

PROPOSED ZONING ORDINANCE FOR  
CITY OF LAS VEGAS.

ORDINANCE NO. 168

AN ORDINANCE OF THE COMMISSION OF THE CITY OF LAS VEGAS, ESTABLISHING A RESIDENCE DISTRICT, INDUSTRIAL AND COMMERCIAL DISTRICTS WITHIN THE SAID CITY OF LAS VEGAS: DEFINING SUCH DISTRICTS: DECLARING IT UNLAWFUL TO ERECT, ESTABLISH, MAINTAIN, OR OPERATE CERTAIN FACTORIES, WORKS, OR ESTABLISHMENTS WITHIN SAID RESIDENCE DISTRICTS AND SAID COMMERCIAL DISTRICTS: REGULATING THE ERECTION, ESTABLISHMENT, MAINTENANCE, OPERATION AND REBUILDING OF CERTAIN WORKS OR ESTABLISHMENTS IN SAID DISTRICTS: PROVIDING PENALTIES FOR THE VIOLATION OF SAID ORDINANCE, AND REPEALING ORDINANCES IN CONFLICT THEREWITH.

*Board of*  
The Commission<sup>ers</sup> of the City of Las Vegas do ordain as

follows:

SECTION I.

That all of the City of Las Vegas is hereby established as and declared to be a residence district, excepting therefrom those portions of the said City included within the boundaries of the hereinafter described commercial districts and industrial districts.

SECTION II.

That the commercial districts are hereby created and established within the said City described as follows:

The commercial district hereby defined as:

All frontage on Fremont Street from Main Street to the east City limits to a depth not exceeding 150 feet; all frontage on Fifth Street from the south city limits to the north city limits to a depth not exceeding one hundred fifty (150) feet; all

CITY  
CLERK'S  
FILE

lots fronting on First Street from Bridger Street to Stewart Street; all lots fronting on Second Street from Stewart Street to Clark Street; all lots fronting on Third Street from Stewart Street to Bridger Street; all lots fronting on Fourth Street from Stewart Street to Bridger Street. <sup>All lots fronting on Sixth, Seventh, Eighth, Ninth, Tenth, Eleventh and Twelfth Streets from</sup> All lots on Clark Avenue and Wilson Avenue in original Townsite. All frontage on Main Street (East Side) from north <sup>City</sup> limits to south <sup>City</sup> limits, not exceeding 150 feet in depth.

SECTION III.

That the industrial districts are hereby created and established within the said City, described as follows:-

All that portion of the City of Las Vegas west of Main Street, north of Charleston Boulevard, (except Original Townsite; H.F.M. & M. Addition; Valley View Addition; Woodland Park) and that portion west of prolongation of Main Street south of Charleston Boulevard.

SECTION IV.

It shall be unlawful for any person, firm, or corporation to erect, establish, maintain, operate, or carry on, within the residence districts described in Section I hereof, any industrial business, or commercial establishment of any kind whatsoever, except with the approval of the <sup>Board of City</sup> Commission<sup>ers</sup> of the City of Las Vegas and with the written consent of the owners of more than fifty (50%) per cent of the area of the land within a radius of 500 feet of such proposed industrial business or commercial establishments, exclusive, however, of land used for public streets, highways, or alleys, and land used for railroad, inter-urban railroad, or street railroad rights of way; provided, however, that said <sup>Board of</sup> Commission<sup>ers</sup> may not grant its approval for the erection, establishment, maintenance,

Main Street to Carson Street; all lots fronting on the south side of Stewart Street from Fifth Street to  
 Nevada Street; all lots fronting on the north side of Carson Street from Fifth Street to  
 Nevada Street; all lots fronting on Ogden Street from Fifth Street to Nevada Street.

or operation, within the said residential districts, of any of the factories, works, plants, or establishments named in Section V hereof; and provided, further, that the provisions of this Section shall not apply to any industrial business or commercial establishment that is being operated, maintained, or carried on within said residential districts at the time of the adoption of this Ordinance.

#### SECTION V.

It shall be unlawful for any person, firm, or corporation to erect, establish, operate, carry on, or maintain any of the following named factories, plants, works, or establishments within the City of Las Vegas, except within the boundaries of the said industrial districts; to-wit: fireworks factories, shoe factory, rolling mill, furniture factory, camp grounds, planing mill, gas plant or factory, gas works, soap factory, glue factory, tallow rendering establishments, wholesale dye or cleaning establishments employing five persons or more, tannery, foundry, oil well, oil refinery, any plant for the storage of more than 2200 gallons of oil, gasoline, coal oil or other petroleum product or products, cannery, winery, fertilizer factory, carpet beating establishment, public hay barn, mattress factory, rock crusher, lumber yard, public laundry or wash house, any plant for the manufacture of shoe blackening, insect poison or exterminator, tar roofing or water proofing, rubber or gutta percha, creosote, stove polish, paint, shellac, varnish, vinegar, storage batteries, gelatine or sizing, lamp black, peroxylin, tar asphalt, disinfectants, printing ink, sulphuric acid, nitric acid, hydrochloric acid, yeast, soda, dye-stuffs, brick, steel tanks, tile or terra cotta; any stone yard, monument works, asphalt refinery, ice plant, ice storage house of more than five tons capacity, potash works, tar distillation, wool pulling or scouring, crematory, mortuary; any plant for the distillation of bones, coal or wood, wrecked automobile storage yard, building material storage yard, milk distributing station, plating works, curing or storage of raw hides or skins, bottling works;

carting, express, hauling or storage yard; contractor's plant or storage yard, cooperage works, oiled, rubber or leather goods factory, coal, coke or wood yard, acetylene gas manufacture or storage, bakery, wholesale, employing more than five people, wholesale poultry house, bowling alley above ground level, burlap manufacture or bag cleaning, ammonia, bleaching powder, gaming house or amusement establishments, chlorine manufacture, boiler works, any kind of manufacture or treatment other than the manufacture or treatment of products purely incidental to the conduct of a retail business conducted on the premises, provided such industrial use occupies more than 20 per cent of the floor space of the buildings on such premises; any trade industry or use that is noxious or offensive by reason of the emission of odor, dust, smoke or noise; provided, however, that the provisions of this Section shall not apply to any works, factory, or establishment of any of the kinds or varieties in this section enumerated where such works, factory, or establishment is now being maintained, operated or carried on at the time of the adoption of this Ordinance.

#### SECTION VI.

If any industrial business or commercial plant or establishment being operated, maintained, or carried on within said residence district at the time of the adoption of this Ordinance, or any of the works, establishments, factories, or plants enumerated in Section V hereof being operated, maintained, or carried on within said commercial district or residential district at the time of the adoption of this Ordinance shall be thereafter partially destroyed by fire or otherwise, it shall be unlawful for any person, firm, or corporation to erect, maintain, establish, carry on, rebuild, or replace the same, when it will cost 60 per cent or more of the value before destruction of said factory, plant, works, or establishment to replace the same.

SECTION VII.

It shall be unlawful for any person, firm, or corporation maintaining, operating, conducting, or carrying on any industrial business or commercial plant or establishment within said residential district at the time of the adoption of this Ordinance, or maintaining, operating, conducting, or carrying on any of the works, plants, factories, or establishments enumerated in Section V hereof within said commercial districts at the time of the adoption of this Ordinance, to enlarge such business, plant, works, factories, or establishments by building any addition thereto or otherwise, except with the approval of the <sup>Board of City</sup> Commission <sup>us</sup> of the City of Las Vegas and with the written consent of the owners of more than 50 percent of the area of the land within a radius of 500 feet of said addition, exclusive, however, of land used for public streets, highways, or alleys.

SECTION VIII.

Any person, firm, or corporation violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punished by a fine of not less than Ten (\$10.00) Dollars or more than <sup>Four</sup> ~~Five~~ Hundred (\$~~4~~00.00) Dollars, or by imprisonment in the <sup>City</sup> ~~County~~ Jail in the <sup>City</sup> ~~County~~ of <sup>Las Vegas</sup> ~~Clark~~ for not less than five (5) or more than <sup>Two Hundred</sup> ~~sixty~~ <sup>250</sup> (~~60~~) days, or by both such fine and imprisonment.

SECTION IX.

Each such person, firm, or corporation shall be deemed guilty of a separate offense for every day during any portion of which any violation of any of the provisions of this Ordinance is committed, continued or permitted by such persons, firm, or corporation, and shall be punished therefor as provided by this ordinance.

SECTION X.

The boundaries of the several districts herein created may be changed, enlarged, decreased, or otherwise modified, from time to time by the Board of Commissioners of the City of Las Vegas, and new and additional residence, commercial, or industrial districts may be created, established, and defined by said Board of City Commissioners from time to time

SECTION XI.

This ordinance shall take effect immediately after its passage and publication as hereinafter authorized, and this Ordinance is passed as an emergency ordinance under the provisions of a Resolution adopted by the Board of City Commissioners on this 22 day of April, 1931.

SECTION XII.

The City Clerk is hereby authorized and directed to have this Ordinance published in Las Vegas Evening Review <sup>or a</sup> daily newspaper published in the City of Las Vegas, for a period of one week (six issues).

I hereby certify that the foregoing Ordinance was read for the first time at a recessed regular meeting of the Board of Commissioners of the City of Las Vegas, held on the 22 day of April, 1931, and was passed as an emergency ordinance upon second reading on said last mentioned date, on the following vote: Commissioners Thomas, German and Hunsell, Smith and His Honor the Mayor voting aye.  
Nays None.

attest:

Viola Burns  
City Clerk

Approved this 22 day of April, 1931.

J. P. Hesse  
Mayor of the City of Las Vegas.

ORDINANCE NO. 168

AN ORDINANCE OF THE COMMISSION OF THE CITY OF LAS VEGAS, ESTABLISHING A RESIDENCE DISTRICT, INDUSTRIAL AND COMMERCIAL DISTRICTS WITHIN THE SAID CITY OF LAS VEGAS; DEFINING SUCH DISTRICTS; DECLARING IT UNLAWFUL TO ERECT, ESTABLISH, MAINTAIN, OR OPERATE CERTAIN FACTORIES, WORKS, OR ESTABLISHMENTS WITHIN SAID RESIDENCE DISTRICTS AND SAID COMMERCIAL DISTRICTS; REGULATING THE ERECTION, ESTABLISHMENT, MAINTENANCE, OPERATION AND REBUILDING OF CERTAIN WORKS OR ESTABLISHMENTS IN SAID DISTRICTS; PROVIDING PENALTIES FOR THE VIOLATION OF SAID ORDINANCE, AND REPEALING ORDINANCES IN CONFLICT THEREWITH.

The Board of Commissioners of the City of Las Vegas do ordain as follows:

SECTION I.

That all of the City of Las Vegas is hereby established as and declared to be a residence district, excepting therefrom those portions of the said City included within the boundaries of the hereinafter described commercial districts and industrial districts.

SECTION II.

That the commercial districts are hereby created and established within the said City described as follows:

The commercial district hereby defined as:

All frontage on Fremont Street from Main Street to the east City limits to a depth not exceeding 150 feet; all frontage on Fifth Street from the south city limits to the north city limits to a depth not exceeding one hundred fifty (150) feet; all lots fronting on First Street from Bridger Street to Stewart Street; all lots fronting on Second Street from Stewart Street to Clark Street; all lots fronting on Third Street from Stewart Street to Bridger Street; all lots fronting on Fourth Street from Stewart Street to Bridger Street; all lots fronting on Sixth, Seventh, Eighth, Ninth, Tenth, Eleventh, and Twelfth Streets from Stewart Street to Carson Street; all lots fronting on the south side of Stewart Street from Fifth Street to Twelfth Street; all lots fronting on the north side of Carson Street from Fifth Street to Twelfth Street; all lots fronting on Ogden Street from Fifth Street to Twelfth Street. All lots on Clark Avenue and Wilson Avenue in original Townsite. All frontage on Main Street (East Side) from north City limits to south City limits, not exceeding 150 feet in depth.

SECTION III.

That the industrial districts are hereby created and established within the said City, described as follows:

All that portion of the City of Las Vegas west of Main Street, north of Charleston Boulevard, (except Original Townsite; H. F. M. & M. addition; Valley View Addition; Woodland Park) and that portion west of prolongation of Main Street south of Charleston Boulevard.

SECTION IV.

It shall be unlawful for any person, firm, or corporation to erect, establish, maintain, operate, or carry on, within the residence districts described in Section I hereof, any industrial business, or commercial establishment of any kind whatsoever, except with the approval of the Board of City Commissioners of the City of Las Vegas and with the written consent of the owners of more than fifty (50%) per cent of the area of the land within a radius of 500 feet of such proposed industrial business or commercial establishments, exclusive, however, of land used for public streets, highways, or alleys, and land used for railroad, interurban railroad, or street railroad rights of way; provided, however, that said Board of Commissioners may not grant its approval for the erection, establishment, maintenance, or operation, within the

said residential districts, of any of the factories, works, plants, or establishments named in Section V hereof; and provided, further, that the provisions of this Section shall not apply to any industrial business or commercial establishment that is being operated, maintained, or carried on within said residential districts at the time of the adoption of this Ordinance.

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA, } ss.  
County of Clark, }

Dick Lochrie, being first duly sworn,

deposes and says: That he is Foreman of the LAS VEGAS EVENING REVIEW-JOURNAL, a daily newspaper, of general circulation, printed and published at Las Vegas, in the County of Clark, State of Nevada, and that the attached was continuously published in said newspaper for a period of one week, every day

from April 23, 1931 to April 30, 1931

inclusive, being the issues of said newspaper for the following dates, to-wit: April 23-24-25-27-28-29-30, 1931

That said newspaper was regularly issued and circulated on each of the dates above named.

Signed Dick Lochrie

Subscribed and sworn to before me this 30th day of April 1931

[Signature] Notary Public in and for Clark County, Nevada

My Commission Expires 1/12/35

SECTION V

It shall be unlawful for any person, firm, or corporation to erect, establish, operate, carry on, or maintain any of the following named factories, plants, works, or establishments within the City of Las Vegas, except within the boundaries of the said industrial districts; to-wit: fireworks factories, shoe factory, rolling mill, furniture factory, camp grounds, planing mill, gas plant or factory, gas works, soap factory, glue factory, tallow rendering establishments, wholesale dye or cleaning establishments employing five persons or more, tannery, foundry, oil well, oil refinery, any plant for the storage of more than 2200 gallons of oil, gasoline, coal oil or other petroleum product or products, cannery, winery, fertilizer factory, carpet beating establishments, public hay barn, mattress factory, rock crusher, lumber yard, public laundry or wash house, any plant for the manufacture of shoe blackening, insect poison or exterminator, tar roofing or water proofing, rubber or gutta percha, creosote, stove polish, paint, shellac, varnish, vinegar, storage batteries, gelatine or sizing, lamp black, peroxylin, tar asphalt, disinfectants, printing ink, sulphuric acid, nitric acid, hydrochloric acid, yeast, soda, dye-stuffs, brick, steel tanks, tile or terra cotta; any stone yard, monument works, asphalt refinery, ice plant, ice storage house of more than five tons capacity, potash works, tar distillation, wool pulling or scouring, crematory, mortuary; any plant for the distillation of bones, coal or wood, wrecked automobile storage yard, building material storage yard, milk distributing station, plating works, curing or storage of raw hides or skins, bottling works; carting, express, hauling or storage yard; contractor's plant or storage yard, cooperage, works, oiled, rubber or leather goods factory, coal, coke or wood yard, acetylene gas manufacture or storage, bakery, wholesale, employing more than five people, wholesale poultry house, bowling alley above ground level, burlap manufacture or bag cleaning, ammonia, bleaching powder, gaming house or amusement establishments, chlorine manufacture, boiler works, any kind of manufacture, or treatment other than the manufacture or treatment of products purely incidental to the conduct of a retail business conducted on the premises, provided such industrial use occupies more than 20 per cent of the floor space of the buildings on such premises; any trade industry or use that is noxious or offensive by reason of the emission of odor, dust, smoke or noise; provided, however, that the provisions of this Section shall not apply to any works, factory, or establishment of any of the kinds or varieties in this section enumerated where such works, factory, or establishment is now being maintained, operated or carried on at the time of the adoption of this Ordinance.

SECTION VI.

If any industrial business or commercial plant or establishment being operated, maintained, or carried on within said residence district at the time of the adoption of this Ordinance, or any of the works, establishments, factories, or plants enumerated in Section V hereof being operated, maintained, or carried on within said commercial district or residential district at the time of the adoption of this Ordinance shall be thereafter partially destroyed by fire or otherwise, it shall be unlawful for any

person, firm, or corporation to erect, maintain, establish, carry on, rebuild, or replace the same, when it will cost 60 per cent or more of the value before destruction of said factory, plant, works, or establishment to replace the same.

SECTION VII.

It shall be unlawful for any person, firm, or corporation maintaining, operating, conducting, or carrying on any industrial business or commercial plant or establishment within said residential district at the time of the adoption of this Ordinance, or maintaining, operating, conducting, or carrying on any of the works, plants, factories, or establishments enumerated in Section V. hereof within said commercial districts at the time of the adoption of this Ordinance, to enlarge such business, plant, works, factories, or establishments by building any addition thereto or otherwise, except with the approval of the Board of City Commissioners of the City of Las Vegas and with the written consent of the owners of more than 50 per cent of the area of the land within a radius of 500 feet of said addition, exclusive, however, of land used for public streets, highways, or alleys.

SECTION VIII.

Any person, firm, or corporation violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punished by a fine of not less than Ten (\$10.00) Dollars or more than Four Hundred (\$400.00) Dollars, or by imprisonment in the City Jail in the City of Las Vegas for not less than five (5) or more than two hundred (200) days, or by both such fine and imprisonment.

SECTION IX.

Each such person, firm, or corporation shall be deemed guilty of a separate offense for every day during any portion of which any violation of any of the provisions of this Ordinance is committed, continued or permitted by such persons, firm, or corporation, and shall be punished therefor as provided by this ordinance.

SECTION X

The boundaries of the several districts herein created may be changed, enlarged, decreased, or otherwise modified, from time to time by the Board of Commissioners of the City of Las Vegas, and new and additional districts, commercial, or industrial and defined by said Board of City Commissioners from time to time.

SECTION XI.

This ordinance shall take effect immediately after its passage and publication as hereinafter authorized, and this Ordinance is passed as an emergency ordinance under the provisions of a Resolution adopted by the Board of City Commissioners on this 22 day of April 1931.

SECTION XII

The City Clerk is hereby authorized and directed to have this Ordinance published in Las Vegas Evening Review-Journal a daily newspaper published in the City of Las Vegas, for a period of one week (six issues).

I hereby certify that the foregoing Ordinance was read for the first time at a recessed regular meeting of the Board of Commissioners of the City of Las Vegas, held on the 22 day of April, 1931, and was passed as an emergency ordinance upon second reading on said last mentioned date, on the following vote: Commissioners Thomas, Smith, German, Hansell, and His Honor the Mayor J. F. Hesse, voting aye.

Noes, none.

ATTEST:

VIOLA BURNS,

City Clerk.

Approved this 22 day of April, 1931.

J. F. HESSE,

Mayor of the City of Las Vegas

(CITY SEAL).

A-23 to 30 inc.