

ARTICLE 10

LI-1 Light Industrial District

10.1. Purpose

This district is to provide area for non-offensive light industrial and warehouse uses which have a minimal impact on adjacent properties.

10.2. Permitted Uses

The following uses and structures are permitted in the LI-1 district:

- a. Assembly of electrical appliances, electronic instruments, components, and devices, radios and phonographs.
- b. Sale of classic, specialty or restored automobiles, including assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work.
- c. Blacksmith shop, welding or machine shop, excluding punch presses exceeding forty (40) ton rated capacity and drop hammers.
- d. Laboratories - pharmaceutical and/or medical excluding animal testing.
- e. Manufacture, compounding, processing, packing or treatment of such products as bakery goods, candy, cosmetics, drugs, perfumes, pharmaceutical, perfumed toilet soap, toiletries and food products.
- f. Manufacture, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semiprecious metals or stones, shell, straws, textiles, tobacco, wood, yarn and paint, sheet metal.
- g. Manufacture of pottery and figures or other similar ceramic products, using only previously pulverized clay, and kilns fired only by electricity or gas.
- h. Manufacture of musical instruments, toys, novelties and rubber and metal stamps.
- i. Electrical and plumbing supplies storage.
- j. Contractors equipment storage yards or plants, or rental of equipment commonly used by contractors, excluding heavy equipment.
- k. Cabinets, furniture or upholstery shops.
- l. Veterinary or dog or cat hospital fully enclosed within a sound-proof, air-conditioned building.

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- m. Wholesale businesses, sales and storage warehouses.
- n. Public utility generating, booster or relay stations, transformer substations, transmission lines, and other facilities for the provision and maintenance of public utilities.
- o. Garden and lawn implement and tractor sales, service and repair.
- p. Greenhouse or nursery, commercial, wholesale.
- q. Laboratories, research, experimental or testing, but not testing explosives or hazardous material.
- r. Printing, publishing, and engraving establishment, photographic processing, blueprinting, photocopying and similar uses.
- s. Rug and carpet cleaning and storage with incidental sales of rugs and carpets.
- t. Signs designs and sales including manufacture, painting and maintenance of electric, neon, magnetic metal, wooden, farm and business signs, billboards, advertising structures, automobile and truck lettering.

10.3. Lot Area

The minimum lot area shall be 40,000 square feet.

10.4. Lot Width

The minimum lot width at the front property line shall be 120

feet. **10.5. Building Height**

The maximum building height shall be 35 feet. Chimneys, flues, calling towers, flag poles, radio or their accessory vacillates, not normally occupied by workmen will not exceed 45 feet in height.

10.6. Yards and Setbacks

The following minimum yard requirements shall apply in the LI-1 District:

- a. Front Yard: 35 feet from center line of street right-of-way.
- b. Side Yard: 10 feet, 20 feet required on corner lot.