

## "Public Notices"

produced upon the premises upon which such stand is located, and placed not less than twenty (20) feet from any street or highway upon which such property fronts.

- 8—One unlighted single or double-faced sign, located not less than ten (10) feet from any street or highway upon which such property fronts, provided such sign does not exceed twelve (12) square feet in area per face and pertains only to the sale, lease or hire of the premises or of the products produced upon the premises.

## B. Building Height Limit:

The maximum building height for dwellings shall be thirty-five (35) feet.

## C. Building Site Area Required:

The minimum building site area shall be one recorded lot or shall consist of a parcel of land not less than sixty-five hundred (6500) square feet in area for each one-family dwelling.

## D. Yards and Distance Between Buildings:

- There shall be for each single-family dwelling yards not less in depth or width than required in Section 5 of this Ordinance for dwellings in the R-1 Single Family Residence District.
- Buildings other than dwellings shall be not less than fifty (50) feet from any public park or school, or any street or highway upon which the building site fronts, or any area in the R-1, R-2 or R-3 Districts.

## SECTION 5. R-1 SINGLE-FAMILY RESIDENT DISTRICT.

## A. Uses Permitted:

- One-family dwellings of a permanent character, placed in a permanent location, containing not more than one (1) kitchen, and used by but one family.

- Accessory buildings and uses incidental to each single-family dwelling when placed upon the same lot or parcel of land and not used or operated commercially, including: private garage for the accommodation of not more than three (3) automobiles; stable or shed for the housing of domestic animals; children's playhouse; lathhouse or greenhouse; tool shed; work shop; servants' quarters, provided no kitchen or kitchen facilities are included therein.

- Home occupation, including any vocation or trade, provided:

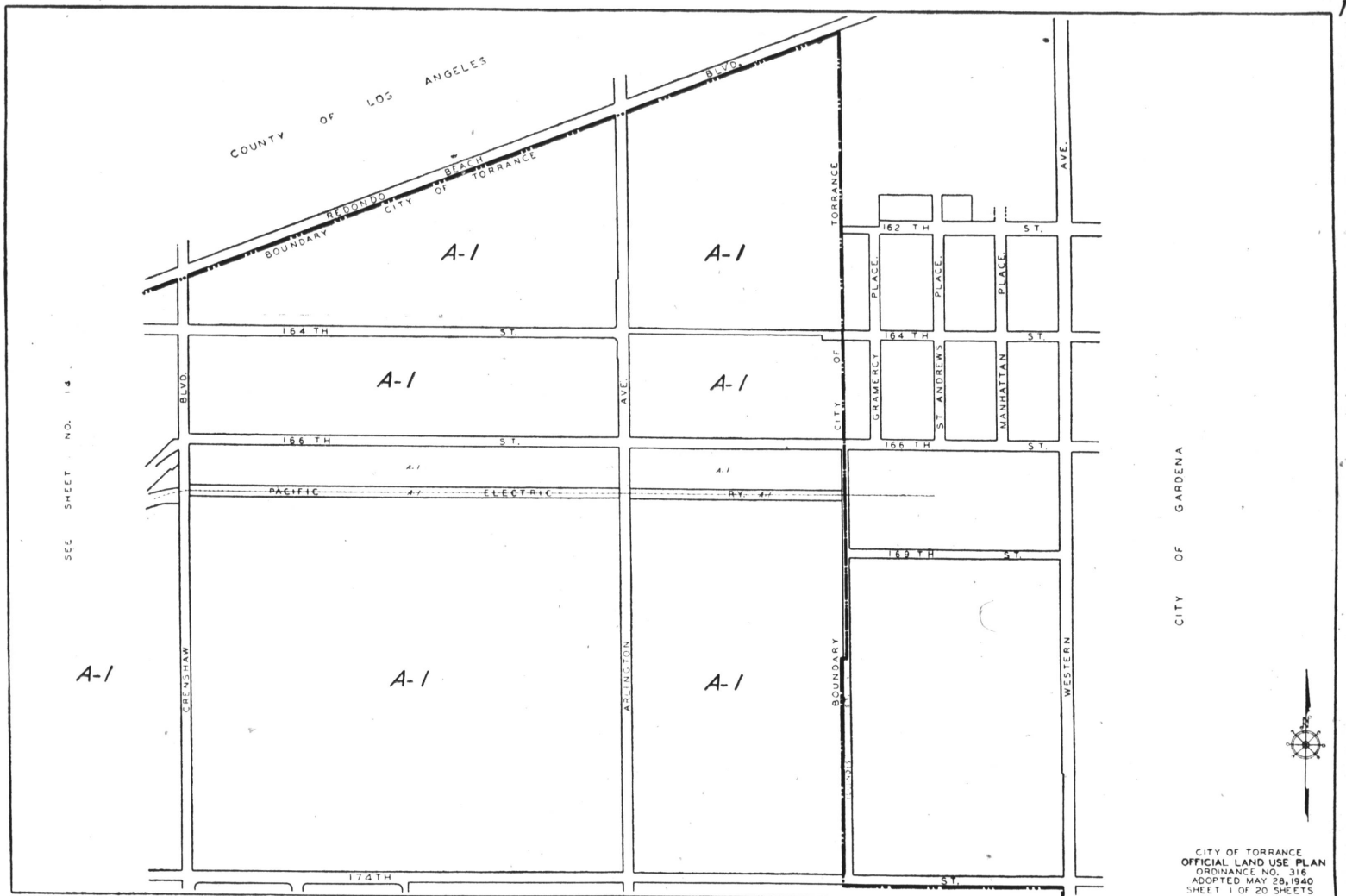
- That there be no alteration in the residential character of the premises in connection therewith;
- That when carried on within the dwelling, not more than twenty-five (25) per cent of the ground floor of the dwelling shall be so occupied;
- That no motor power other than electrically operated motors shall be used in connection therewith, and that the total horsepower of such motors shall not exceed three (3) horsepower, or one (1) horsepower for any single motor;
- That no merchandise or articles shall be displayed for advertising purposes;
- That no articles or materials pertaining to such home occupation shall be stored other than in the building so used;
- That no assistants shall be employed in connection therewith;
- That no sign or advertising device relative thereto shall be displayed on the premises.

- Professional offices such as that of a physician, surgeon, dentist, lawyer, music teacher, or art teacher, when situated within the dwelling, provided:

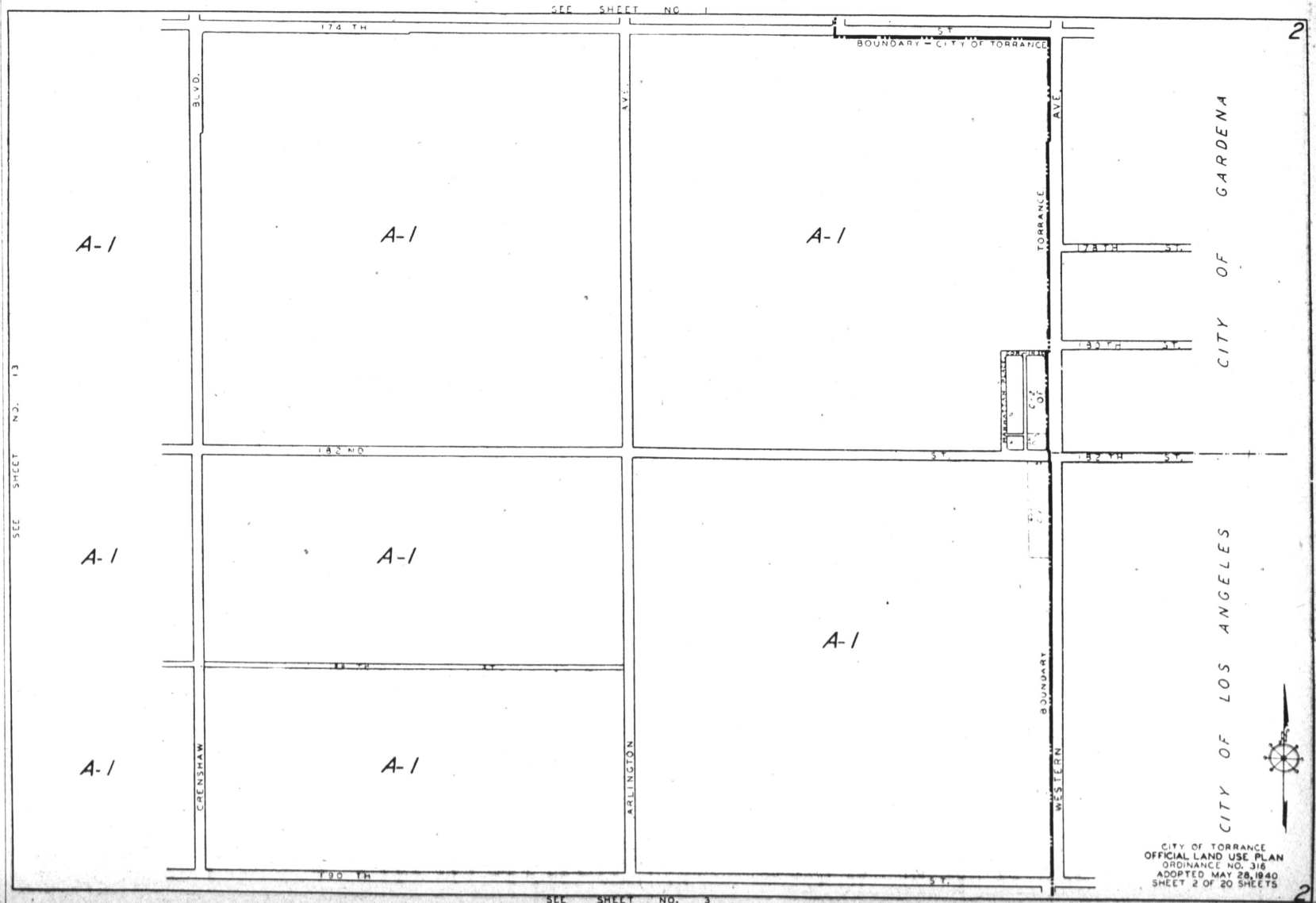
- That not more than twenty-five (25) per cent of the ground floor area of such dwelling shall be so occupied;
- That no nameplate or sign be displayed upon the premises other than one sign not exceeding one (1) square foot in area and containing only the name of the profession and of the occupant of the premises;
- That no flashing or blinking lights shall be placed upon such signs.

- One unlighted sign not to exceed six (6) square feet, located not less than ten (10) feet from any property line of the lot upon which such sign is placed, and pertaining only to the rental, lease, or sale of the building or property upon which such sign is located.

- Flower and vegetable gardens; orchards; the raising of tree crops, field crops, berry or bush crops, for the purpose of propagation and culture; including wholesal-



CITY OF TORRANCE  
OFFICIAL LAND USE PLAN  
ORDINANCE NO. 316  
ADOPTED MAY 28, 1940  
SHEET 1 OF 20 SHEETS



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ORDINANCE NO. 316  
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SHEET 2 OF 20 SHEETS