

SECTION 401. USES PERMISSIBLE ON SPECIAL APPROVAL:

- The following uses shall be permitted, after review and approval of the site plan by the Board of Appeals, subject to the conditions herein imposed for each use:
1. Utility and public service facilities and uses (without storage yards) which require the location of the building of said facilities within the district in order to serve the immediate vicinity.
2. Churches, all subject to the following conditions:
a. The site shall be so located as to provide for ingress and to have access from said site directly on to a major or secondary thoroughfare having an existing or a planned right-of-way of at least eighty-six (86) feet in width.
b. Whenever the parking plan is so laid out as to beam automobile headlights toward any residential land, an obscuring wall or fence, four (4) feet in height, or a heavily planted greenbelt, ten (10) feet in width, shall be provided along that entire side of the parking area.
3. Colleges, Universities and other such institutions of higher learning, public and private, offering courses in general education and not operated for profit, all subject to the following conditions:
a. Any use permitted herein shall be developed only on sites of at least forty (40) acres in area, and shall not be permitted off any portion of a recorded subdivision plat.
b. All ingress and to egress from said site shall be directly on to a major thoroughfare having an existing or planned right-of-way of at least one hundred and twenty (120) feet of width.
c. No building shall be closer than one hundred and fifty (150) feet to any property line with the exception of a structure for residential purposes in which instance there shall be a setback of at least seventy-five (75) feet from any property line.
4. Golf Courses, Country Clubs, private recreational areas, and institutional recreation centers when not operated for profit, all subject to the following conditions:
a. Any use developed herein and requiring a structure shall have the structure located on a site as not to be closer than two hundred (200) feet from the lot line of any adjacent residential land.
b. All ingress and egress from said site shall be directly on to a major thoroughfare having an existing or planned right-of-way of at least one hundred and twenty (120) feet of width.
c. The off-street parking and general site layout and its relationship to all adjacent lot lines shall be reviewed by the Board of Appeals, who may impose any reasonable restrictions or requirements so as to insure that contiguous residential areas will be adequately protected.
5. Swimming pool clubs when incorporated as a non-profit club or organization maintaining and operating a swimming pool with specified limitation of members, either by subdivision, or other specified area for the exclusive use of members and their guests, all subject to the following conditions:
a. As a condition to the original granting of such permit and the operation of such non-profit swimming pool club, as part of said application, the applicant shall obtain from one hundred per cent (100%) of the free holders residing or owning property within 150 foot radius, immediately adjoining any property line of the site herein proposed for development, a written statement or waiver addressed to the Township Board recommending that such approval be granted. Also, approval from fifty-one per cent (51%) of the home-owners within 1,000 feet.
b. Front, side and rear yards shall be at least eighty (80) feet wide, except on those sides adjacent to business districts. There shall be no parking or structures permitted in these yards, except for required entrance drive and a driveway, the width of which shall be ascertained by the Board of Appeals. The yards herein required shall be landscaped and planted in grass.
c. Buildings erected on the premises shall not exceed one (1) story in height, except where due to topography, a lower level shall be permitted when the top level is entirely below the grade of the street abutting the parcel in question.
d. Off-street parking shall be provided in the ratio of one (1) parking space for at least one-half (1/2) of the total member families, or individual members, living outside a radius of one thousand (1,000) feet from the club property.
e. Whenever the parking plan is so laid out as to beam automobile headlights toward any residential land, an obscuring wall or fence, at least four (4) feet in height, shall be provided along that entire side of the parking area.
f. All parking shall be surfaced as required in ARTICLE XII, SECTION 1205 of this Ordinance.
g. Whenever a swimming pool is constructed under this Ordinance, said pool area shall be provided with a protective fence six (6) feet in height, and entry shall be provided by means of a controlled gate.
h. All lighting shall be shielded to reduce glare and shall be so arranged as to reflect the light away from all residential districts and confined to parking areas and swim area only.
i. Where storm sewers are non-existent or capacity is not ample, adequate or on-site takeoff facilities shall be provided, and shall be reviewed and approved by the Township Sanitation Department as being adequate.
6. Names, permits and signs as required in ARTICLE XIV, "GENERAL PROVISIONS", SECTION 1411.
7. Automobile parking space to be provided as required in ARTICLE XIV, "GENERAL PROVISIONS", SECTION 1404.
8. Accessory buildings and uses customarily incidental to any of the above permitted uses provided that they shall be located as required in ARTICLE XIV, "GENERAL PROVISIONS".

SECTION 402. AREA AND BULK REQUIREMENTS:
See ARTICLE XIII, "SCHEDULE OF REGULATIONS", limiting the height and bulk of buildings and minimum size of lot permitted by law use, and the maximum density permitted.

ARTICLE V - R-M MULTIPLE-FAMILY RESIDENTIAL DISTRICTS

PREAMBLE:
The R-M MULTIPLE-FAMILY RESIDENTIAL DISTRICTS are designed to provide sites for multiple dwelling structures which will generally serve as zones of transition between the business districts and lower density single family districts. The multiple dwelling is further provided to serve the limited needs for the apartment type of unit in an otherwise low density, single family residential community.

The following regulations shall apply to all R-M Districts and shall be subject further to the provisions of ARTICLE XIV, "GENERAL PROVISIONS", and ARTICLE XV, "GENERAL EXCEPTIONS".

SECTION 500. PRINCIPAL USES PERMITTED:

- 1. All principal uses permitted in R-1 through R-3 One-Family Residential Districts with the lot area, yards, and floor area requirements equal to the requirements of the immediately adjacent One-Family Residential District.
2. Two-Family Dwellings.
3. Multiple-Family Dwellings:
a. Row Houses
b. Terraces
c. Apartments
4. Accessory buildings and uses customarily incidental to any of the above permitted uses.
5. Names plates and signs as provided in ARTICLE XIV, "GENERAL PROVISIONS".
6. Automobile parking space to be provided as required in ARTICLE XIV, "GENERAL PROVISIONS".

SECTION 501. USES PERMITTED ON SPECIAL APPROVAL:

- The following uses shall be permitted after review and approval of the site plan by the Board of Appeals, subject to the conditions herein imposed for each use:
1. Housing for the elderly, not to exceed a height of one (1) story, when the following conditions are met:
a. All housing for the elderly shall be provided as a planned development consisting of at least five (5) acres and shall provide for the following:
(1) Cottage type dwelling and/or apartment type dwelling units.
(2) Common services, containing, but not limited to, central

dining rooms, recreational rooms, central lounge, and work-shops.

- b. All dwelling units shall consist of at least a living room, bedroom, and private bath and toilet and shall be equal to at least three hundred and fifty (350) square feet per person, and not less than three hundred and fifty (350) square feet per unit.
2. The maximum extent of development shall not exceed fifteen (15) dwelling units per gross acre and total coverage per gross acre shall not exceed twenty-five (25) per cent for all buildings (including dwelling units and related service buildings).
3. General Hospitals, except those for criminals and those solely for the treatment of mentally ill or have contagious disease, not to exceed four (4) stories when the following conditions are met:
a. All such hospitals shall be developed only on sites consisting of at least five acres in area, and shall not be permitted on a lot or parcel of less than five acres.
b. The proposed site shall have at least one property line abutting a major thoroughfare (a thoroughfare of at least 120 feet of right-of-way, existing or proposed).
c. The minimum distance of any main or accessory building from bounding lot lines or streets shall be at least one hundred (100) feet for front, rear, and side yards for all two (2) story structures. For every story above two (2) the minimum yard distance shall be increased by at least twenty (20) feet.
d. Ambulance and delivery areas shall be obscured from all residential view with an obscuring wall or fence six (6) feet in height. Ingress and egress to the site shall be directly from a major thoroughfare (a thoroughfare of at least 120 feet of right-of-way, existing or proposed).
e. All ingress and egress to the off-street parking area, for guests, employees, staff, as well as any other uses of the facility, shall be directly from a major thoroughfare.
f. Convalescent and/or Nursing Homes not to exceed two stories, when the following conditions are met:
a. All such uses shall be developed only on sites consisting of at least five (5) acres, and shall not be permitted on a lot or lots of record within a One-Family Residential Subdivision.
b. The proposed site shall have at least one property line abutting a major thoroughfare (a thoroughfare of at least 120 feet of right-of-way, existing or proposed).
c. The minimum distance of any main or accessory building from bounding lot lines or streets shall be at least one hundred (100) feet for front, rear, and side yards when abutting residential districts, and fifty (50) feet when abutting nonresidential districts.
d. All ingress and egress to the off-street parking area, for guests, employees, staff, as well as any other uses of the facility, shall be directly from a major thoroughfare.
e. A four (4) foot obscuring wall or fence shall be provided on all lots and sides which abut a One-Family Residential District.
4. Accessory buildings and uses customarily incidental to any of the above permitted uses.
5. Automobile parking space to be provided as required in ARTICLE XIV, "GENERAL PROVISIONS".

SECTION 502. AREA AND BULK REQUIREMENTS:
See ARTICLE XIII, "SCHEDULE OF REGULATIONS", limiting the height and bulk of buildings, the minimum size of lot permitted by law use, and the maximum density permitted.

ARTICLE VI - B-1 LOCAL BUSINESS DISTRICTS

PREAMBLE:
The B-1 LOCAL BUSINESS DISTRICTS are designed solely for the convenience of shopping for persons residing in adjacent residential areas to permit only such uses as are necessary to satisfy those limited basic shopping and/or service needs which by their very nature are not related to the shopping pattern of the Community Business Center.

The following regulations shall apply to all B-1 Districts and shall be subject further to the provisions of ARTICLE XIV, "GENERAL PROVISIONS", and ARTICLE XV, "GENERAL EXCEPTIONS".

SECTION 600. PRINCIPAL USES PERMITTED:

- 1. Any generally recognized retail business which supplies commodities on the premises, for persons residing in adjacent residential areas, such as: groceries, meats, dairy products, baked goods and other foods, drugs, dry goods and notions, or hardware.
2. Any personal service establishment which performs services, on the premises, for persons residing in adjacent residential areas, such as: shoe repair, tailor shops, beauty parlors, or barber shops.
3. Professional offices such as, but not limited to: doctors, dentists, chiropractors, osteopaths and lawyers.
4. Other uses similar to the above uses.
5. All uses shall be subject to the following restrictions:
a. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on premises where produced.
b. All business, servicing, or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building.
6. Accessory structures, uses and signs customarily incidental to the above permitted uses, subject to the following restrictions:
a. Sign requirements as provided in ARTICLE XIV, SECTION 1411 shall be complied with.
b. Garages to be used exclusively for the storage of commercial and/or passenger motor vehicles, which are to be used in connection with a business permitted and located in B-1 Districts.
c. All lighting for parking areas or for the external illumination of buildings shall be directed away from and shall be shielded from adjacent residential districts.
d. Automobile off-street parking space shall be provided as required in ARTICLE XIV, SECTION 1404.

SECTION 601. USES PERMISSIBLE ON SPECIAL APPROVAL:

- The following uses shall be permitted after review and approval of the site plan by the Board of Appeals, subject to the conditions herein imposed for each use:
1. Automobile service stations for sale of fuels and lubricants, and minor accessories only, and where no repair work is done, other than cleaning, and subject to the following:
a. The curb cuts for ingress and egress to a service station shall not be permitted at such locations that will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be no less than twenty-five (25) feet from street intersections (measured from the road right-of-way) or from adjacent residential districts.
b. The minimum lot area shall be ten thousand (10,000) square feet, and so arranged that ample space is available for motor vehicles which are required to wait.
c. There shall be provided, on those sides abutting or adjacent to a residential district, a four (4) foot completely obscuring wall. The height of the walls shall be measured from the surface of the ground.
d. All lighting shall be shielded from adjacent residential districts.
2. Publicly owned buildings, public utility buildings, telephone exchange buildings, electric transformer stations and sub-stations, gas-regulator stations with service yards, but without storage yards; water and sewage pumping stations.
3. SECTION 603. AREA AND BULK REQUIREMENTS:
See ARTICLE XIII, "SCHEDULE OF REGULATIONS", limiting height and bulk of buildings and minimum size of lot by permitted law use.

ARTICLE VII - B-2 COMMUNITY BUSINESS DISTRICTS

PREAMBLE:
The B-2 COMMUNITY BUSINESS DISTRICTS are designed to cater to the needs of a larger consumer population than served by the restricted Local Business Districts and so are mapped typically in major shopping center locations characterized by large establishments generating large volume and pedestrian traffic.

The following regulations shall apply in all B-2 Districts and shall be subject further to the provisions of ARTICLE XIV, "GENERAL PROVISIONS", and ARTICLE XV, "GENERAL EXCEPTIONS".

SECTION 700. PRINCIPAL USES PERMITTED:

- 1. Any retail business or service establishment permitted in B-1 Districts except automobile service stations, subject to the regula-

tions applicable to the following Sections 701 and 702 of this ARTICLE.

2. All retail business, service establishments, or processing uses as follows:

- a. Any retail business whose principal activity is the sale of merchandise in an enclosed building.
b. Any service establishment of an office, showroom, or workshop of an electrician, decorator, dressmaker, tailor, baker, printer, upholsterer, or an establishment doing radio or home appliance repair, photographic reproduction, and similar service establishments that require a retail adjunct.
c. Private clubs or lodge halls.
d. Restaurants, or other places serving food or beverage except for the handling of a drive-in, so-called, use.
e. Theaters, assembly halls, concert halls or similar places of assembly when conducted completely within enclosed buildings.
f. Other uses similar to the above uses.
3. All uses shall be subject to the following:
a. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
b. All business, servicing, or processing, except for off-street parking or loading, and those open-air uses indicated as being permissible on special approval in SECTION 701 below, shall be conducted within completely enclosed buildings.
4. Accessory structures, uses and signs customarily incidental to the above permitted uses, subject to the following restrictions:
a. Sign requirements as provided in ARTICLE XIV, SECTION 1411 shall be complied with.
b. Garages to be used exclusively for the storage of commercial and/or passenger motor vehicles which are to be used in connection with a business permitted and located in B-2 Districts.
c. All lighting for parking areas or for the external illumination of buildings shall be directed away from and shall be shielded from adjacent residential districts.
d. Automobile off-street parking space shall be provided as required in ARTICLE XIV, SECTION 1404.

SECTION 701. USES PERMISSIBLE ON SPECIAL APPROVAL:

The following uses shall be permitted after review and approval of the site plan by the Board of Appeals, subject to the conditions herein imposed for each use:

- 1. Open air business uses when developed in planned relationship with the B-2 District as follows:
a. Retail sales of plant materials not grown on site and sales of lawn furniture, playground equipment, and other home garden supplies when not located at the intersection of two section line roads (major thoroughfares).
b. Recreational space providing children's amusement park, shuffleboard, miniature golf, and other similar recreation, when part of a planned development located at the exterior end of the exterior end of the B-2 District, but not at the intersection of two section line roads (major thoroughfares). All such recreation space shall be adequately fenced on all sides with a four (4) foot fence.
2. Bowling alley when located at least one hundred (100) feet from front, rear, or side yard line of any residential lot in a residential district.
3. SECTION 702. AREA AND BULK REQUIREMENTS:
See ARTICLE XIII, "SCHEDULE OF REGULATIONS", limiting height and bulk of buildings and minimum size of lot by permitted law use.

ARTICLE VIII - B-3 GENERAL BUSINESS DISTRICTS

PREAMBLE:
The B-3 GENERAL BUSINESS DISTRICTS are designated to furnish areas served typically by the Community Business District with a variety of automotive services and other businesses which are not related to the shopping pattern of the Community Business District, and not permitted therein. The General Business Districts are characterized by more diversified business types and are often located so as to serve the pass-by traffic.

The following regulations shall apply in all B-3 Districts and shall be subject further to the provisions of ARTICLE XIV, "GENERAL PROVISIONS", and ARTICLE XV, "GENERAL EXCEPTIONS".

SECTION 800. PRINCIPAL USES PERMITTED:

- 1. Any retail business or service establishment permitted in B-2 Districts, for persons residing in adjacent residential areas, and Use Permissible on Special Approval, subject to the regulations applicable in the following Sections 802 to 804 of this ARTICLE.
2. Business schools or private schools operated for profit.
3. Funeral homes.
4. Automobile service stations, subject to standards as required in items a, through d, inclusive of SECTION 601, paragraph 1.
5. Auto laundries, when completely enclosed in building.
6. Bus passenger stations.
7. New car office, sales, or showroom.
8. Governmental office or other governmental use; public utilities offices, exchanges, transformer stations, pump stations, and service yards but not including outdoor storage.
9. Clinics and convalescent homes.
10. Other uses similar to the above uses.
11. Accessory structures, uses and signs customarily incidental to the above permitted uses, subject to the restrictions indicated under SECTION 900, paragraph 6.

SECTION 801. USES PERMISSIBLE ON SPECIAL APPROVAL:

The following uses shall be permitted after review and approval of the site plan by the Board of Appeals, subject to the conditions herein imposed for each use:

- 1. Outdoor sales space for exclusive sale of second-hand automobiles or house trailers subject to the following:
a. All lighting shall be shielded from adjacent residential districts.
b. Ingress and egress to the outdoor sales area shall be at least sixty (60) feet from the intersection of any two (2) streets.
c. A four (4) foot obscuring wall or fence must be provided when abutting or adjacent districts are zoned for residential use.
d. No major repair or major refinishing shall be done on the lot.
2. Motel, subject to the following:
a. Provided that it can be demonstrated that ingress and egress do not conflict with adjacent business uses.
b. A four (4) foot obscuring wall or fence must be provided where abutting or adjacent districts are zoned for residential use.
c. No kitchen or cooking facilities are to be provided, with the exception of units for the use of the manager or caretaker.
d. Each unit shall contain for less than two hundred and fifty (250) square feet of floor area.
3. Business in the character of a drive-in, so-called, or so-called, open floor store subject to the following:
a. A setback of at least sixty (60) feet from the right-of-way line of any existing or proposed street must be maintained.
b. Ingress and egress points shall be located at least sixty (60) feet from the intersection of any two (2) streets.
c. All lighting shall be shielded from adjacent residential districts.
d. A four (4) foot completely obscuring wall or fence must be provided where abutting or adjacent to a residential district. The height of the wall shall be measured from the surface of the ground.
4. Rebound tumbling facilities (trampoline), and similar devices may be located in the B-3 District subject to the following requirements:
a. Fencing shall be provided on all sides of the area used for trampoline activity. Said fence shall be no less than six (6) feet high and shall be constructed to discourage climbing on such fence during hours when the trampoline facility is not open for business. On those sides of the trampoline lot or parcel which abut on residential use, a four (4) foot obscuring wall or fence shall be constructed on the property line abutting such residential district.
b. Trampolines shall be located on the lot to provide the following minimum distances measured from the outside of frames:
(1) At least six (6) feet at ends to nearest obstacle.
(2) At least four (4) feet on exposed sides to nearest obstacle.

(3) At least four (4) feet between rows of trampolines.

(4) In any row, at least three (3) feet between frames or three (3) feet of approved padding between trampoline beds.

- c. Pits shall not exceed four (4) feet in depth, without special permission, and shall be adequately drained. The construction of the pits, the framing and the padding shall be according to manufacturers plans and specifications.
d. The ground area surrounding the trampolines shall have a level surface of sod, or pea gravel or equivalent type of material to prevent a dust nuisance.
e. All trampolines shall be equipped with protective padding.
f. Automobile entrance and exit points shall not be provided from residential streets and such entrance and exit points shall not contact with adjacent business uses.
g. Off-street parking shall be provided at a ratio of one and one-half (1 1/2) spaces per trampoline to service those using trampolines and for spectators at the trampoline facility.
h. Outdoor lighting shall be shielded to reduce glare and shall be so arranged as to reflect the light away from residential districts.
i. No loud speaker or public address system shall be used.
j. In the event the trampoline facility is discontinued, all excavations shall be filled to the grade of the property prior to its use as a trampoline facility.

SECTION 902. AREA AND BULK REQUIREMENTS:

See ARTICLE XIII, "SCHEDULE OF REGULATIONS", limiting the height and bulk of buildings and minimum size of lot by permitted law use.

ARTICLE IX - O-1 OFFICE BUILDING DISTRICTS

PREAMBLE:
The O-1 OFFICE BUILDING DISTRICTS are designed to accommodate office, office sales uses and basic personal services.

The following regulations shall apply in all O-1 Districts and shall be subject further to the provisions of ARTICLE XIV, "GENERAL PROVISIONS", and ARTICLE XV, "GENERAL EXCEPTIONS".

SECTION 900. PRINCIPAL USES PERMITTED:

- 1. Office buildings for any of the following occupations: executive; administrative; professional; accounting; writing; clerical; stenographic; drafting; and sales, subject to the limitations contained below in SECTION 901 REQUIRED CONDITIONS.
2. Medical offices, including clinics.
3. Publicly owned buildings, and public utility offices, but not including storage yards, transformer stations, exchanges, substations.
4. Other uses similar to the above uses.

SECTION 901. REQUIRED CONDITIONS:

- 1. No interior display shall be visible from the exterior of the building, and the total area devoted to display, including both the objects displayed and the floor space set aside for persons observing the displayed objects, shall not exceed twenty-five (25) percent of the usable floor area of either the first or second story, or in the basement.
2. The outdoor storage of goods or materials shall be prohibited irrespective of whether or not they are used for development.
3. Warehousing or indoor storage of goods or material, beyond that normally incident to the above permitted uses, shall be prohibited.

SECTION 902. AREA AND BULK REQUIREMENTS:

See ARTICLE XIII, "SCHEDULE OF REGULATIONS", limiting height and bulk of buildings and minimum size of lot by permitted law use.

ARTICLE X - R-P RESEARCH PARK DISTRICTS

PREAMBLE:
The area devoted to Research Park is so delineated as to provide for a "community of research facilities" rather than for a single research establishment and to exclude therefrom such incongruous uses as residential, business and industrial. The R-P RESEARCH PARK DISTRICTS are designed to insure the compatibility between the research operations themselves and the existing activities and character of the community in which the park is located.

The following regulations shall apply to all R-P RESEARCH PARK DISTRICTS, and shall be subject further to the provisions of ARTICLE XIV, "GENERAL PROVISIONS", and ARTICLE XV, "GENERAL EXCEPTIONS".

SECTION 1000. PRINCIPAL USES PERMITTED:

- 1. Any use charged with the principal function of basic research, design, and pilot or experimental product development.
2. Any use charged with the principal function of technical training.
3. Office buildings when incident to those uses permitted under paragraphs 1 and 2 of this SECTION 1000, and the executive and administrative offices of business engaged in basic research, design and pilot or experimental product design.
4. Hospitals, clinics and recreation uses when developed as a use accessory to the principal use.
5. Accessory structures, and uses customarily incidental to the above permitted use.
6. Sign requirements as provided in ARTICLE XIV, SECTION 1411 shall be complied with.
7. Automobile off-street parking space shall be provided as required in ARTICLE XIV, SECTION 1404.

SECTION 1001. AREA AND BULK REQUIREMENTS:

See ARTICLE XIII, "SCHEDULE OF REGULATIONS", limiting the height and bulk of buildings.

ARTICLE XI - M-L LIGHT MANUFACTURING DISTRICTS

PREAMBLE:
The M-L LIGHT MANUFACTURING DISTRICT is designed so as to primarily accommodate wholesale activities, warehouses, and industrial operations whose external, physical effects are restricted to the material and its use in a manner effecting a detrimental way any of the surrounding districts.

The following regulations shall apply to all M-L LIGHT MANUFACTURING DISTRICTS, and shall be subject further to the provisions of ARTICLE XIV, "GENERAL PROVISIONS", and ARTICLE XV, "GENERAL EXCEPTIONS".

SECTION 1100. PRINCIPAL USES PERMITTED:

- 1. Uses permitted in B-3 General Business Districts when such uses are for the convenience of persons in the M-L Light Manufacturing District, subject to the regulations applicable to such uses.
2. Any of the following uses when conducted wholly within a completely enclosed building, or within a designated area enclosed on all sides with a six (6) foot fence or solid wall. Said wall or fence shall be at least six (6) feet high, and those sides where abutting or adjacent to district zoned for residential, business, or research park use.
a. Warehousing and wholesale establishments, and trucking facilities.
b. The manufacture, compounding, processing, packaging, or treating of such products as, but not limited to: bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware and cutlery; tool, die, gauge, and machine shops.
c. The manufacture, compounding, assembling, or treatment of articles of merchandise from the following previously prepared materials, but not limited to: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, sheet metal (excluding large stampings such as auto body work, saw and planing mills), and yarns.
d. The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity of gas.
e. Manufacture of musical instruments, toys, novelties, and metal or rubber stamps, or other small molded rubber products.
f. Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs.
g. Laboratories-experimental, film, or testing.
h. Manufacture and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.
i. Warehousing, storage and transfer and electric, communication, and gas service buildings and yards, excluding gas treatment.