



# PUBLIC LEASE AUCTION BY SEALED BID

**WEDNESDAY, MARCH 28, 2007**

1 Centre Street, 19th Floor North  
New York, New York

**Sealed Bids Accepted**  
10:00 a.m. to 11:00 a.m.

**Sealed Bids Opened**  
11:00 a.m.

MICHAEL R. BLOOMBERG  
Mayor

Martha K. Hirst  
Commissioner  
Department of Citywide Administrative Services

Lori Fierstein  
Deputy Commissioner  
Division of Real Estate Services

**NEW YORK CITY REAL ESTATE**



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# PUBLIC LEASE AUCTION SEALED BID

The properties listed in this brochure will be offered at Public Lease Auction through a sealed bid procedure. If you are interested in bidding, you must obtain the required documents and instructions before the auction.

**Carefully read the instructions and complete all necessary forms. DO NOT MAIL IN BIDS.**

## OFFERING TERMS AND CONDITIONS

The lease auction will be conducted in accordance with the following sealed bid procedure (the term "lease" shall include a license agreement where applicable):

### **1. BID SUBMISSION**

Sealed Bids will only be accepted at 1 Centre Street, 19<sup>th</sup> Floor North Conference Room between the hours of 10:00 a.m. and 11:00 a.m. on the day of the auction. Bids will be opened shortly after 11:00 a.m. All bidders are required to obtain and demonstrate that they have obtained a time-stamped receipt, received when the bid is submitted. Failure to have a properly time-stamped receipt will result in a rejected bid.

### **2. SEALED BID REQUIREMENTS**

All bidders must submit the following as part of the Bid Packet. Each bid must be in a separate sealed envelope clearly marked with borough, block, lot, parcel number and sealed bid lease auction date. Failure to provide all of the following will result in rejection of a bid.

- a. Security Deposit in the form of a Certified Check, Cashier's Check or Postal Money Order made payable to "Comptroller, City of New York" in the amount of one quarter the Annual Bid Rent for long term leases or an amount equal to three times the monthly Bid Rent for short-term leases.
- b. One month's Bid Rent in the case of short-term leases or one-twelfth the Annual Bid Rent in the case of a long-term lease in the form of a Certified Check, Cashier's Check or Postal Money Order made payable to "NYC/DCAS/DRES".
- c. A completed Lease Auction Sealed Bid Application Form.
- d. A completed (notarized) Disclosure Statement from the bidder (individual, partnership or corporate entity), together with Disclosure Statements submitted by each individual with a 20% or greater ownership or voting interest in a bidding partnership or corporation.
- e. Provide copies of two pieces of identification one of which must be either a valid driver's license, non-drivers photo I.D. issued by the Department of Motor Vehicles or a valid passport and proof of domicile (e.g. utility bill) and, for business entities, proof of principal place of business satisfactory to the City of New York.
- f. If bidder is a corporation: (i) a resolution of the board of directors thereof, authorizing participation in the auction; (ii) Incumbency Certificate disclosing the names of the officers and verifying their signatures; (iii) Certificate of Good Standing issued by the State of New York.
- g. If bidder is a partnership: certified copy of Certificate of Partnership or Certificate of Doing Business under an Assumed Name.

### **3. MINIMUM NET WORTH**

All bidders (i.e. corporations, partnerships, individuals) shall provide evidence in the submitted bid envelope that bidder has a minimum net worth (hereinafter "MNW" or, in the case of a not-for-profit corporation, a minimum fund balance) equal to twelve times the monthly Bid Rent for short-term leases or at least twice the Annual Bid Rent for long-term leases. The MNW shall not include the one-twelfth Annual Bid Rent but may include as an asset the security deposit tendered on the day of the auction. Such evidence must consist of either (a) a financial statement, including a balance sheet and income statement, for a period ending no earlier than one year prior to the date of the auction, accompanied by an affidavit signed by the bidder that the financial statement is complete and accurate or (b) a letter from the bidder's certified public accountant dated no more than thirty (30) days prior to the date of the auction, stating the said bidder's net worth. It is in the sole and absolute discretion of the City as to whether the submitted financial statement or letter adequately demonstrates compliance with the MNW requirement. The City reserves the right to make any inquiries concerning any such financial statement or letter or to require a financial statement and the bidder must promptly and fully respond to any such inquiry.

If the bidder cannot meet the MNW requirement, it may obtain a personal guarantee from a guarantor who can meet the MNW requirements and can provide evidence as set forth above. Such personal guarantor will be required to submit a Disclosure Statement and financial statements.

If a bidder is the successful bidder on more than one property, the MNW or minimum fund balance requirement shall be cumulative. For example, if an MNW requirement would be \$10,000 for one bid, it would be \$20,000 in the event the bidder was successful on two bids.

A sample form of financial statement consisting of a balance sheet and income statement for both a corporate bidder and an individual bidder has been included in the Bid Packet as one method of disclosure for bidders to utilize in providing evidence of MNW. Any similar form disclosing adequate data may be utilized. Balance sheets and income statements not in substantial conformance with forms included in the Bid Packet will be rejected.

#### **4. PERSONAL GUARANTEE**

After the auction and upon review of the apparent high bidder's submitted documents, at the sole discretion of the Deputy Commissioner, a personal guarantee may be required to be furnished by any bidder, in accordance with Paragraph 3 above.

#### **5. REJECTION OF BIDS AND NEXT-HIGH BIDDER**

In the sole discretion of the Deputy Commissioner, a bid may be rejected for the following reasons and in that event the lease will be awarded to the next highest qualified bidder. Nothing herein shall prevent the City from also holding a bidder in default pursuant to Paragraph 10 hereinafter.

- a. If a required payment is missing or in improper amount or form.
- b. If any required form is missing or incomplete or incorrectly filled out.
- c. If the bidder does not meet the MNW requirements set forth in Paragraph 3.
- d. If the bidder is ineligible to bid and/or lease pursuant to Paragraph 9 hereinafter.
- e. If it is determined that bidder is not creditworthy as indicated by the existence of defaults on obligations to the City or any other creditor, unpaid debts and/or the existence of any other significant credit problem(s) as may be indicated by a credit report or other reliable sources.

#### **6. BIDS ON MULTIPLE PARCELS**

Bidders may bid on more than one parcel provided each bid is submitted in a separate envelope, accompanied by separate checks in the form enumerated above and by a separate set of required documents, as enumerated above.

#### **7. EXECUTION OF LEASE AND WITHDRAWAL OF BIDS**

The lease will be awarded to the highest qualified bidder. Upon the City's completion of review and approval of bidder's bid and submitted documents, the highest qualified bidder and the City will execute the lease upon written notice from the City. A bidder's failure to execute the lease within ten (10) business days from receipt of the aforesaid notice shall constitute a default pursuant to Paragraph 10 hereinafter. **The lease will be in conformance with the offering, including any applicable Special Terms and these Offering Terms and Conditions and will not be subject to negotiation or modifications** (See page 5 for instructions as to how to view the short-term lease or license documents prior to the auction). A bidder may not withdraw its bid before the expiration of 45 days after the date of the opening of bids; thereafter a bidder may withdraw its bid only in writing and in advance of lease execution. Once a lease is executed between the City and the highest bidder, the checks of all other bidders will be returned. Until bidder is in receipt of a fully executed counterpart of the lease, bidder may not enter upon or occupy the premises or have any rights thereto. In the event that the City cannot give possession in a timely fashion, its sole liability will be the return of any deposits submitted by the high bidder. No bid shall be deemed accepted, and no rights shall accrue against the City, nor shall there be deemed a lease unless and until a fully executed lease is delivered to the highest qualified bidder.

#### **8. POWERS OF THE DEPUTY COMMISSIONER**

- a. **To Withdraw a Property from Auction**  
The Deputy Commissioner of the Department of Citywide Administrative Services reserves the right to withdraw any parcel from the auction and to reject any and all bids, if to do so is deemed in his/her sole discretion, to be in the best interest of the City.
- b. **To Act in Best Interest of the City**  
Nothing contained in these terms and conditions shall be deemed to limit the authority of the Deputy Commissioner, to take such steps as may be deemed to be in the best interest of the City.

#### **9. INELIGIBILITY TO BID AND LEASE**

- a. **Bidder Has Defaulted On Other Obligations**  
No bidder, including, without limitation, any Business Entity (as defined below) or subsidiary, parent or Affiliate (as defined below) thereof, of any trustee(s), director(s), officer(s) or shareholder(s) with voting interests or owning a total of twenty (20%) percent or more of any of the foregoing, who or which is or has been in default in or on any contract, obligation or agreement of any kind or nature whatsoever entered into with the City of New York, or any of its agencies, within a period of five (5) years prior to the date of the auction, will be accepted as an eligible bidder for any parcel. Such obligations include, among other things, the obligation to pay in full all New York City property taxes and charges when due.

b. **Bidder Was a Former Owner of the Parcel**

No bidder, including, without limitation, any Business Entity or subsidiary, parent or Affiliate thereof, or any director(s), officer(s) or shareholder(s) with voting interests or owning a total of twenty (20%) percent or more of any of the foregoing, who or which was a former owner of the parcel within a period of five (5) years prior to the date of the applicable lease auction will be accepted as the tenant of the parcel.

c. **Penalty for Bidding When Ineligible**

If it is determined in the sole discretion of the Deputy Commissioner that the apparent high bidder is ineligible to bid or lease a parcel, the said bid will be rejected and the lease awarded to the next highest qualified bidder. However, if in connection with this determination, bidder has provided to the City any knowing false documents or statements, this shall constitute a default pursuant to Paragraph 10(a) hereinafter.

d. **For the Purposes of This Paragraph 9 in Its Entirety:**

i. Where the bidder is an individual:

A. the interests and defaults of the bidder's spouse may be attributed to the bidder; and

B. the interests and defaults of a Business Entity (and of any parent, subsidiary or Affiliate of such Business Entity) in which the bidder has a twenty (20%) percent or greater ownership or voting interest shall be attributed to the bidder;

ii. Where the bidder is a Business Entity:

C. the interests and defaults of any trustee(s), director(s) or officer(s) and any shareholder(s) having a total of twenty (20%) percent or more of its voting stock, ownership interest or control shall be attributed to it (for purposes of these subparagraphs (ii)(A) and (B), the interests and defaults of the family members listed in subparagraph (i)(A), above, shall be attributed to the individuals set forth in these subparagraphs); and

D. the interests and defaults of a Business Entity (and of any parent, subsidiary or Affiliate or such Business Entity) in which the bidder or any subsidiary, parent or Affiliate thereof or any trustee(s), director(s), officer(s) or shareholder(s) thereof has a total of twenty (20%) percent or greater ownership, voting interest or control shall be attributed to the bidder.

e. **For the Purposes of This Paragraph 9, the Following Definitions Apply:**

**Affiliate** - A Business Entity in which the bidder has, directly or indirectly, a voting, control or ownership interest of twenty (20%) percent or more, or which has such an interest in the bidder.

**Business Entity** - A legal being, other than an individual, natural person, e.g., a corporation, partnership, joint venture or syndication. A Business Entity must be duly formed in accordance with all applicable provisions of law and have the legal capacity, among other things, to be sued and to own and mortgage property in the State of New York.

## **10. BIDDER'S DEFAULT**

Any of the following shall constitute a Default by the highest qualified bidder:

- a. the making of any material misrepresentation, omission or false statement in any Disclosure Statement or supplementary information required herein and submitted to the City; or if the bidder fails to verify the representations contained in these documents where required;
- b. discovery by the Department of Citywide Administrative Services prior to the City's execution of the lease that the apparent high bidder plans to use the premises in contravention of the terms of the lease;
- c. bidder's failure to sign the lease in a timely manner;
- d. if any material misrepresentation, omission or false statement is discovered after the lease execution, the City may avail itself of all remedies available to it at law, it being acknowledged that these representations are being relied upon by the City and are material to this transaction. The clause shall survive the lease execution;
- e. unlawfully entering upon or occupying any City-owned property, including the subject auction property, without written authorization from the City.

## **11. EFFECT OF DEFAULT**

If the highest qualified bidder is found to be in default pursuant to Paragraph 10 such bidder will be disqualified and all monies paid by such bidder will be retained by the City as liquidated damages. Bidder so held in default will not be eligible to bid on property at any City auction for a period of five (5) years from the date of the default.

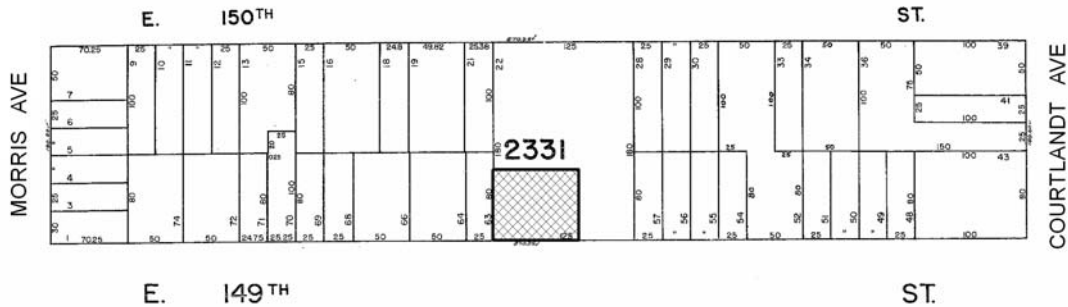
## **12. BROKERAGE COMMISSIONS**

No brokerage or other commissions are payable as a result of this auction.

## **13. SECURITY DEPOSIT**

After the execution of the lease, the monies received by the City as security will be retained by the New York City Comptroller's Office and held for such purpose.

# LONG-TERM LEASE PARCEL 1 – BRONX



PREMISES ADDRESS: 315 East 149<sup>th</sup> Street

LOCATION: 395 feet west of Cortlandt Avenue

BLOCK: 2331

LOT(S): Part of Lot 22

PROPERTY TYPE: Ground floor retail space and basement space in Municipal Parking Garage

SQUARE FOOTAGE: Approximately 3,868 square feet of ground floor retail space and approximately 3,480 square feet of basement space

USE: As-of-Right

ZONE: C4-4

LEASE TERM: Five (5) years with two five (5) year renewal options (providing the Tenant is not in default of any lease term or condition)

MINIMUM ANNUAL BID: \$97,200

RATE OF ANNUAL INCREASE: The annual rental shall be increased by 3% per annum compounded every year or by the Consumer Price Index whichever is greater for the balance of the lease term including the renewal terms, if applicable, with the first escalation occurring at the first anniversary of the lease commencement date.

SPECIAL TERM AND CONDITION: At the request of the highest qualified bidder, the City and said bidder will enter into a Revocable License Agreement (the "License") in form as acceptable to the City, for use of the Premises for the sole and exclusive purpose of conducting activities to prepare the Premises for occupancy pursuant to the contemplated

long term lease. Use of the Premises under the License shall be strictly limited to architectural, engineering and construction work of a non-structural nature, and for no other purpose. The license fee shall be Ten Dollars (\$10.00) per month and shall not exceed sixty (60) calendar days preceding the commencement of the long term lease.

INSPECTION DATE: March 16, 2007, 11:00 a.m. – 12:00 p.m. and March 20, 2007, 11:00 a.m. – 12:00 p.m.



## **LEASE DOCUMENTS**

The lease and/or license agreement is a legal form; it is strongly urged that you consult a lawyer in reviewing this form, which is not subject to negotiation. It is recommended that bidders obtain and review the applicable lease and/or license documents prior to the auction. Copies can be obtained by calling (212) 669-4241 or by visiting our office at 1 Centre Street, 19<sup>th</sup> Floor North, New York, NY.

## ANSWERS TO FREQUENTLY ASKED QUESTIONS

**1. HOW WILL THE AUCTION BE CONDUCTED?**

Bids will be accepted only in person on March 28, 2007 from 10:00 a.m. to 11:00 a.m. at 1 Centre Street, 19<sup>th</sup> Floor North Conference Room, Manhattan. The auction will commence promptly at 11:00 a.m. Bidding will be a **SEALED BID** process. All sealed bid envelopes will be time stamped, all bids will be opened and announced.

**2. MAY I BID ON MORE THAN ONE PARCEL?**

Yes. Provided each bid is accompanied by the required forms and checks, you may bid on as many parcels as you wish. Each bid must be submitted in a separate sealed envelope clearly marked with borough, block, lot, parcel number and sealed bid lease auction date.

**3. DO I NEED TO BE PRESENT AT THE AUCTION?**

No.

**4. DO THE SAME LEASE TERMS APPLY TO ALL PROPERTIES?**

No. Bidders may view or obtain a copy of the long-term lease, short-term lease, license or occupancy permit documents by calling (212) 669-4241 or by visiting our office at 1 Centre Street, 19<sup>th</sup> Floor North, New York, New York. **THE LEASE AND/OR LICENSE AGREEMENT IS A LEGAL DOCUMENT; IT IS STRONGLY URGED THAT YOU CONSULT A LAWYER IN REVIEWING THIS DOCUMENT WHICH IS NOT SUBJECT TO NEGOTIATION.**

**5. IS THE LEASE, LICENSE OR PERMIT DOCUMENT SUBJECT TO NEGOTIATION?**

No. Pursuant to Paragraph 7 of the Offering Terms and Conditions, the lease will not be subject to negotiation or modifications.

**6. WHAT IS A LONG-TERM LEASE?**

A long-term lease is any lease with a term of one or more years.

**7. WHAT IS A SHORT-TERM LEASE?**

A short-term lease is for one day less than a year or on a month-to-month basis.

**8. WHAT TYPE OF FINANCIAL STATEMENT MUST I SUBMIT?**

You or your guarantor must submit a current financial statement consisting of a balance sheet and income statement. The financial statement must demonstrate that you or your guarantor have a minimum net worth as more fully discussed in Paragraph 3 of the Offering Terms and Conditions. "Net worth" is defined as the excess of tangible assets over liabilities. A sample form of financial statement is included in the Bid Packet. In lieu of a financial statement, you or your guarantor may submit a letter from a certified public accountant showing that you meet the minimum net worth requirement.

**9. WHEN CAN I EXPECT TO TAKE POSSESSION OF THE PROPERTY?**

Only upon notification by the Department of Citywide Administrative Services, and receipt of a fully executed lease and/or license.

**10. WHAT DOES THE PHRASE "THE CITY RESERVES THE RIGHT TO TAKE BACK PARKING SPACES" MEAN FOR PARKING GARAGES AND LOTS?**

This means that the City in its sole and absolute discretion reserves the right to take back parking spaces for its own use. In such event, the monthly rent will be reduced on a pro rata basis, based on the diminution of parking spaces from the maximum capacity of parking spaces at the premises as determined by the Department of Consumer Affairs, as set forth in the permit issued by the Department of Consumer Affairs. For example, if a parking lot has a maximum capacity (as set forth in the Department of Consumer Affairs permit) of 100 spaces, and the City takes back 10 spaces, the rent will be reduced by 10%.

**11. IF I AM AN EXISTING TENANT ON A CITY PARCEL AND I ENTER INTO A LEASE PURSUANT TO THIS AUCTION, MAY I APPLY THE PRE-EXISTING SECURITY DEPOSIT TO THE NEW LEASE?**

Yes. A pre-existing security deposit may be applied at the written request of the bidder, but only if the new lease pertains to the same parcel.

**12. IF I ENTER INTO A LEASE OR LICENSE PURSUANT TO THIS AUCTION, WILL MY SECURITY DEPOSIT BEAR INTEREST?**

No. Once the lease or license is executed, the security deposit is held in a **NON-INTEREST BEARING ACCOUNT** at the New York City Comptroller's Office. Provided you are not in default, it is returned after you vacate the premises and your account is terminated.

- 13. HOW DO I GAIN ACCESS TO THE PROPERTY ON WHICH I AM INTERESTED IN BIDDING?**  
All sites will be available for inspection. Check the inspection time and date as provided with individual property offerings.
- 14. WHAT DOES "AS OF RIGHT" USE MEAN?**  
"As of Right" means the use must be in compliance with the existing zoning designation, as defined by the New York City Zoning Resolution. For example, certain residential zones prohibit certain parking uses.
- 15. WHAT IS PUBLIC PARKING?**  
Public Parking, whether in a garage or on a tract of land, is defined in Section 12-10 of the New York City Zoning Resolution.
- 16. ARE THERE ANY SPECIAL DOCUMENTS REQUIRED FOR PUBLIC PARKING?**  
Yes. A permit from the Department of Consumer Affairs is required to operate a parking garage/lot. Contact the Department of Consumer Affairs by dialing 311.
- 17. WHAT IS ACCESSORY PARKING?**  
Accessory uses are defined in Section 12-10 of the New York City Zoning Resolution. Where specifically provided in the applicable district regulations within the Zoning Resolution, accessory off-street parking need not be located on the same zoning lot.
- 18. WHERE CAN I GET INFORMATION ON WHAT USES ARE PERMITTED UNDER ZONING?**  
All prospective bidders are advised to consult a qualified advisor regarding the zoning and other land use regulations applicable to the subject lease auction property. For information about NYC zoning, bidders may wish to contact the Department of City Planning at (212) 720-3291, 9:30 a.m. to noon, 2 p.m. to 4 p.m. or visit the Department's Technical Unit located at 22 Reade Street, 3rd Floor, New York N.Y. 10007. Bidders may also review the New York City Zoning Resolution at the Municipal Reference Library (212) 788-8590, 31 Chambers Street, Suite 112, Manhattan, 10:00 a.m. to 4:00 p.m..
- 19. HOW DO I KNOW WHAT THE INSURANCE REQUIREMENT AMOUNTS WILL BE FOR MY LEASE, LICENSE OR OCCUPANCY PERMIT?**  
Unless specifically stated in the parcel description section of this brochure, insurance requirement amounts are established after a determination of the highest qualified bid and are based upon the proposed use of the property.
- 20. WHAT IS "GARAGE LIABILITY INSURANCE"?**  
Garage liability and garage keepers liability insurance is required of all public parking operators. Garage liability and garage keepers liability insurance are categories of Commercial General Liability insurance called commercial automobile insurance. Garage keepers insurance should be written to include coverage on nonowned automobiles with coverage on additional or replacement autos. Ask your insurance company for a "Garage Coverage Form." As with all insurance required to be carried by our tenants, we require an endorsement to the policy naming the City of New York as an additional insured.

## ZONING INFORMATION

**For information on Zoning, contact the Department of City Planning at (212) 720-3291, 9:30a.m.-Noon, 2p.m. to 4p.m. For information regarding EXACT zoning requirements, consult the New York City Zoning Resolution, a copy of which is available for review at the Municipal Reference Library, (212) 788-8590, 31 Chambers Street, Suite 112, 10:00a.m.-4:00p.m.**

The following information will assist Bidders in understanding and interpreting the applicable zoning regulations governing use of property in the City of New York. These guidelines apply to the use of vacant lots, the use of existing buildings or to permitted accessory uses.

**These guidelines are not intended as anything other than a general summary of terms used in this Lease Auction Brochure and are provided for convenience of reference only. The Division of Real Estate Services is not charged with the enforcement or interpretation of zoning laws and regulations and makes no representations in this regard.**

### DEFINITIONS

**RESIDENTIAL:** Residential Districts (R1-R10) vary according to bulk, permissible density and other controls, such as parking and open space.

**COMMERCIAL:** Commercial Districts (C1-C8) vary according to the area they are to serve (local vs. Regional) and the compatibility with adjacent residential uses. All residential uses are permitted in C1-C6 districts. Many C districts are further subdivided by another numerical suffix, e.g., C6-9, which allows a greater range of bulk and parking standards.

**MANUFACTURING:** Manufacturing Districts (M1-M3) vary according to their impact on the environment and the types of materials used in the production processes. No residential use is permitted in M zones without first obtaining a variance from the Board of Standards and Appeals.

**PARKING:** Parking provisions differ according to the type of district and the use and size of the development. The Zoning Resolution controls the minimum number of spaces required, the maximum number of spaces permitted and the distance of the parking facility from the use to which it is accessory.

**USE GROUPS:** Within each zoning district, certain activities are permitted which are categorized as use groups. There are 18 use groups: residential and institutional activities are within use groups 1-4, local retail and services are within use groups 5-9, regional shopping is within use groups 10-12, open space activities are within use groups 13-15, manufacturing is within use groups 16-18. The attached chart shows permitted use groups. For further information on what uses are allowable within specific zones contact the Department of City Planning or the borough office of the Department of Buildings.

## ZONING INFORMATION

### RESIDENTIAL DISTRICTS: Permitted Uses

| District    | Uses   | Permitted Use Groups |
|-------------|--|----------------------|
| R1          | Single Family Detached Residence; Community Facility Use                         | 1,3,4                |
| R2          | Single Family Detached Residence; Community Facility Use                         | 1,3,4                |
| R3-1        | Single- or Two-Family Residence, Attached or Semi-attached; Community Facilities | 1,2,3,4              |
| R3-2 to R10 | Residence of all kinds; Community Facilities                                     | 1,2,3,4              |

### COMMERCIAL DISTRICTS: Permitted Uses

| District | Uses  | Permitted Use Groups |
|----------|---|----------------------|
| C1       | Wide range of retail stores and personal service establishments for local shopping; Residential and Community Facilities. | 1-6                  |
| C2.      | Wide range of local service establishments; Residential and Community Facilities.   | 1-9,14               |
| C3.      | Waterfront recreation, related to boating and fishing; Residential and Community Facilities.                              | 1-4,14               |
| C4.      | General Commercial uses such as department stores, theatre, etc; Residential and Community Facilities.                    | 1-6,8-10,12          |
| C5       | Central Commercial uses which serve the entire metropolitan region; Residential and Community Facilities.                 | 1-6,9-11             |
| C6       | Full range of commercial uses requiring a central location; Residential and Community Facilities.                         | 1-12                 |
| C7       | Large, noisy, traffic generating uses such as open amusement park.  | 4-10,12-15           |
| C8       | Service establishments such as automobile service stations.   | 4-14,16              |

### MANUFACTURING DISTRICTS: Permitted Uses

| District | Uses   | Permitted Use Groups |
|----------|--|----------------------|
| M1       | Light industrial uses such as research laboratories, or wholesale service facilities certain Community Facilities. | 4-14,16,17           |
| M2       | General industrial uses with performance characteristics less desirable than those permitted in M1 district.       | 5-17                 |
| M3       | Heavy industrial uses such as chemical manufacturing, power plants, foundries, etc.                                | 5-18                 |