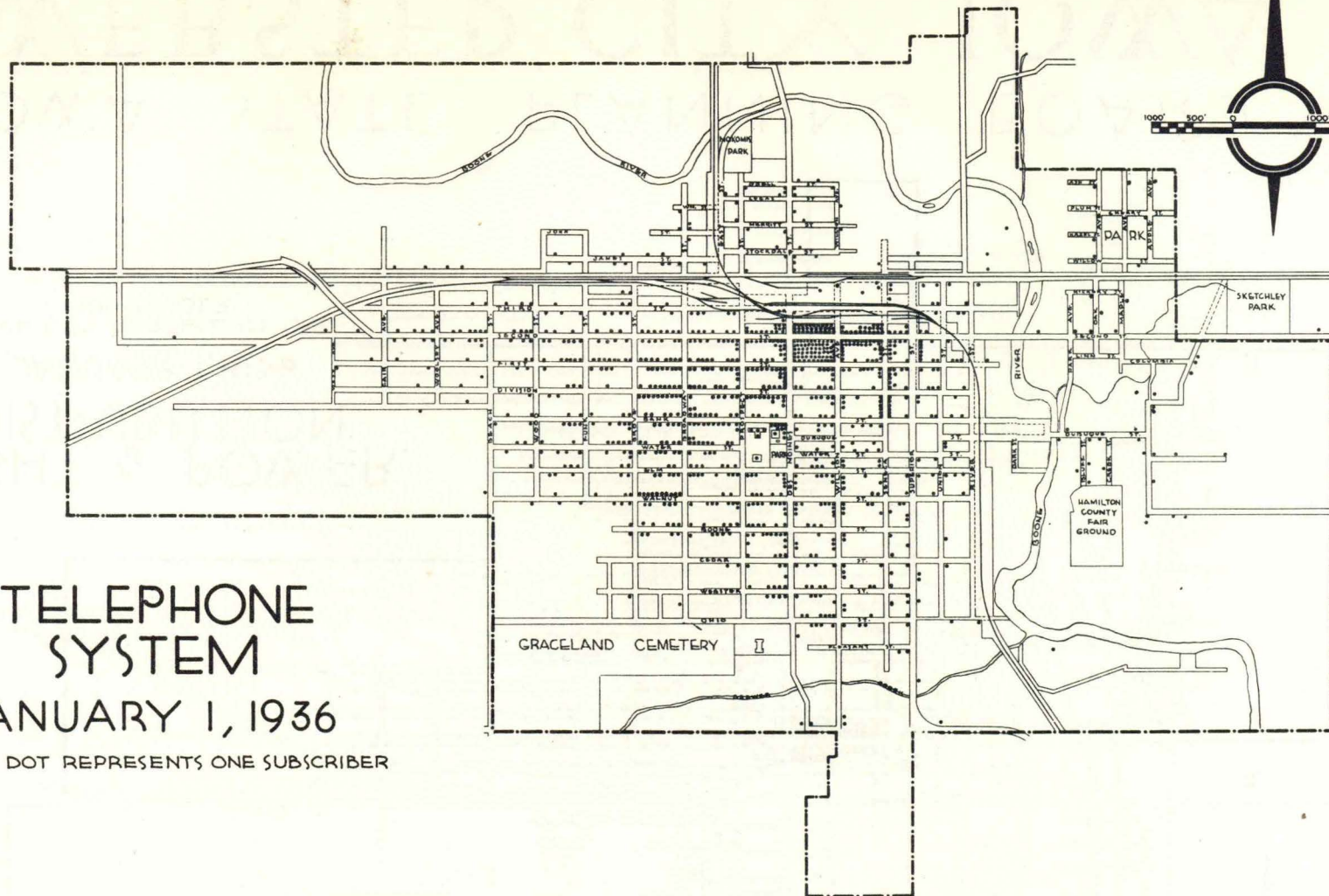
DATA FROM CITY WATER DEPARTMENT



IOWA STATE PLANNING BOARD  
**WEBSTER CITY IOWA**







## TELEPHONE SYSTEM

JANUARY 1, 1936

EACH DOT REPRESENTS ONE SUBSCRIBER

IOWA STATE PLANNING BOARD  
**WEBSTER CITY IOWA**



---

## CENTRAL BUSINESS DISTRICT

---

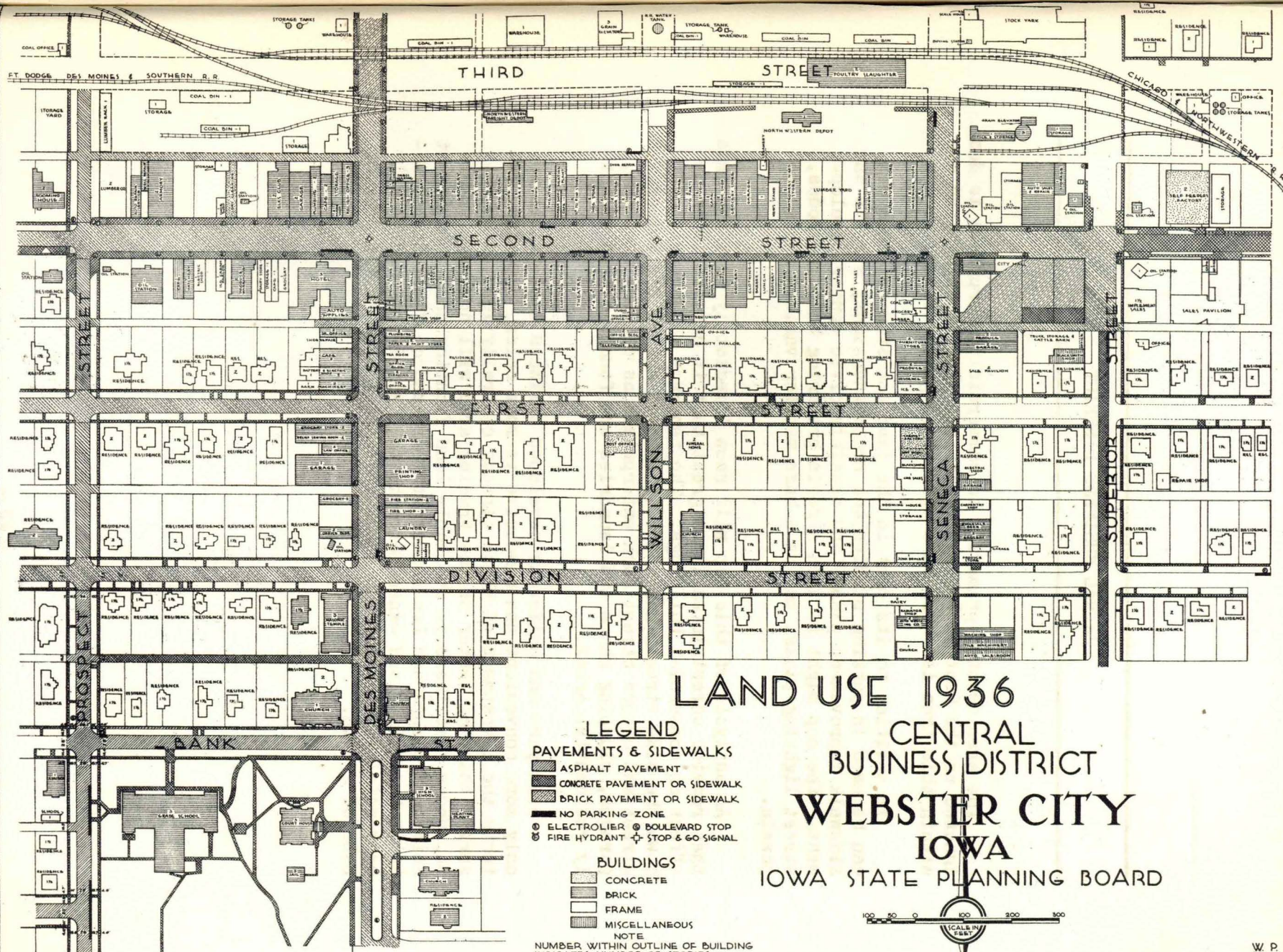
The area devoted primarily to commercial enterprises is designated as the Central Business District. The existing land use within this area is shown on a special large-scale map.

In addition to its part in the land use studies, this map can be used in parking studies and recommendations, streets and sidewalk improvement plans and possible civic center development. The map might be used also in preparing building codes, street lighting plans, and as a base map for various other proposals.

An analysis of this map will show immediately that the area that remains unrestricted is so great that it has little or no effect on commercial buildings. The tendency to straggle off down the side streets has not been checked and on Des Moines Street and Seneca Street such enterprises as produce stations, garages, plumbing shops and laundries are found in predominantly residential areas.

A compact and uniformly developed business district is not only more convenient and conducive to more sales, but also protects the investment of those already centrally located by insuring that the center of the trading area will not move. This map shows that there is available land fronting on Second Street between Prospect and Des Moines Streets, and on First Street between Des Moines and Seneca Streets that would accommodate all commercial development for several decades, even at the present rate of growth.





# LAND USE 1936

CENTRAL  
BUSINESS DISTRICT

WEBSTER CITY  
IOWA

IOWA STATE PLANNING BOARD

## LEGEND

- PAVEMENTS & SIDEWALKS
- ASPHALT PAVEMENT
  - CONCRETE PAVEMENT OR SIDEWALK
  - BRICK PAVEMENT OR SIDEWALK
  - NO PARKING ZONE
  - ELECTROLIER @ BOULEVARD STOP
  - FIRE HYDRANT @ STOP & GO SIGNAL

## BUILDINGS

- CONCRETE
- BRICK
- FRAME
- MISCELLANEOUS

NOTE  
NUMBER WITHIN OUTLINE OF BUILDING  
INDICATES NUMBER OF STORIES.





---

## URBAN LAND USE

---

It is clearly impossible that all the land in a community should be developed for the uses which the individual landowners might think would be most profitable to them. The law of supply and demand governs the amount of land needed for various purposes. Vacant buildings and those no longer used for their original purpose are evidence of a disregard for this law.

Planning and zoning must be rationalized and related to a sound economic policy. The following data are intended as a means of estimating the total area required for each particular land use at the present time and in the future. Zoning, the control mechanism for the plan, must be based on an intensive study of the relation between commercial, industrial, and residential uses. Further cooperation in the way of expansion of the present zoning powers can be expected only when the actual urban requirements are made plain to the city administration and the general public.

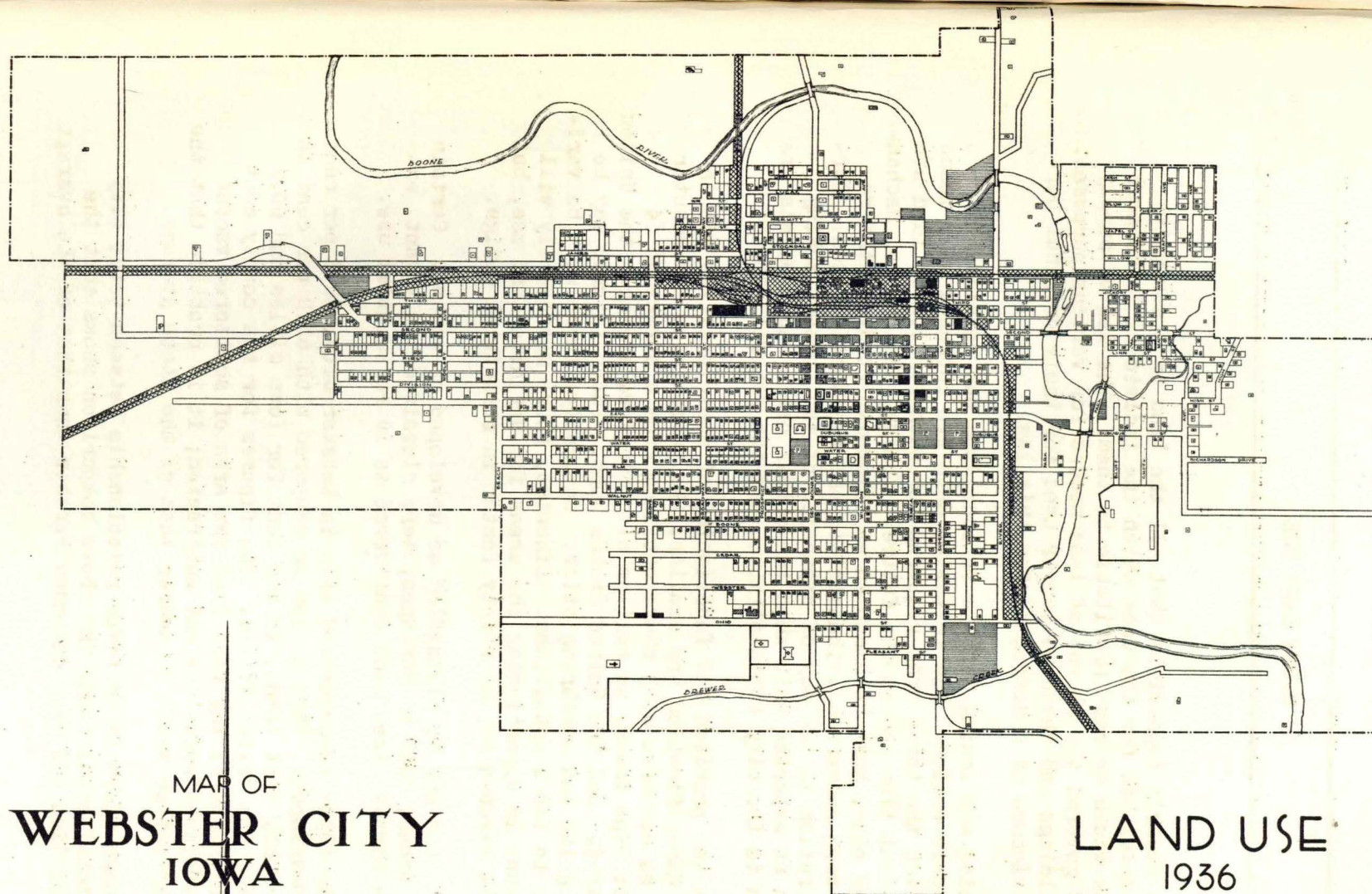
Since the problems and functioning of municipalities within a certain classification are similar, the percentages for Webster City will be compared with those obtained from a survey of 34 county seat type towns, as well as with the Iowa average, the United States average, and the United States norm. These figures may be used as a guide and measuring stick. Naturally, there will be variations due to local conditions. Likewise, there necessarily will be variations in apportioning the areas for definite land use, but they may be likened to the safety factor in structural design.

Urban land may be classified as developed or vacant. Certain non-urban areas, such as acreages, were classified as vacant, except for a normal sized plot considered as in residential use.

Of the total incorporated area in Webster City, 36.6 per cent has been developed. This is low as compared with 53.8 per cent in selected county seat towns, 48 per cent for Iowa cities and 60.2 per cent for the United States. The figures for the county seat towns is high due to the fact that the area of scattered vacant lots in developed areas was not subtracted; it is probable that the correct percentage would be nearer that of the State Average.

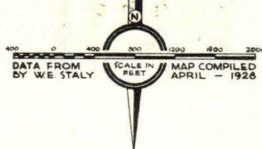
Although there is no fixed relationship between total city area and total population, the above comparison shows that the corporation line has been extended farther than that of the average





# MAP OF WEBSTER CITY IOWA

PREPARED BY THE  
IOWA STATE PLANNING BOARD



## LAND USE 1936

### LEGEND

- |                          |   |
|--------------------------|---|
| □ SINGLE FAMILY DWELLING | ■ COMMERCIAL BUILDING   |
| □ TWO                    | ■ COMMERCIAL BUILDING WITH RESIDENCE ON SECOND FLOOR                |
| □ MULTIPLE               | ■ RAILROAD PROPERTY   |
| □ LIGHT INDUSTRY         | ■ CITY PROPERTY   |
| ■ HEAVY INDUSTRY         | ■ PUBLIC & SEMI-PUBLIC INCLUDING SCHOOLS, HOSPITALS, CHURCHES, ETC. |
| □ GOLF & COUNTRY CLUB    | ○ SCHOOL  |
|                          | ○ CHURCH  |
|                          | ○ HOSPITAL  |
|                          | ○ CEMETERY  |



city, and that more than the usual amount of land remains to be developed. This condition offers an advantage since it is now possible to control the development of this area before it is partially built up.

Because the total city area is arbitrarily and in most cases illogically determined, the ratio of areas in various land uses to the total city area is not a very accurate standard of comparison. The average number of acres per 100 persons and percentages of developed city area will be the two most used methods of comparison in this brief summary of urban land use in Webster City.

The developed area in acres per 100 persons (13 acres) is nearer the United States norm of 11.1 than it is to the county seat towns' average of 20.6 or the State's average of 21.0 acres.

These figures show that Webster City is very compact and closely built. One advantage of this condition is that a saving may be made in providing utility lines and street improvements.

#### Residential Areas

The percentage of developed area occupied by residences is 28.9 per cent, which is less than one-half that similarly used in other Iowa county seat towns. The Iowa average is 51.2 per cent and the average for the cities of the United States is 39.3 per cent.

There are 3.79 acres of residence area per 100 persons in Webster City. This is slightly higher than the United States average of 3.16 acres, but it is approximately only one-third of the county seat towns' average of 10.8 acres and the Iowa cities average of 11.0 acres.

These comparisons show that there is overcrowding in the residence district. Even taking into consideration the possibility that more people may be living over commercial establishments, these figures show that Webster City's residence districts are much more crowded than those in any other county seat town included in the land use studies.

This fact should be given the utmost consideration in the preparation of future zoning ordinances and in the regulation of new additions.

Two-family dwellings and apartment houses occupy only 0.2 per cent of the developed area and have not been considered separately. Two-family houses might be allowed in single-family areas if built



upon adequately spacious lots.

Because of changing economic conditions, the apartment house has been growing in popularity. These buildings are best located in the residential area closest to the commercial district and serve as a transition zone from commercial to residential use.

### Commercial Area

The commercial area comprises 1.78 per cent of the developed area. In county seat type towns the average is 2.7 per cent, in the State 3.0 per cent, and in the U. S. 2.4 per cent.

The figure 0.23 acres per 100 persons for Webster City is slightly more than one-third that of 0.5 acres for county seat towns and less than one-third of the Iowa figure, 0.786 acres. There are 2.37 stores per 100 persons.

A preferred method of showing the extent of commercial land use is in terms of lineal feet of store frontage per 100 persons. The average for Webster City is 57.28 feet per 100 persons, which is slightly less than the average for other U. S. cities surveyed.

In a great majority of cities the commercial areas are greater than present or future needs would warrant and present one of the major problems of zoning. The developed business area in Webster City, however, approximates the generally accepted ratio of commercial area to developed area, and business places have utilized nearly all the existing buildings. The Central Business District map substantiates this fact.

In the near future there undoubtedly will be a number of commercial buildings constructed to augment the space provided by the old frame buildings which have been remodeled recently. This, therefore, is the opportune time to inaugurate a planning and zoning program so that the future growth of Webster City may be practical, orderly, and economically sound.

### Industrial Areas

Heavy industrial property, so classified because it is objectionable to adjacent dwellings due to the emission of smoke, dust, noise or odor, occupies 0.46 per cent of the developed area. Light industry takes up 0.35 per cent of the developed area, thus making a total of 1.31 per cent in industrial use. The average for other county seat towns is 1.4 per cent. The Iowa and U. S. averages include so many industrial type towns that they are of no value as comparisons.



There are 0.17 acres per 100 persons devoted to industrial use, which is approximately one-third the average amount in similar sized towns.

Webster City is fortunate in having considerable area located along the railroads that may properly and profitably be developed for industrial use. The business places fronting on the north side of Second Street serve admirably as a screen for this area.

### Railroad Areas

The railroad right of way occupies 11.09 per cent of the developed area, considerably greater than the 5.0 per cent for other county seat towns and the 6.5 and 5.5 per cent for Iowa and the U.S. respectively. The fact that three railroads serve Webster City accounts for this difference.

Since railroad property is so well suited to industrial enterprises, an effort should be made to convert the unused part of it and adjacent land to industrial use. This will eliminate both economic loss and the possibility of this land becoming blighted area.

### Streets

The streets occupy 34.01 per cent of the developed area as compared with 25.2 per cent for county seat type towns, 26.3 per cent for Iowa, and 33.6 per cent for cities in the United States.

It is evident from these figures that it will not be necessary to extend the street lengths in the near future, at least until such time as the undeveloped additions are built up.

### Parks and Playground Area

Parks and playgrounds occupy only 1.76 per cent of the developed area. This is low in comparison with 2.6 per cent in county seat towns, 3.1 in Iowa cities, and 6.3 per cent in the U. S.

In Webster City 0.229 acres per 100 persons is devoted to park and playground area and only 0.65 per cent of the entire city area is so used. This is extremely low when it is realized that the generally accepted norm is 1.0 acre per 100 persons or about 4 per cent of the total city area.

It is obvious that some adjustment is necessary. A long-time program of acquisition and improvement of park and playground areas



should be started at once, since it is a bad economic policy to wait until the city is built up. It is an established fact that the ratio of park and playground area to both total city and total developed area tends to increase with the city's growth in population. This may be due to a greater recognition of social responsibility with the increased size of the city.

#### Public and Semi-Public Areas

In this classification are included schools, libraries and other city property, and cemeteries, churches and clubs. The percentage of the developed area devoted to this use is 21.02, slightly less than five times as great as the average for county seat type towns. The average for Iowa is 5.4 per cent and for the U. S. the average is 7.6 per cent.

There are 2.74 acres per 100 persons devoted to public and semi-public area, as compared with 1.14 acres for county seat towns and 1.12 for the State.

The great amount of area devoted to this use may be explained by the fact that the city owns its utility plants, a swimming pool and the area occupied by the city hall, and that a considerable area is occupied by the cemetery. The extensive area occupied by the golf course and fair grounds in Webster City accounts for the variance from the average for other county seat type towns where, in many instances, these areas are located outside the city limits.

It is improbable that the amount of public and semi-public area will increase as rapidly as it has in the past. The area now occupied by municipally owned enterprises, by the court house, post office and similar buildings, and by the cemetery should be sufficient for a number of years.

Webster City is fortunate in having the area known as "Twin Parks" and also the area surrounding the County Court House. It may be that the effects of zoning, obsolescence of present commercial structures, and urban growth will make possible and desirable the creation of a civic center with either of these areas as the nucleus.

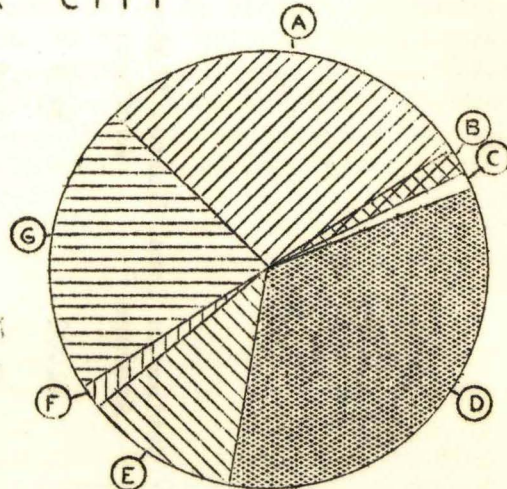
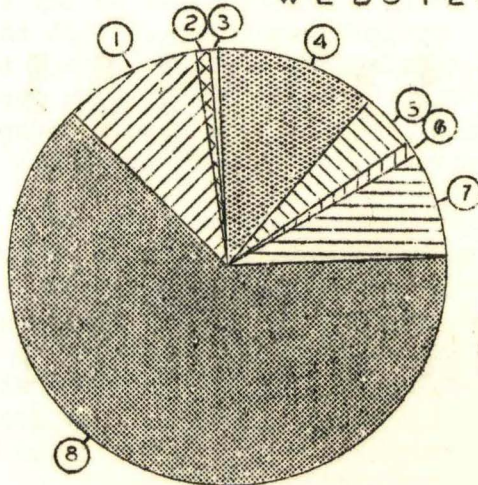
The graphs and the table were added so that persons interested in further study of land use ratios might have the data in convenient form.

The studies so briefly described in this report form the first step in the evolution of a comprehensive city planning program.



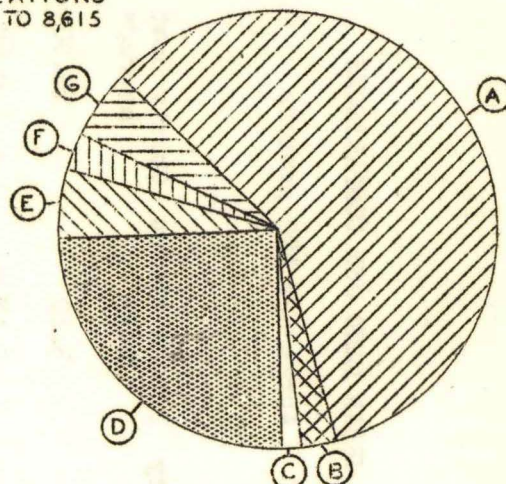
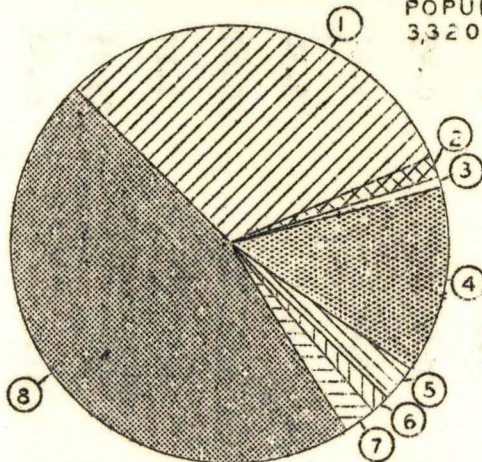
# COMPARISON OF URBAN LAND USE

## WEBSTER CITY



## 34 IOWA COUNTY SEAT TOWNS

POPULATIONS  
3,320 TO 8,615



### TOTAL CITY AREA

USE	WEBSTER CITY	COUNTY SEAT
1 RESIDENCE	10.6%	31.3%
2 COMMERCIAL	0.6%	1.4%
3 INDUSTRIAL	0.5%	0.6%
4 STREETS	12.4%	13.8%
5 RAILROAD	4.1%	2.7%
6 PARKS & BLVDS	0.7%	1.4%
7 PUBLIC & SEMI.P	7.7%	2.6%
8 VACANT	63.4%	*46.2%

### DEVELOPED AREA

USE	WEBSTER CITY	COUNTY SEAT
A RESIDENCE	28.9%	58.6%
B COMMERCIAL	1.8%	2.7%
C INDUSTRIAL	1.3%	1.4%
D STREETS	34.1%	25.2%
E RAILROAD	11.1%	5.0%
F PARKS & BLVDS	1.7%	2.6%
G PUBLIC & SEMI.P	21.1%	4.5%

\* DOES NOT INCLUDE SCATTERED VACANT LOTS

IOWA STATE PLANNING BOARD

W P A  
PROJECT  
1 4 3 5



# URBAN LAND USE COMPARISONS

Acres per 100 persons

	Webster City Average	United States Norm	County Seat Town Average	Cities in Iowa Average	United States Average
Residential	3.79	3.10	10.80	11.00	3.16
Commercial	0.23	0.18	0.64	0.79	0.18
Industrial	0.17	0.46	0.45	0.55	0.45
Railroad Property	1.45	0.46	1.22	1.54	0.46
Streets	4.43	2.40	5.31	5.53	2.82
Parks and Boulevards	0.23	1.00	0.68	0.63	0.48
Public and Semi-Public	2.74	none	1.14	1.12	0.62
Vacant	22.62	none	19.83	27.69	6.80
Developed Area	13.00	11.10	20.60	21.00	8.20



From the data made available through this project the area devoted to each land use classification can be compared with averages and norms obtained from past research and the areas may then be allocated to each classification. It is probable that Webster City need concern itself with zoning for use only, and need not attempt to regulate building height or size in relation to lot size.

If the area assigned to residential, commercial and industrial uses is allotted in proper and reasonable proportions, the most serious future land use problems may be eliminated.

The California Supreme Court expressed the following opinion in the case of Zahn v. Board of Public Works of the City of Los Angeles:

"Zoning in its best sense looks not only backward to protect districts already established but forward to aid in the development of new districts according to a comprehensive plan having as its basis the welfare of the city as a whole."

THESE ARE THE RESULTS OF THE  
ANALYSIS OF THE SAMPLES OF  
THE SOILS OF THE AREA OF  
THE RIVER OF THE CITY OF  
THE RESULTS OF THE ANALYSIS  
OF THE SOILS OF THE AREA OF  
THE RIVER OF THE CITY OF

THE RESULTS OF THE ANALYSIS  
OF THE SOILS OF THE AREA OF  
THE RIVER OF THE CITY OF  
THE RESULTS OF THE ANALYSIS  
OF THE SOILS OF THE AREA OF  
THE RIVER OF THE CITY OF

THE RESULTS OF THE ANALYSIS  
OF THE SOILS OF THE AREA OF  
THE RIVER OF THE CITY OF  
THE RESULTS OF THE ANALYSIS  
OF THE SOILS OF THE AREA OF  
THE RIVER OF THE CITY OF

THE RESULTS OF THE ANALYSIS  
OF THE SOILS OF THE AREA OF  
THE RIVER OF THE CITY OF  
THE RESULTS OF THE ANALYSIS  
OF THE SOILS OF THE AREA OF  
THE RIVER OF THE CITY OF

THE RESULTS OF THE ANALYSIS  
OF THE SOILS OF THE AREA OF  
THE RIVER OF THE CITY OF  
THE RESULTS OF THE ANALYSIS  
OF THE SOILS OF THE AREA OF  
THE RIVER OF THE CITY OF

THE RESULTS OF THE ANALYSIS  
OF THE SOILS OF THE AREA OF  
THE RIVER OF THE CITY OF  
THE RESULTS OF THE ANALYSIS  
OF THE SOILS OF THE AREA OF  
THE RIVER OF THE CITY OF

THE RESULTS OF THE ANALYSIS  
OF THE SOILS OF THE AREA OF  
THE RIVER OF THE CITY OF  
THE RESULTS OF THE ANALYSIS  
OF THE SOILS OF THE AREA OF  
THE RIVER OF THE CITY OF

THE RESULTS OF THE ANALYSIS  
OF THE SOILS OF THE AREA OF  
THE RIVER OF THE CITY OF  
THE RESULTS OF THE ANALYSIS  
OF THE SOILS OF THE AREA OF  
THE RIVER OF THE CITY OF



---

## RECOMMENDATIONS

---

The value of this report depends entirely upon the practical application of its findings, not only to a new planning program, but also to the revision of existing plans and ordinances.

A program of public improvement can proceed only as rapidly as it is supported and encouraged by public opinion. It is hoped that the general public and members of civic groups will develop even greater interest in planning and undertake the development of a comprehensively conceived and economically organized city, which not only will offer improvements in facilities for commercial and industrial transactions, but also maintain sound social standards essential to satisfactory, permanent residence.

Local leadership is the first requisite of successful city planning. It is suggested that a group of interested citizens -- perhaps a civic organization, commercial club, women's club, American Legion, or similar group, or better still a combination of groups acting jointly -- take the initiative to the extent of sponsoring an organization meeting, the details of which may be worked out by the sponsoring body.

It may be desirable to have representatives from other planning agencies, such as the Iowa State Planning Board, on hand to relate practical experiences and aid in the explanation of a planning program.

In Iowa it is possible for municipalities to appoint official planning and zoning commissions, which in some cases have identical membership. In the request to the city council for the creation of the official planning body, reference should be made to the City Planning Enabling Act in the Code of Iowa.

Members of the Board should be practical persons capable of visualizing the future needs of the community. They should be qualified by reason of their unselfish interest and intelligent enthusiasm to serve the public and aid the city officials in determining and analyzing basic facts and in applying the planning process to future programs of public improvement.

The general procedure usually followed is:

First -- Finding the facts about existing conditions and trends

in the city. The major part of this step has already been accomplished by the Iowa State Planning Board.

Second -- Analyzing the facts and establishing a program of objectives.

Third -- The preparation of a comprehensive city plan that will serve for a period of years. The customary method is to employ a competent professional city planner who has made a specialty of this kind of work. Such a man may be employed on contract to make a comprehensive plan and draft zoning ordinances.

Fourth -- Organizing public and official forces to carry out the plans.

Throughout all these steps, the planning body must seek and merit the confidence of the general public and the elected city officers. Appropriate measures should be followed to keep all aware of plans and progress. If other agencies are already conducting valuable programs, these should be neither discouraged nor duplicated, but brought into harmony with the work of the City Planning Board.

cop. 1-

Off. Iowa State Univ., 7/21/76

STATE LIBRARY COMMISSION OF IOWA  
Historical Building  
DES MOINES, IOWA 50319



---

## ADDENDUM

---

The following maps and information for Webster City have been prepared in the course of this study and prints of them may be obtained at cost by writing the Iowa State Planning Board, Ames, Iowa:

"Urban Land Use Map"; 34"x45"; scale 1" = 400'

"Central Business District Map"; 34"x45"; scale 1" = 60'

"City Development by Additions and Sub-Divisions"; 17"x22";  
scale 1" = 900'

"Land Valuation"; 17"x22"; scale 1" = 900'

"Fire Zone and Restricted Area"; 17"x22"; scale 1" = 900'

"School System"; 17"x22"; scale 1" = 900'

"Recreational Centers"; 17"x22"; scale 1" = 900'

"Parks and Boulevards"; 17"x22"; scale 1" = 900'

"Paved Streets"; 17"x22"; scale 1" = 900'

"Sewer System"; 17"x22"; scale 1" = 900'

"Gas Supply System"; 17"x22"; scale 1" = 900'

"Water Supply System"; 17"x22"; scale 1" = 900'

"Light and Power Distribution"; 17"x22"; scale 1" = 900'

"Telephone System"; 17"x22"; scale 1" = 900'

"Standard Street Cross-Sections for Major and Minor Streets"  
17"x22"

"Methods of Parking and Their Dimensional Requirements"  
17"x22"

*This is the Last Page  
Bound on wrong margin.*

"Classification of Recreational Facilities According to  
Age Groups"; 17"x22"

Line Map of Webster City; 34"x45"; scale 1" = 400'

Line Map of Webster City; 17"x22"; scale 1" = 900'

In addition to these maps there are numerous analyses of land use field data and standards of comparison which have not been included in this report. This material and the original field tabulations may be made available to official organizations upon request.

STATE LIBRARY COMMISSION OF IOWA  
Historical Building  
DES MOINES, IOWA 50319



STATE LIBRARY OF IOWA



3 1723 02097 1420