

**165.10 GENERAL INDUSTRIAL DISTRICT.** The intent of the General Industrial (M-1) District is to provide space for certain commercial and a wide range of industrial uses and structures which are able to meet certain performance standards to protect nearby non-industrial uses from undesirable environmental conditions.

1. Principal Uses Permitted. Only the following principal uses and structures shall be permitted in the M-1 District, except those uses which by reason of the emission of odor, excessive congestion, dust, fumes, smoke, noise and other obnoxious characteristics would be injurious to the public health, safety and general welfare of the community:

- A. Assembly or fabrication of metal, rubber, cloth, plastic, stone, leather, wood, or similar raw materials.
- B. Auto service, assembly, and repair.
- C. Beverage bottling or processing.
- D. Blacksmith.
- E. Cement warehousing and mixing.
- F. Feed mixing.
- G. Fertilizer mixing and storage.
- H. Food processing, but not including packing or rendering plants.
- I. Grain storage elevators.
- J. Hatchery.
- K. Lumber yard.
- L. Moving company.
- M. Private parking lots.
- N. Produce warehouse.
- O. Publicly owned buildings.
- P. Transfer company.
- Q. (Repealed by Ord. 534 – Aug. 11 Supp.)
- R. Warehouse.

2. Permitted Accessory Uses and Structures. The following accessory uses and structures shall be permitted:

- A. Accessory uses and structures normally incidental and subordinate to the permitted uses and structures and to uses and structures permitted as exceptions;
- B. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work;
- C. Essential services;

- D. Day nursery or nursery schools provided by an employer for the benefit of employees working on the premises.
3. Special Exception Uses and Structures. The following uses and structures may be permitted in the M-1 District subject to provisions of Sections 165.16 and 165.20 of this chapter and with the approval of the Board of Adjustment:
- A. Dairy products manufacture;
  - B. Explosive manufacture;
  - C. Fertilizer manufacture;
  - D. Gas manufacture;
  - E. Manufacture or smelting of metal, rubber, plastic, stone, leather, or wood products from basic raw materials;
  - F. Meat packing plants;
  - G. Salvage or junk yard;
  - H. Stockyard;
  - I. Transmitters, towers, receiver equipment;
  - J. Underground storage of flammable liquids, not to exceed 25,000 gallons and provided it is located at least 200 feet from any "R" District. Above ground storage of flammable liquids shall be in accordance with current regulation of the State Fire Marshal and any applicable requirements of the Clarion Fire Department. *(Ord. 534 – Aug. 11 Supp.)*
4. Bulk Regulations. The following minimum requirements shall be observed subject to modifications contained in Section 165.11:
- A. Lot Area: The minimum lot area shall be 10,000 square feet.
  - B. Lot Width: The minimum lot width shall be 100 feet.
  - C. Front Yard: The minimum front yard shall be 25 feet.
  - D. Side Yard: No minimum side yard shall be required, except when adjoining an "R" District, in which case 8 feet shall be provided.
  - E. Rear Yard: No minimum rear yard is required except when adjoining an "R" District in which case a rear yard of 15 feet shall be provided.
  - F. Maximum Height: No building shall exceed a height of 2½ stories or 35 feet unless otherwise provided.
5. Off-Street Parking. Off-street parking shall be provided in accordance with the provisions of Section 165.12.
6. Off-Street Loading. Off-street loading shall be provided in accordance with the provisions of Section 165.13.
7. Signs. Signs are permitted subject to the provisions of Section 165.14.

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