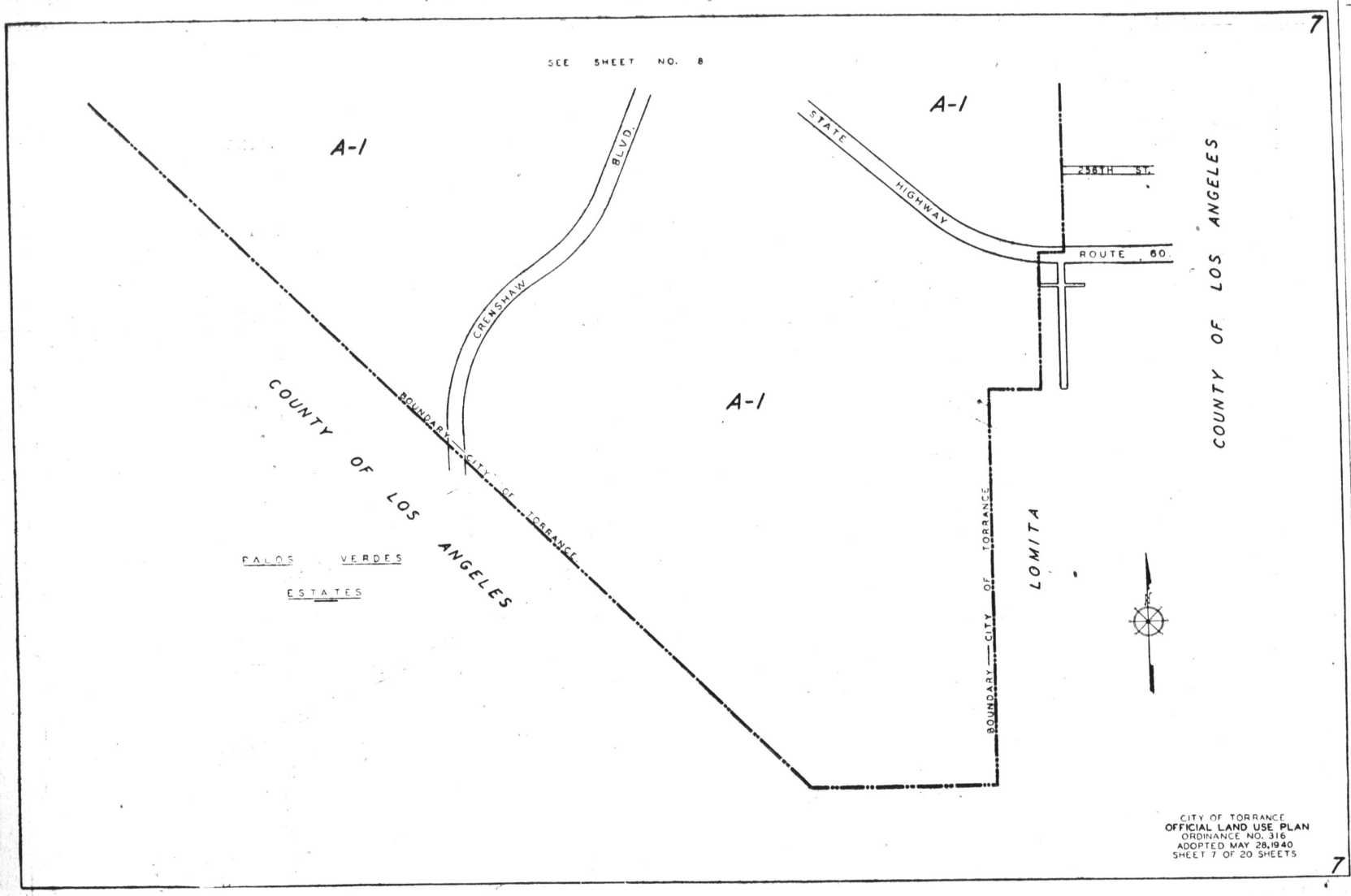

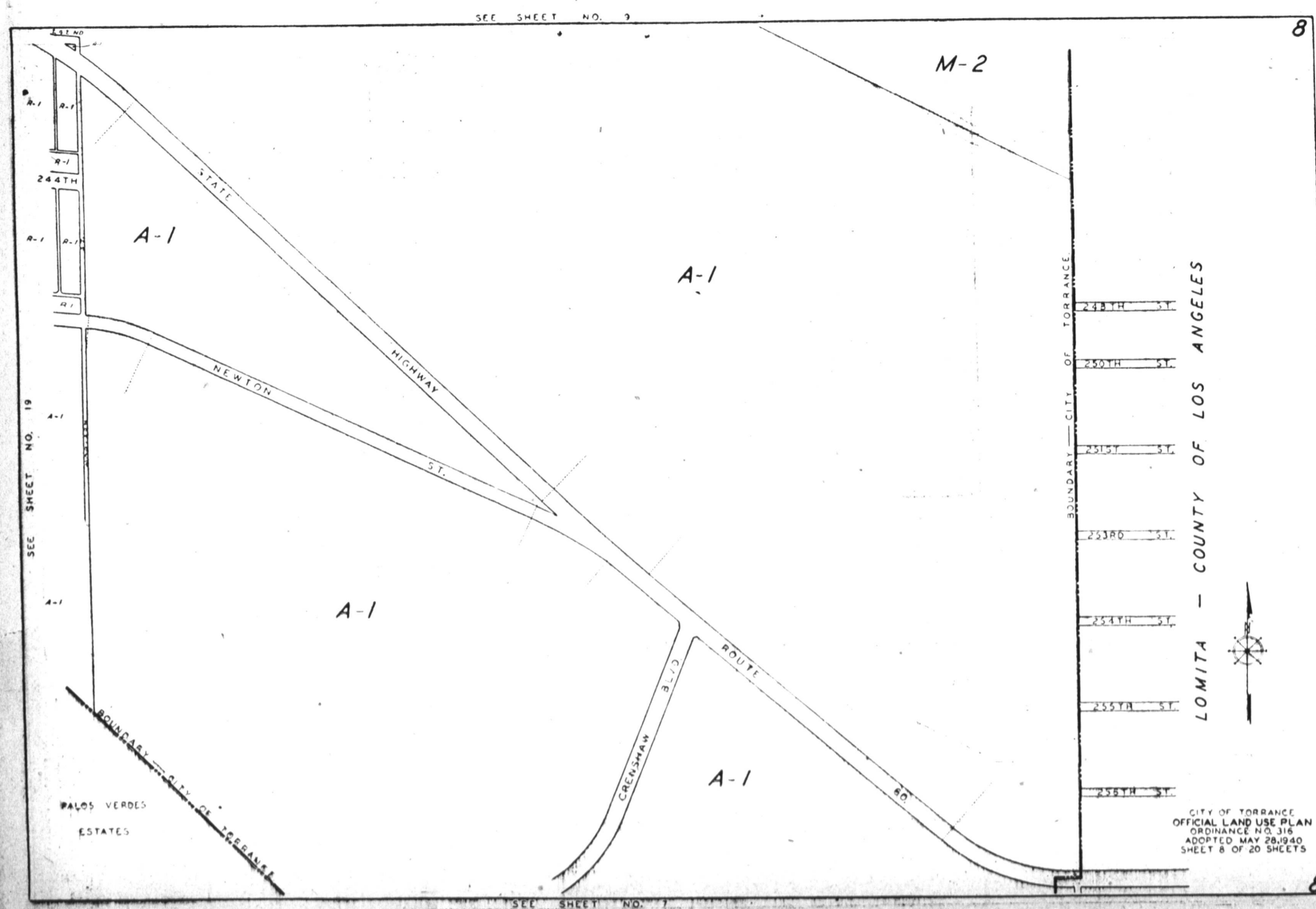

"Public Notices"

3—Light manufacturing incidental to the retail sale of goods from the premises only, provided:

a. That not more than twenty-five (25) per cent of the ground floor area of any building shall be used for such purposes;

b. That no motor exceeding one (1) horsepower be used in connection therewith, and that the total horsepower so used shall not exceed five (5) horsepower;

c. That no portion of any building or premises used for such incidental manufacturing shall be less than fifty (50) feet from any R-1, R-2 or R-3 District.

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 family 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 three (3) feet from the side line of the building site.

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 shall be less than ten (10) feet from any other dwelling or main building on the same building site.

SECTION 10. M-1 LIGHT MANUFACTURING DISTRICT

A. **Uses Permitted:**

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

2—Any wholesale or retail business, including open storage, sales or salvage yards; but not including auto-wrecking; light manufacturing; light industry; but not including any use which emits dust, gas, smoke, noise, fumes, odors, or vibrations which are or may be detrimental to the general welfare of the neighborhood or of the City as a whole, or any use destructive of the land's surface, such as mines, quarries and clay or gravel pits.

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 family 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 three (3) feet from the side line of the building site.

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 shall be less than ten (10) feet from any other dwelling or main building on the same building site.

SECTION 11. M-2 HEAVY MANUFACTURING DISTRICT.

A. **Uses Permitted:**

1—Heavy manufacturing and industry, and any other use of land except:

(a) Those uses excluded by paragraph B of this Section; and

(b) Those uses listed in paragraph C of this Section unless a permit therefor shall have first been granted in accordance with the procedure therein set forth, and that no provisions of said Section are violated thereby.

B. **Uses Excluded:**

1—The following uses shall be prohibited in the M-2 District unless such uses are incidental to and accessory to, and located on the same lot or parcel of land as the uses specifically permitted by paragraph A of this Section:

(a) Any dwelling;

(b) Hotels; civic or social clubs; lodging houses; churches;

(c) Institutions or homes