

ECONOMIC DEVELOPMENT AND TOURISM COMMITTEE MINUTES
Tuesday, February 8, 1977
3:15 p.m., Assembly Lounge

MEMBERS PRESENT: Assemblymen Bennett (Chairman);
 Hickey;
 Vergiels;
 Howard;
 Brookman;
 Polish

MEMBERS ABSENT: Assemblyman Demers

GUESTS: R. E. Goodman, Director Dept. Econ. Developmt
 Mark Kaiser, Dept. Econ. Development

Chairman Bennett called the meeting to order and introduced Bob Goodman who passed a budget list from the "Four Corner" states, Arizona, Colorado, New Mexico and Utah, to the committee members. (Exhibit "A") He discussed the controversy and criticism surrounding the Department when he became Director and stated that the main object of the Department is service. He described the care his office must take in referring prospective industry to various parts of the State; he described the various transportation rates in various parts of the State, Las Vegas rates being the most competitive; he explained how over the past 10 to 15 years tourism has been stressed in the southern part of the State whereas industry has prevailed in the Reno area though a public warehouse is now in operation in North Las Vegas with 13 national tenants.

He explained how after a call is received by a prospective industry in his office, brochures and pamphlets from the State are sent to the caller. If the caller specifies a particular part of the State in which he is interested, Mr. Goodman's office then contacts the Chamber of Commerce or a key individual in that area to follow up the call.

He explained the impact JC Penney's has had on the State and the impact it could have particularly in view of their policy of establishing "satellite" stores in rural areas and the prospect of their catalogue store in Reno which could have a potential annual payroll of \$14,000,000. His list of potential businesses coming to Nevada could create 7,000 new jobs.

He stressed the importance of communities developing their own development plans in cooperation with his Department even though Nevada will continue to grow, though perhaps not in as orderly a fashion, even without the Department's efforts.

The Department worked very hard at interesting the motion picture industry to come to Nevada where they filmed several films throughout the State. These films were viewed nationally and were a very valuable service to the State.

Mr. Hickey asked Mr. Goodman the amount of the Department's budget which Mr. Goodman said was \$500,000 and covers both tourism, industry and the Four Corners project. Mr. Hickey asked Mr. Goodman if he felt the Department has been instrumental in improving marketing areas. Mr. Goodman answered in the affirmative, pointing out the increased interest in Las Vegas as a distributing point. Mr. Goodman discussed the problem of Nevada being accused of pirating industry from California. He pointed out that the Department must not approach industry in other states, but that if an individual approaches industry in other states, no criticism can be levelled at the Department.

Mel Disco Shoes and a frozen food company were mentioned as industries planning to come to Las Vegas. In the last 90 days he has received no inquiries from businesses desiring to locate in the Reno area, just Las Vegas.

Mr. Hickey asked Mr. Goodman if the Department gets involved in railroad rates and service. Mr. Goodman stated that they help in these matters, but felt that the Legislature should speak to rail and trucking companies regarding their rates. He stated that trucking services usually follow new businesses in an area. He felt that existing facilities in Ely could be utilized by businesses other than Kennecott and suggested that a service be set up to contact potential businessmen at conventions held in Nevada to help spread the word that they are wanted in Nevada. Las Vegas hotel people have contributed extensively in bringing in 9 businesses from other states.

Mr. Howard stated that the Department had helped with transportation problems in the rural counties in that they gave a break in the rates for potatoes and potato products being shipped out of Winnemucca.

Mr. Polish asked if the Department had anything in sight for the Ely area. Mr. Goodman stated that they had "nothing strong" but that the Four Corners were looking for the study on a dam and that they had some "nibbles", but that anything definite would take at least 24 months to develop even though the ground-work is laid.

Mr. Goodman spoke briefly on international promotion which has been very successful but must still be accepted by the local communities. He foretold much growth in this area within the next three to five years.

Chairman Bennett announced the next meeting for Tuesday, February 15, at 2:00 p.m. in Room 222 and adjourned the meeting at 4:10 p.m.

Respectfully submitted,

Phyllis Berkson
PHYLLIS BERKSON, Secretary

CONFIDENTIAL

Arizona

Tourism budget	\$ 547,000
Tourism Director	21,000
Economic Development budget (includes planning dept.)	1,200,000
Economic Development Director	28,000
Governor's Alternate to FCRC	22,500

Colorado

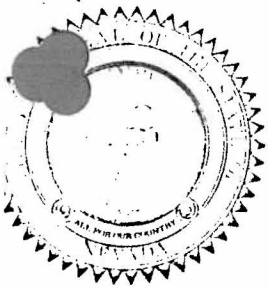
Tourism budget	571,466
Tourism Director	27,528
Economic Development budget (community development)	278,754
Economic Development Director	26,220
Governor's Alternate to FCRC	29,863

New Mexico

Tourism budget	671,000
Tourism Director	25,089
Economic Development budget (community development)	519,000
Economic Development Director	28,700
Governor's Alternate to FCRC	25,350

Utah

Tourism budget	1,342,700
Tourism Director	23,028
Economic Development budget (industrial promotion)	518,700
Economic Development Director	25,566
Governor's Alternate to FCRC	27,228



You'll Like

NEVADA

DEPARTMENT OF ECONOMIC DEVELOPMENT

State Capitol Bldg., Carson City, Nevada 89710 (702) 885-4322
2501 East Sahara, Las Vegas, Nevada 89104 (702) 385-0257

R. E. (Bob) GOODMAN
Director

DARRYL T. MONAHAN
Deputy Director, Tourism

BIL BENDER
Deputy Director, Industry

VIRGINIA SHANE
Deputy Director

DANTE C. PISTONE
Statistician

MEMORANDUM

TO: Participants

FROM: Bob Goodman, Director.
Dept. of Economic Development

DATE: June 11, 1976

SUBJECT: Community Development

This weekend was the culmination of many weeks of studying the ingredients of a successful community development program. You are now probably even more aware of the effort needed by local people to establish the kind of community they want.

We don't want to lose the knowledge and enthusiasm of this group and hope that since each rural area of Nevada now has people who have studied economic development, a planned growth work team will be formed in every part of the state.

The team we propose would have about seven people composed of the chairman of the county commission or mayor; a banker or businessman; a public utility representative; and someone familiar with tourism.

We think this team could provide tremendous community service, especially with the knowledge of people who took this course.

The Department of Economic Development has a plan for community development which follows. We hope this outline will guide your community in seeking its goals. The Department of Economic Development will provide any assistance it can. Please call on us at any time.

Nevada's unique economy provides jobs ranging from dealing on the Las Vegas strip to dry farming in the rural areas of the state.

The communities that support these economic pursuits may seem worlds apart as well, but in a small state such as ours, it only takes a few businesses and people to make a large impact. If growth is to be of a kind wanted by the communities, decisions have to be made and community leaders have to give of their time to see that they are carried out. The following plan is designed to be a Community Industrial Development Organizational Plan:

1. Members of the community must first decide what they want for the community. What kind of development is wanted or not wanted.
2. A planned growth work team must be selected that will devote hours of time weekly, if needed.
3. The team will have to put together a brochure that will explain what the area has to offer in the way of transportation facilities, the work force, utilities, services such as hospitals, housing, schools, churches, and available land.
4. When the above questions are answered, it will be apparent what kinds of industry are practical for the area and a list of potential clients may be developed. Ideas may be garnered from the Department of Economic Development, trade journals, and financial publications such as the Wall Street Journal.
5. What market area is logical to pursue? If 500 and 1,000 mile radii are drawn with the communities as the hub, what are the logical industries and businesses which could logically be recruited by an aggressive community?
6. A sales team has to be ready to respond to the inquiries of interested clients. A small budget for stationery and postage has to be established. There has to be money for transporting clients visiting the area, and in rare cases, the travel of a person who will visit potential clients.
7. There should be members of the community willing to be ambassadors visiting clients when they are traveling.

8. Be receptive to different growth ideas. A diversified industrial base is more stable than one dependent on just one industry.

9. Find out how the government can help in the development you want. Would local people have a hard time filling slots in a desired skilled industry? Perhaps there are training programs available.

10. Be determined in efforts to have planned growth. It's easy to let enthusiasm wane or let local officials make all the decisions. It's easy to get discouraged when results seem slow in appearing, but planned growth takes work and is worth working for.

INTRODUCTION

At the request of Mr. Robert Goodman, Director of Economic Development for the State of Nevada, the firm of Robinson & Gavin, Ltd. was retained to submit their views and opinions as to the possibility of encouraging warehousing, distribution, and compatible light manufacturing for the Las Vegas area.

The purpose of this study is to recommend to the director a positive approach to the various problems that we believe should be corrected before Las Vegas will be able to enjoy a diversified economy.

NOTE: There will be a separate report for the rural communities as requested by the department.

RECOMMENDATIONS

1. ZONING

To attract national companies that are engaged in distribution and light manufacturing, in the Las Vegas area, it is our opinion that the existing zoning regulations will have to be up-dated.

NOTE: We are discussing the North Las Vegas area only.

(a) Recommended action to be taken:

Meet with the newly appointed city manager of North Las Vegas and present typical up-dated zoning regulations as attached in this report. This will cover the:

M-P INDUSTRIAL PARK DISTRICT
Chapter 19.52

M INDUSTRIAL DISTRICT
Chapter 19.54

(b) Up-dated master plan with possible revision of existing residential zoned property that is presently adjacent to industrial zoned areas.

2. COOPERATIVE EFFORT

Strive to have a compatible working relationship with various governmental agencies and private enterprise.

The Nevada Development Authority and a group of the North Las Vegas Businessmen are presently striving for the same goals. This could result in a serious problem if a communication gap occurs.

(a) Recommended action to be taken:

Consolidation into one active group should be done by the Nevada Development Authority. Reconstruction of the organization should include associate members which represent the following groups:

University of Nevada, Las Vegas, Business Department
Department of Economic Development
Department of Commerce
Employment Security Department

Meetings should be held once a month. Time and place to be designated by the Chairman or President. The group should consist of a cross section of members so that on a moments notice they can meet with an interested client and furnish them with the following information.

A. Utility Representative:

Water.

Volume in GPM.

Special Quality requirements.

Special pressure requirements for fire protection, etc.

Sewerage.

Public sewer required?

Any polluting elements in effluent? How much and what kind?

Gas.

Volumn required.

Can interruptible service be used?

Electricity.

Type of services required.

B. Developer, Contractor and Real Estate Broker:

What are facility requirements?

Floor space.

Number of stories.

Ceiling heights.

Construction.

Floor load.

Bay size.

Loading docks.

Special requirements: e.g., cranes, boilers
lighting, sprinklers.

C. Rate Expert:

Transportation.

Rail siding required? How many cars per week?
In and out? Origin of incoming.
Destination of rail shipments. Commodity
classifications.

Common carrier trucks required? Will own
trucks be used?

Destination of truck shipments?

Air service needed for passengers? For freight?

D. Banker:

Financing:

Revenue Bonds? Qualify for SBA loan? Any other
special requirements?

E. Employment Security Representative:

What product is to be manufactured?

What operations are involved? How many days per week, hours per day?

What are the labor requirements?

How many men?

How many women? Interested in recruiting assistance?

What skills? Training programs needed?

What wage rates are anticipated?

Economic data must be up to date and timely for the particular situation. Wage rates change constantly, they are of major importance to an employer considering a location in Nevada. Wage surveys should be up-dated quarterly and all occupations possible listed. The E.S.D. method of having twenty samples before listing a wage rate is inadequate for industrial development efforts. With the small number of manufacturers in Nevada, many times there is not a sample of twenty for an occupation. If there is going to be diversification of industry in the Las Vegas area then this method for wage data information has to be changed.

NOTE: The success of the above recommendations will only bear fruit if the members will take an active part in their organization.

3. COMMUNITY AWARENESS

The community should be informed of diversified activities that are presently taking place in Las Vegas. They should also be informed of the importance of diversification and the economic effects it will have in the years to come.

(a) Recommended action to be taken:

There should be a complete and up-dated list of any new business moving into the community. Information should be available to the news media for the purpose of announcing and explaining the operations of any new business locating in the community.

NOTE: Very few people in the Las Vegas area are aware of American Warehousing which has been in business for approximately two years. The building, approximately 120,000 sq.ft. in size, is a public warehouse with national clients sharing space for further distribution of their goods to the eleven western states.

SUMMARY

The remarks and recommendations that were made in this report are intended to be constructive and not critical of the existing situation. Hopefully some of the recommendations that are suggested will be put to use.

It is our opinion that the Department of Economic Development is doing a satisfactory job and it is our hope that the public and private agencies will unite into a harmonious group to accomplish the goals set forth.

We would like to extend our appreciation for the cooperation that was received from the numerous people contacted in issue this report.

Requests for the information related to industrial development, whether it is from private businessmen, other governmental agencies in Nevada or from other

states should be treated as requests from the Governor of Nevada's Office. These requests will be responded to within 72 hours.

IMMEDIACY OF RESPONSE IS IMPERATIVE!

M-1 INDUSTRIAL

(a) Permitted uses: Uses permitted on a lot or parcel having the required width:

(1) All uses permitted in any commercial zone except as set forth in subsection (c) of this section.

(2) Manufacturing, processing, assembly and fabrication uses.

(3) Specific uses, such as the following: abrasive manufacturing and sale, absorption plat, acetylene manufacturing and sale, acoustical material manufacturing, advertising display manufacturing, agricultural implements manufacturing sales and service, agricultural tillage contractor, air conditioning equipment manufacturing, air express and freight office or depot, airplane manufacturing, airplant service, aluminum products manufacturing, amusement devices manufacturing, animal boarding, animal breeding, animal kennel, animal pound, animal training, artificial flower manufacturing, artificial limb manufacturing, assembly plant, athletic equipment manufacturing, automobile body repairs, auto assembly, auto manufacturing, auto parts and supplies manufacturing, auto storage (no dismantling), awning manufacture and wholesale, bag manufacturing and/or cleaning, baggage and transfer storage warehouse, bakery, ball bearing manufacturing, (barbecue bulk preparation and sales), barber supplies and manufacturing, barrel manufacturing and sale, bathroom accessories manufacturing, battery manufacturing, bed manufacturing, beauty shop equipment manufacturing, belting manufacturing and sales, beverage (malt and spirit) manufacturing and bottling, bicycle race track, Bible and church supplies manufacturing, blacksmith shop, bleaching compound manufacturing, blueing manufacturing, boat storage, bolt and nut manufacturing, boot and shoe manufacturing, bottle collecting (storage or sorting, no junk), bottle caps and seals manufacturing, bottle manufacturing, bottle washing, bottling beverages (malt and spirit), boxes and crates (storage and manufacturing), box storage, braces (orthopedic) manufacturing, brake lining manufacturing,

brewery, bronze retail and wholesale, broom manufacturing, brush manufacturing, burlap manufacturing and sales, burial vaults (storage and manufacturing), business machine manufacturing, butcher's supplies manufacturing, butter and cheese manufacturing, button covering (fabrics) manufacturing, cabinet shop, calcimine manufacturing, candle manufacturing, candy manufacturing (wholesale), cannery, cans manufacturing, canvas manufacturing and goods, cap and hat manufacturing, carbonic ice manufacturing, car (railroad) manufacturing, carloading dock, carpet cleaning, carpet and rug manufacturing, casket making or manufacturing, casein manufacturing and sales, cemetery, celluloid and cellulose manufacturing and sales, cement contractor yard, ceramic products manufacturing, cesspool cleaner yard, chocolate and cocoa manufacturing, chromium plating, cider and vinegar manufacturing, clay products manufacturing and sale, cleaning compounds manufacturing and sale, cleaning and dyeing, clock factory, clothing manufacturing, cloth weaving and spinning, coffee roasting and packaging, coin machine manufacturing, cold storage plant, compressor (air) manufacturing and service, construction equipment and supplies, contractor's equipment and supplies (retail and wholesale), contractor's plant and/or storage yard, condensed milk manufacturing, confections manufacturing, conveyor manufacturing (wholesale, retail and service), cooperage works, cosmetic plant, cotton seed oil manufacturing, cotton spinning and weaving, cotton wadding manufacturing and sales, cotton yarn manufacturing, cotton storage, creamery, crematory, crockery manufacturing, crop dusting equipment yard, dairy products manufacturing, dairy products equipment and supplies manufacturing, decorator workshop and equipment yard, dental supplies manufacturing, dextrine manufacturing and sales, die casting shop, disinfectant manufacturing, distillation of liquor, distiller, dog training school, doll manufacturing, door opening devices manufacturing, door manufacturing, door sash and trim manufacturing (wholesale and retail), drawing materials manufacturing, drapery manufacturing, drilling company equipment yard, drugs manufacturing and sale, dry goods (warehousing), dye manufacturing (other than coal tar products), egg candling, electric sign manufacturing and sales, electrical appliances manufacturing, electric light and power company yard, electro-plating works, elevator manufacturing and sales, emery cloth and sandpaper

7

manufacturing, engine manufacturing, envelope manufacturing, equipment storage yard, excelsior manufacturing and sales extraction and/or processing of rock, sand, gravel, asphalt and like earth products (including top soil stripping), express office, farm products storage, farm implement and machinery manufacturing (retail and wholesale and service), felt products manufacturing, fences manufacturing and sale, filing equipment and supplies manufacturing, filter manufacturing, fire clay products manufacturing, fireproofing material manufacturing and sale, fire protection equipment and supplies manufacturing, flag and banner manufacturing, flea market, floor materials manufacturing, floor polish and wax manufacturing, food products manufacturing, freight office and warehouse, frozen food processing (wholesale), fruit cannery, fruit storage, fuel sales and storage, fur warehouse, furnace manufacturing, furniture manufacturing and storage, gaming in hotels or motels with more than one hundred rooms, garmet manufacturing, generator manufacturing, glove manufacturing, graphite manufacturing, granite grinding (dressing or cutting), gum manufacturing, gun cotton, gun manufacturing, gypsum manufacturing, hair products manufacturing, hardware manufacturing, hat manufacturing, health food products manufacturing, hearing aid manufacturing, heating and venting equipment manufacturing, hemp storage, hoist equipment manufacturing sales and service, horse-radish manufacturing, hose manufacturing, hospital equipment and supplies manufacturing, hotel equipment and supplies manufacturing, house mover (no junk or salvage yard), humane society pound, ice plant, industrial equipment (manufacturing and sales), insulation contractor equipment yard, insulation materials manufacturing, jewelry manufacturing, juice manufacturing and bottling, jute storage and mill, kennels (animal), kindling manufacturing, knitting mill, lath manufacturing, laundry (steam or wetwash), lawn furniture manufacturing, lawn mower manufacturing, leather (artificial or synthetic) manufacturing, linen goods manufacturing, linoleum, liquor storage, loose-leaf book manufacturing, lumber yard, macaroni factory, machine shop, machine tool manufacturing, mail box manufacturing, marble (grinding, dressing or cutting), match manufacturing, mattress factory, mausoleums, metal ore reduction, metal storage, milk bottling, milk (condensed) manufacturing, millwork (manufacturing and sales), mining machinery (manufacturing and sales), mirror manufacturing, model construction supplies manufacturing, molasses manufacturing,

motor manufacturing, motordome, motion picture equipment manufacturing, motion picture studio, motor freight company garage, motorcycle manufacturing, motor freight company warehouse, mover garage, mover warehouse, musical instrument manufacturing, mail manufacturing, needle and pin manufacturing, nitrating of cotton or other material, notions manufacturing, novelty manufacturing, nuts (processed, bleached, shelled, polished, etc.), oil burner manufacturing, oil cloth manufacturing, oil pipe line station, olives (processing), optical goods manufacturing, paint (equipment and supplies manufacturing), paint mixing, paint shop (automobile), paint storage, paper manufacturing, paper products manufacturing, patent medicine manufacturing, paving contractor (equipment storage and wholesale), pencil manufacturing, perfume manufacturing, phenol manufacturing, phonograph manufacturing, phonograph records manufacturing, photographic equipment and supplies manufacturing, pipe fittings manufacturing, pipe storage, plater storage (if within a building), plater manufacturing, plastic and plastic products manufacturing, plumbing shop (storage yard), plumbing fixture manufacturing, pole manufacturing, pottery manufacturing, poultry and/or rabbit raising (wholesale and retail sale of), printer equipment and supplies manufacturing, pound (humane society), power plant (electrical or gas), pumice manufacturing, pumping plant (oil), pump manufacturing, pyroxyline plastic (material) manufacturing, quilt manufacturing, radio broadcasting station (including antennae towers), radio manufacturing, railroad yard, refrigeration equipment manufacturing, restaurant equipment and supplies manufacturing, rice (cleaning and polishing), riding academy or school, rivet manufacturing, road building equipment (wholesale and storage), roofing materials manufacturing, roofing contractor yard, rubber cement manufacturing, rug manufacturing, sail loft, salvage (rubber products), sash and door manufacturing, sandblasting plant, (sand distribution plant), sandpaper manufacturing, scales (commercial) manufacturing, scaffold manufacturing, scientific instruments manufacturing (see optical glass), school equipment and supplies manufacturing, screens manufacturing, screws and bolt manufacturing, seed company, seed treatment (oil extraction), septic tank manufacturing (wholesale and retail), septic tank service, service station equipment manufacturing, sewer service equipment yard, sewing machine manufacturing, sheet metal shop (bulk processing), sheet metal shop (custom work),

sheet metal works, shingle mill, shoddy manufacturing, shoe repairing equipment manufacturing, shoe manufacturing, shooting gallery, sign manufacturing repair (service and sales), slip covers (custom) manufacturing, soap manufacturing, soda ash manufacturing, soda compound manufacturing, soda fountain supplies manufacturing, soda water manufacturing, sodium glutamate manufacturing, soy bean oil manufacturing, spaghetti factory, spice manufacturing, spinning mill, sporting goods manufacturing, spraying equipment yard, springs manufacturing, stair manufacturing, stamp manufacturing (rubber or metal), starch manufacturing, statuary manufacturing, steel erector equipment yard, stencil manufacturing, storage warehouse, storage yard, stove and range manufacturing, straw board manufacturing, sugar refining, surgical supplies manufacturing, sweeping compounds manufacturing, syrup and preserves manufacturing, tack manufacturing, tamale factory, television manufacturing, television parts manufacturing, television sending and receiving tower, tent and awning manufacturing, terra cotta manufacturing and sales, textile storage, tile manufacturing, tile storage, tin products manufacturing and sales, tinfoil manufacturing, tire rebuilding and retreading, tobacco manufacturing, tobacco storage, tombstone manufacturing and sales, tool manufacturing, tractor rental, trailer manufacturing, tool repair, tortilla manufacturing, toy manufacturing, tree service, truck depot and/or terminal, truck manufacturing, truck parking service, truss manufacturing and sales, type manufacturing (printers), vacuum cleaner manufacturing, vegetable cannery (no pickle making), venetian blind manufacturing, wall board manufacturing and sale, wallpaper manufacturing, warehouse storage, washing machine manufacturing, watch factory, waterproofing material manufacturing, wax manufacturing, weather-stripping manufacturing, weaving mill, welding shop, well drilling equipment yard, window glass manufacturing, window shade manufacturing, wine storage, winery, wines (distillation), wood storage yard, woodworking equipment manufacturing service and sales, woodworking, wool pulling plant, wool spinning and weaving, woolen goods storage, X-ray equipment manufacturing.

(4) Accessory uses customarily incident to the above.

(b) Uses requiring a special use permit following review by the board of adjustment: Abattoire (slaughter house), acid

manufacturing and sales, ammonia manufacturing and sales, ammunition manufacturing and sales, aniline dye manufacturing, asbestos and asbestos products manufacturing, asphalt manufacturing, atomic reactor, auto wrecking yard, blast furnace, boiler manufacturing service and sales, bones (reduction or distillation), bottled gas manufacturing, brick kiln, building materials storage yard and sales, bulk station, bunkers (rock and/or sand), butane storage, by-products from fish, meat, or animal, carbide manufacturing and sales, carbon-black manufacturing, carbonic gas manufacturing and sales, carborundum manufacturing and sales, casting foundry, cast iron pipe manufacturing and sales, caustic soda manufacturing and sales, cement manufacturing and sales, cement products manufacturing and sales, chalk manufacturing, charcoal manufacturing, chemicals manufacturing and sales, chlorine manufacturing and sales, coal storage, coal and coke yard, coal tar distillates or products manufacturing and sales, coke oven, concrete batching or "ready mix" plant, concrete plant, copper manufacturing and sales, cordage mill, corrosive products manufacturing, corrugated metal manufacturing and sales, cotton cleaning and reballing, creosote manufacturing and sales, crude oil handling for trans-shipping, distillation of coal and wood, dump (refuse disposal yard), enamel and paint manufacturing, explosive manufacturing and sales, exterminating and insect poison manufacturing, extraction and/or processing of rock, sand, gravel, asphalt and like earth products including top soil stripping, extrusion of metals, fertilizer storage (sacked) and manufacturing, fire works manufacturing, fish curing, fish packing, flour and grain storage, flour mill, forge plant, foundry, gas anti-knock compound manufacturing, gas storage, glass manufacturing, glue manufacturing, gravel pit, grease and tallow manufacturing, grist mill, gun powder manufacturing and wholesale, heavy casting manufacturing, hide and tallow processing, house wrecking yard, hydrochloric acid manufacturing and sales, incineration of animals, garbage, etc., insecticide manufacturing, iron (decorative custom workshop), iron works (ornamental), japanning and shellacking, junk dealer's yard, kerosene manufacturing and wholesale, lampblack manufacturing, lacquer manufacturing, lard manufacturing, lead (white) and oil manufacturing and sales, leather goods manufacturing, leather tanning, lime burning and manufacturing (wholesale), linseed oil manufacturing, livestock (sales and shipping), locomotive manufacturing (service and repair), lubrication compounds manufacturing, lye manufacturing, malleable castings

and manufacturing and sales, meat packer, metal working plant shaping and bending processes, metal light fabrication from standard shapes, metal plating bulk and custom, metal rolling mill, milling company, motorcycle racetrack, nonferrous metal products manufacturing, offal-incineration (reduction of/or dumping), oil refinery, oil (vegetable) processing and manufacturing, oleomargarine manufacturing, ordnance manufacturing (wholesale), ore dump, ore reduction, oxygen manufacturing (retail, wholesale and service), packing house (vegetable or fruit), paint and varnish manufacturing, parking lots, paving materials manufacturing, petroleum products (storage of and wholesale), pickle processing, picric acid (or its derivatives) manufacturing and wholesale, pipe metal manufacturing, planing mill, potash works, quarry (stone), racetrack, rage (processing), raw hides and skin processing, rendering works, rifle range, rock crushing and stripping, rolling mill, rope manufacturing, rubber products manufacturing, rubber products salvage, salt manufacturing, salvage company equipment yard, sand and gravel excavating, sand and gravel (processing and storage), sauerkraut manufacturing, sausage manufacturing, saw mill, sawdust processing, scrap iron works, scrap metal (processing and storage), sewer pipe manufacturing, shellac manufacturing, slagpile, slaughter house, smelting (metal) and refining, steel fabrication, steel mill, steel tank manufacturing and wholesale, stock yard, sulphuric acid manufacturing and wholesale, tallow rendering, tank manufacturing (wholesale and retail), tannery, tar distillation or manufacturing, tar paper manufacturing, tar products manufacturing and sales, tin refining, tinning plant, tire manufacturing, top soil stripping, turpentine manufacturing, vinegar manufacturing, wire rope manufacturing, wood preserving, wood pulp manufacturing, wool processing, wrecking contractor's yard, yeast preparation, zinc manufacturing and zinc products manufacturing....(subject to the issuance of a special use permit following review by the board of adjustment).

(1) Other uses which are, in the opinion of the planning commission, similar to the above and which may be detrimental to the public health, safety and general welfare.

(c) Uses specifically prohibited:

(1) Any residential uses including trailer camp (park) except in conjunction with a permitted use.

(2) Churches, schools, institutions and other public and semi-public uses.

(d) Parking:

(1) Motels: There shall be provided and maintained on the premises or adjacent premises under the same ownership parking spaces in such number so as to be not less than one space for each guest room or unit up to and including twenty-two guest rooms or units, plus additional parking spaces on the premises or adjacent premises under the same ownership equal to not less than eighty percent of the number of guest rooms or units in excess of twenty-two. If, in computing the eighty percent required, a fraction of a parking space results, which fraction exceed fifty percent of a parking space, an additional parking space shall be required.

(2) One off-street parking space for each service or delivery vehicle.

(e) Height limitation: Sixty-five feet.

(f) Required width: Fifty feet average.

(g) Yards: Except as provided in section 16.12.050, yards shall be:

Front - equal to the building line setback as set forth in Section 16.12.250.

Side - None, except as provided in Section 16.12.170.

Rear - ten feet, except on lots or parcels bounded by an alley.

ME INDUSTRIAL ESTATES

(1) Administrative, executive, professional, research and similar office use, having limited contact with the general public.

(2) Manufacturing, processing, assembly, fabricating, or storage of products or materials.

(3) Advertising distribution, animal hospital (no kennel), bakery, banks, bottling plant, blueprinting, brewery, cafe, cannery, carpet cleaning, dairy products distribution, dry cleaning plant, filling stations, furniture warehouse and repair, garage (no body repairs), glass cutting and staining laboratories, laundry, motorcycle repair, photo finishing (wholesale), printer or publisher, sign painting, tire shop (including repair and recapping), towel and linen service, trade school.

(4) Sale of new merchandise in connection with all permitted uses, such as: new auto parts and accessories, electrical goods, hardware, instruments (professional and scientific), paint, sporting goods, building supplies.

(5) Accessory uses customarily incident to the above.

(6) Other uses which are, in the opinion of the planning commission, similar to the above.

(7) Agricultural uses as permitted by other city ordinances.

(b) Conditions under which the above uses may be established:

(1) Issuance of a special use permit, following review by the planning commission. The planning commission may authorize a subcommittee of three members to act for the commission in the review of special use permits under this section. If so authorized, the subcommittee shall be appointed by the chairman of the planning commission and the recommendation of the subcommittee shall be deemed the

recommendation of the commission. The subcommittee must be composed of at least one representative of the city.

(2) Any outside storage shall be suitably screened from the surrounding area by walls, planting or other barrier to the satisfaction of the planning commission.

(3) Provisions for landscaping shall be inclined in the preliminary development plan. These shall include, but are not limited to, screen planting, lawn areas, trees, shrubs, fences and walls. It shall be the responsibility of the owner or developer to carry out this program and to provide such maintenance and care as is required to obtain the effect intended by the original plan. All landscaping shall be planned and maintained to the satisfaction of the planning commission.

(4) Advertising signs shall be reviewed as a part of the plans submitted for special use permit review.

(c) Uses specifically prohibited:

(1) Any residential use, except incidental to a permitted use.

(2) Hotels, motels, trailer courts or other similar uses.

(3) Commercial uses other than those listed in subsection (a) (3) of this section.

(4) Churches, schools, institutions and other similar public and semi-public uses.

(5) Uses enumerated in Section 16.12.220(b).

(d) Parking: Appropriately surfaced facilities, subject to review as a part of special use permit, and to include consideration of the following:

(1) Number of employees at major shift.

(2) Customer requirements.

- (3) Special equipment and vehicle requirements.
- (4) Reserve for plant expansion.
- (5) Access and maneuvering space.

(e) Height limitation: Three stories (,but not exceeding forty-five feet).

(f) Required area and width: One acre minimum area; one hundred fifty feet average width.

(g) Yards: Except as provided in Section 16.12.050, yards shall be:

Front - equal to the building line setback as set forth in Section 12.12.250, but in no event less than forty feet with (twenty) ten feet adjacent to street landscaped with trees, bushes, shrubs and grass to the satisfaction of the planning commission.

Side - twenty feet.

Rear - not less than twenty feet.