

"Public Notices"

provides less than twelve hundred and fifty (1250) square feet of land area per family or housekeeping unit.

D. Front Yard Required:

There shall be a front yard of a depth not less than the average depth of the front yards of the lot or lots next adjacent thereto on either side, a vacant lot or a lot having a front yard more than twenty (20) feet in depth being considered for this purpose as having a front yard twenty (20) feet in depth.

E. Side Yard Required:

There shall be side yards, the width of each to be ten (10) per cent of the minimum width of the lot, but in no case shall each such side yard be less than three (3) feet in width or be required to be more than five (5) feet in width.

F. Rear Yard Required:

There shall be a rear yard not less than twenty (20) feet in depth.

G. Distance Between Buildings:

No detached dwelling or other main building shall be less than ten (10) feet from any other detached dwelling or main building on the same building site.

SECTION 8. C-1 RETAIL COMMERCIAL DISTRICT.**A. Uses Permitted:**

- 1—Any use permitted in the R-1, R-2 and R-3 Districts.
- 2—Agencies, including financial institutions, automobile clubs, and real estate offices.
- 3—Personal service establishments, including barber and beauty shops, physical culture establishments and clinics.
- 4—Offices, including medical, dental, legal, scientific, engineering, fine arts and literary offices, but not including fortune tellers and psychics.
- 5—Trade service establishments, including: cleaning and dyeing; hand laundries; shops for minor repairs of batteries, bicycles, guns, shoes, tires, typewriters, watches and jewelry; and other mechanisms; shops for interior decorators, painters, paper-hangers, and plumbers; addressing and mailing; advertising and distributing, multigraphing, printing and photography; laboratories; automobile filling and parking stations; but not including automobile washing, painting or repairing.
- 6—Vocational schools, including trade, secretarial, art, professional, physical therapy, music, dancing and dramatic schools, but not including riding academies.
- 7—Commercial amusements, including theatres, ballrooms, commercial games and sports, but not including boxing or wrestling arenas, race tracks or stadiums.
- 8—Retail stores, including department stores, restaurants and cafes, but not including second-hand establishments, lumber yards, junk dealers, auto-wrecking, or any business where the materials sold are not housed within a building.

B. Building Height Limit:

The maximum building height shall be fifty (50) feet.

C. Building Site Area Required:

No minimum requirement, except that in no case shall a two-family dwelling or multiple dwelling be erected on a site which provides less than twelve hundred and fifty (1250) square feet of land area per family or housekeeping unit.

D. Front Yard Required:

The front yard shall be as now required or as may be hereafter required by an Ordinance of the City of Torrance.

E. Side Yard Required:

None, except that no dwelling shall be less than four (4) feet from the side line of the building site.

F. Rear Yard Required:

There shall be a rear yard not less than twenty-five (25) feet in depth.

G. Distance Between Buildings:

No detached dwelling shall be less than ten (10) feet from any other dwelling or main building on the same building site.

SECTION 9. C-2 GENERAL COMMERCIAL DISTRICT:**A. Uses Permitted:**

- 1—Any use permitted in the R-1, R-2, R-3 and C-1 Districts.

2—Any business or establishment of a general retail, wholesale or service type, but not including the following:

auto-wrecking establishments; boxing and wrestling arenas; hospitals for the treatment of mental or communicable disease, or veterinary hospitals; ice manufacturing; junk dealers; salvage yards; shooting galleries; trailer coach camps.

