'20 Million Women Can't Be Wronged!' Says Psychologist

"He deserved it!" wrote tens of thousands of women when the heroine of a recent radio serial shot her husband.

The script writer had posed the question—was she guilty of murder or just a wronged woman getting a justifiable revenge? Of controversy there was none. There just wasn't the slightest doubt in the minds of the ladies who wrote that their heroine was as innocent as a lamb.

That's how it is with these daytime serials, says Anton Williams, M. D. Let the heroine suffer at the hands of any man—or be imposed on by society or by an unkind fate—and the letters offering aid and condolence from sympathetic listeners pour in by the bagful.

IDENTIFICATION

Psychiatrists call it "identification" and the extent of this identification of listeners with the central heroine—it's always a heroine, never a hero—is beyond calculation.

The fact is, Dr. Williams explains, these radio serials allow the listener to express a whole gamut of feelings—loves and hates, desire for excitement, romantic aspirations. They plumb the entire range of emotions and allow many women to identify themselves with all the longings, triumphs, and travail of the main characters.

As a net result, the listener often gains strength in comparing her own life situation with those of the make-believe people she knows so well. In this comparison, she usually comes off much better.

"Yes, I have had it tough and life is really cruel," she can say, "but it isn't half as bad as it is for my friend Stella Dallas or "Chi Chi"—a long-suffering woman in a play called "Life Can Be Beautiful."

It may be like comparing notes on operations—"Thank God, mine wasn't as bad as some I have heard of."

MERCY FOR MALES

Males, as can be well imagined, are generally treated rather mercilessly in the day-time serial. When a woman listens to a radio husband being put into his place, she feels her sex vindicated, her own worth strengthened and even a certain general revenge. It's an antidote to her long-time resentment over her belief that "the woman pays." Her unconscious reactions are: "Well, it's about time the men got what was coming to them."

The general characteristics of these daytime serials are their daily appearance and continuity, their predominantly female audiences and their basis in family life. It appeals to women on every social plane, but primarily to the home-loving housewife. The typical serial points up her desire for a good life, a sound morality, her concern over the place of evil and misfortune in life's experience.

20 YEARS OLD

Daytime serials started in 1933 in the depths of the depression. Today there are about 20 million listeners and a poll recently made by a large network showed the average woman tunes into five serials a day. At least 12, and often as many as 20, of these dramas are broadcast in a single day by an average radio station.

Unlike other entertainment media, the radio serial strives for no culmination. It has a beginning but no middle and certainly if the writer has his way, no end. For 52 weeks a year the heroine must endure her travail and suffer her martyrdom.

Bare suffering is not the sole content of these dramas, however. Probability must remain high. In the better serials, mood and atmosphere and a pattern of realism help to vitalize the narrative and create sustained loyalty to the fictional character.

LITTLE HUMOR

There are other characteristics of the radio serial. Little humor is permitted. For one thing, there isn't time in the three-act play condensed into 15 minutes. Then, too, characters may live and be happy, but listeners—never. They must be swept from episode to episode only to be left suspended, breathlessly awaiting the next show.

In general, the daytime serial has been disproportionately maligned considering the mediocrity of much popular fiction and movies. If the radio tales seem banal, their appeal can hardly rise above the mass audience sought.

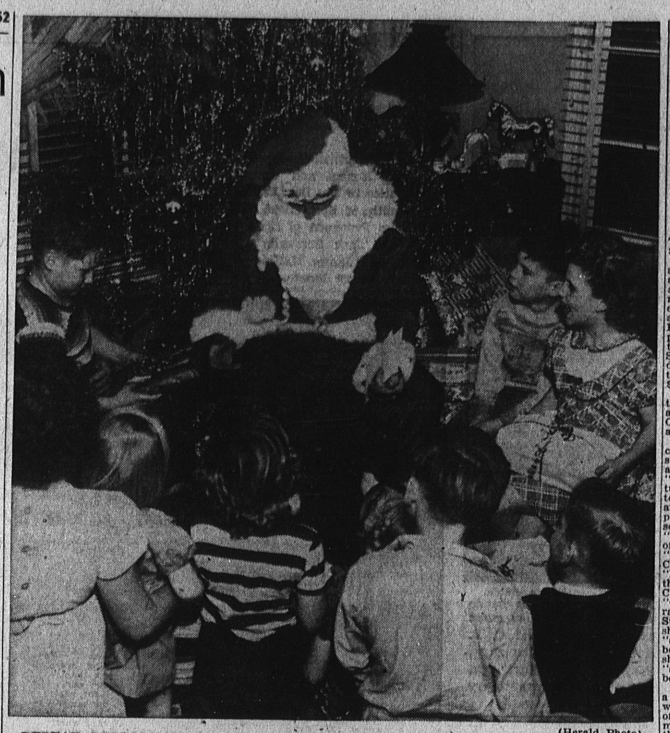
On the other hand, Dr. Morris Fishbein, editor of the American Medical Association, pointed out that the problem solutions offered in these dramas are distinctly ethical in present society. A committee under his direction found the programs "helpful rather than harmful" for that reason.

PSYCHOLOGICAL BENEFIT

A similar conclusion was reached by W. Lloyd Warner and William E. Henry, researchers at the University of Chicago, who found these serials "of psychological benefit by reaffirming the strength, stability, and sanctity of the family."

A network survey confirmed these observations by finding that 40.8 per cent of women listeners stated they had been consciously helped by listening.

Their appeal is so psychologically basic and sound that, despite such terms as "cliff hanger," "soap opera," and "tear jerker," the conclusion is inescapable that the daytime serial is apt to remain with us for a long time, Dr. Williams concludes.



(Herald Photo)

REPEAT PERFORMANCE . . . Chuck Herren, 23102 Falena Ave., made such a hit as Santa Claus at the JayCette-sponsored Kids' Party, held last Sunday at the Red Cross Building, that he was pressed into service again Christmas Eve to pass out presents at a JayCee fete, held at the home of Mr. and Mrs. Dale Stanton, 23105 Falena Ave. The affair was one of many given by service clubs for children.

Assemblyman Claims Bride

Charles Edward Chapel, member of the Assembly, 46th District, which includes the coastal section of Torrance, claimed Dorothy Messner Young of Inglewood as his bride last Friday at ceremonies in the Episcopal Church of the Holy Faith in Inglewood.

The bride, given in marriage by her son, Richard Young, wore a Howard Greer original in copper-beige silk chiffon. The gown was floor-length and featured golden-brown silk Chantilly lace on the waist and bodice. Her close-fitting cap was fashioned with matching lace and trimmed with opalescent jewels. She wore long, Chantilly lace gloves of the same golden brown and carried a white prayer book of the Protestant Episcopal Church with streamers decorated with lilies of the valley and orchids.

Maid of honor, Miss Joanne Frances Chapel, and bridesmaid, Miss Nancy Maury Chapel, both daughters of the groom, wore emerald-green silk taffeta and nylon floor-length gowns, with tight-fitting bodices and full skirts. They wore halo hats and gloves of the same material and carried out the Christmas motif with cascades of red poinsettias, tied with bright red satin ribbon.

Frank H. Afton of Inglewood and Los Angeles was best man, while the Hon. Jonathan J. Hollibaugh, member of the Assembly, 52nd District, served as chief usher. Assistant chief usher was the Hon. Laughlin E. Waters, member of the Assembly, 58th District, and other ushers were Russell Olds and George H. Emerson, senior and junior warden, respectively, of the Church of the Holy Faith.

Many distinguished guests, including Lt. Gov. of California Goodwin J. Knight, state senators, assemblymen and judges, gathered at a reception in the parish house immediately following the ceremony.

After a short honeymoon at Palm Springs, the bride will accompany her husband to Sacramento where the California Legislature convenes on Jan. 5.

400 SEE NATIVITY SCENE AT HARBOR PTA MEETING

Over 400 parents and friends attended last week's Thursday meeting of the Harbor City Elementary School PTA, held at 7:30 p.m. at the school auditorium.

Following a salute to the flag led by Lucy Magee and Vicki Brown of Girl Scout Troop No. 643, "The Nativity Scene" in song and pantomime was presented by students at the school.

Choral groups, accompanied by Mrs. Margie Willacy, sang Yuletide songs during the pantomime on stage.

Participating in the scene were Glenn Deatherage, Ronald Lindgren, and Roger Weeks as the Three Wise Men; Donna Willoughby, Darlene Lillie, and Diane Bradley as the three angels; George Estrada as King Herod; Glynn Gordon as Joseph; and Karen Jackson as Mary.

Betty Domonoski narrated the story. Teachers in charge of the program were Mesdames Julia Border, Gertrude Crum, Violet Crawford, Cleone Isom, and Mr. John Young.

Mrs. Katherine Cregmile was in charge of child care.

CHARLES COULSON IS HOME FOR HOLIDAYS

Christmas was made doubly brighter for Mrs. B. Whitt, 1617 El Prado, when her son, Charles Coulson, came home for the holidays from Harlingen Air Force Base in Texas.

Mrs. Whitt celebrated his homecoming and Christmas Day with a family dinner party in her home.

Attending the affair were her two sons, Don and Charles Coulson; her mother, Mrs. Dora Honrath; and brothers and sisters, Messrs. and Mesdames K. Johnston, J. Bailey, and Victor Bailey of Torrance; and R. E. Honrath and Linda Lee of Horse Creek, Cal.

Grandma's Pride Goes Modern

Most of us, remembering our visits to grandma's house, recall certain things which will be forever — and almost exclusively—identified with the old lady and world in which she lived.

Among our memories of her are the jar of peppermints (always stocked for our pleasure); the heavily fringed shades on elaborate Victorian lamps, the antimacassars which protected the arms and backs of her overstuffed chairs, and the inevitable little needle-point covered footstool, with its flowers against a sombre black background.

ALL FOR ALBERT

Grandma didn't know it, of course, but she spent a good part of her life in mourning for Queen Victoria's prince consort, Albert. For the tradition of black backgrounds for gay needle-point designs was established in the British court out of deference to the unhappy queen whose 20-year period of retirement and mourning for her dead husband cast a gloom over the staid era which bears her name.

Possibly it is this memory of the dark little footstool in grandma's house which leads so many of us to feel that needlepoint is a somber art which has no place in today's airy and sunny home.

Actually, prior to the sad Victorian age, needlepoint — a craft which dates back to early Medieval times — had always been a gay and delicate art, used to brighten the grim stone interiors of castles and add warmth and color to less pretentious dwellings. Today, again, bright or subtle background colors make needlepoint a cheerful, rather rather a serious part of home decor.

Needlepoint followed the trend toward heavy, somber home furnishings in the Victorian era simply because needlepoint design has always kept pace with the home decorating fashions of its day.

Thus the needlepoint designs which graced the furniture and walls of the Petit Trianon, Marie Antoinette's exquisite country home, featured the delicately shaded flowers in dainty arrangements so typical of the extravagant Louis XVI period. The great furniture designers—Heppelwhite, Sheraton, Duncan Phyfe—frequently specified the type of needlepoint design they wanted to accent the lines of their chairs, stools, and benches.

The country scenes and Colonial figures of Early American needlepoint reflect the simplicity so typical of a new country. Similarly, so-called "modern" needlepoint design emphasizes more stylized patterns in keeping with the fluid lines of contemporary furniture.

IN REACH FOR ALL

Formerly the prohibitive cost of yarns and canvas for making needlepoint limited its use to the very wealthy. Today, it is within the reach of all. Formerly it took months of painstaking, highly skilled work to complete a few canvases; today needlepoint is so simple that a child can do it. For the needlepoint found in our stores has the intricate designs already worked so that only the background remains to be filled in with a simple stitch.

Probably the largest single producer of these partially finished canvases is Heirloom Needlework Guild, a New York company which estimates that there are more than 3700 different designs which it supplies to art needlework departments all over America.

Originally, needlepoint was used almost exclusively for wall hangings — to minimize the dampness and cold of draughty castles. Needlepoint still graces the walls of modern homes, not only in the form of hangings but charmingly framed as pictures too.

MANY USES

But it has many other applications in home decoration—upholstery for chairs and footstools, screen panels, and pillows.

Leading decorators are using needlepoint more and more in modern homes, and more and more women are turning to needlepoint as a hobby. It is fascinating, yet easy to do. It is inexpensive, yet the results are priceless. And it brings with it the satisfaction people gain from creating home furnishings with their own hands.

Herald Want Ads Will Get Results . . .

Place Your Ad Today!

Earl Kents Entertain

Enjoying Christmas dinner with Mr. and Mrs. Earl P. Kent, 3007 Gramercy Ave., were Mrs. Martha Cooper of Torrance; Messrs. and Mesdames Earl Kent and family of Compton; Marvin Kent and family of San Pedro, and Charles Cooper of Victorville; and Mrs. Beulah Sanders of Long Beach.

During the evening about 40 other relatives and friends dropped in to bring Christmas greetings to the Kents.

OES HOLDS YULE FETE

A large Christmas tree was the center of attraction in the dining room of the Masonic Temple Thursday evening last week when members of Torrance Chapter No. 380, Order of the Eastern Star, gathered there after a regular meeting for their annual Christmas party.

Tables arranged to form a square around the tree were centered with small silver and blue trees with red candles at each side. Adding to the colorful decor were small candles in the shape of trees, Santas, angels, and choir boys. Each place was marked with a poinsettia corsage or boutonniere made of fiber wood.

As guest arrived, Christmas carols were played, and when everyone was seated, a community sing of carols was enjoyed.

Following refreshments of plum pudding, coffee, and tea, members exchanged gifts.

Myrtle Clayton, chairman for the evening, was assisted by Rolive Bever, Hazel Fossum, Mae Jones, Gladys Mothersell, Vivian Cook, Dave Jones, and Frederick Cook.

NORTH CITY PTA HOLDS 'POTLUCK'

Twenty-one members of the North Torrance Elementary PTA played games and exchanged gifts at a pre-Christmas party held at the home of Mrs. Ralph McBee, 17315 Atkinson Ave.

Prior to the session of fun, guests enjoyed a potluck luncheon served by the executive board. A lazy Susan surrounded by nutcups in the form of sleighs centered the table.

Mrs. William Sale, chairman for the affair, was assisted by Mrs. M. J. Walker, Mrs. Gladys Andrews was in charge of child care.

Public Notices

TORRANCE HERALD
ORDINANCE NO. 612

AN ORDINANCE ESTABLISHING A LAND USE PLAN WITHIN THE CITY OF TORRANCE, CREATING TEN (10) DISTRICTS; REGULATING THE USE OF PROPERTY, HEIGHT OF STRUCTURES, AND OPEN SPACES FOR LIGHT AND VENTILATION; ADOPTING A MAP OF SAID DISTRICTS; DEFINING TERMS USED; PROVIDING FOR THE ADJUSTMENT, ENFORCEMENT AND AMENDMENT THEREOF; AND PRESCRIBING PENALTIES FOR VIOLATION; AND REPEALING ALL ORDINANCES IN CONFLICT ...EWITH.

The City Council of the City of Torrance does ordain as follows:

SECTION 1. GENERAL PURPOSES

In order to provide the economic and social advantages resulting from an orderly planned use of land resources, and to conserve and promote public health, safety and general welfare, there is hereby adopted and established an Official Land Use Plan for the City of Torrance. This plan is adopted pursuant to the authority of Chapter 838, Statutes 1929, State of California, and all acts amendatory thereof or supplementary thereto.

SECTION 2. DEFINITIONS:

This Ordinance shall be known as the "Official Land Use Plan Ordinance" and for the purpose of this Ordinance, certain words and terms are defined as follows:

All words in the present tense include the future; all words in the singular number include the plural, and the plural the singular; the word "building" includes the word "structure"; the word "shall" is mandatory; and the word "person" includes a firm, corporation, or municipal corporation, as well as a natural person. The word "Map" shall mean the "Official Land Use Plan" of the City of Torrance, California." The term "City Council" shall mean the City Council of the City of Torrance; and "Planning Commission" shall mean the City Planning Commission of the City of Torrance; and the word "City" shall mean the City of Torrance, a municipal corporation of the State of California." The word "used" shall be deemed to include the words "arranged, designed, or intended to be used;" and the word "occupied" shall be deemed to include the words "arranged, designed, or intended to be occupied."

"Accessory": A building, part of a building or structure, or use of which is subordinate to, and the use of which is incidental to that of the main building, structure, or use on the same lot. Where the wall of an accessory building is a part of, or joined to the wall of the main building, such accessory building shall be counted as a part of the main building.

"Accessory living quarters": Living quarters, within an accessory building for the sole use of persons employed on the premises, or temporary use by guests of occupants of the premises; such quarters having no kitchen facilities and not rented or otherwise used as a separate residence.

"Alley": A public or private way, permanently reserved as a secondary means of access to abutting property.

"Apartment": A room, or a suite of two or more rooms in a multiple residence, intended or designed for occupancy as a residence for one family.

"Apartment House": See Residence Multiple.

"Automobile Wrecking": The dismantling or wrecking of used motor vehicles or trailers, or storage, sale or dumping of dismantled or wrecked vehicles or their parts.

"Boarding House": A building where lodging and meals are provided for compensation for five (5) or more persons, not including rest homes, homes for the aged, or homes for children.

"Building Height": The vertical distance measured from the average level of the highest and lowest point of that portion of the site covered by the building to the ceiling of the uppermost story.

"Building-site": The ground area of a building or a group of buildings together with all open spaces as required by this ordinance.

"Block": All property fronting upon one side of a street between intersecting and intercepting streets, or between a street and right-of-way, water way, end of dead-end street, or city boundary. An intercepting street shall determine only the boundary of the block on the side of the street which it intercepts.

"Bungalow Court": A group of three or more detached one-story, one or two family residences located upon a single lot, or group of lots, together with all open spaces required by this ordinance. Two-family residences shall mean two units as defined under "Residence, two family."

"Carport or Porte Cochere": An accessory residential use consisting of a reserved space, roofed or unroofed, and attached to the side of a Residence, and established for the convenient loading and unloading of passengers and for the accomodation of a passenger car when not in use.

"Club": An association of persons for some common non-profit purpose, but not including groups organized primarily to render a service which is customarily carried on as a business.

"Commission": Shall mean the "City Planning Commission."

"Convalescent Homes": See "Rest Homes."

"Dairy": An establishment or enterprise maintaining more than two (2) cows for the commercial production and sale of milk and dairy products.

"Residence Unit": Two or more rooms in a residence designed for occupancy by one family for living or sleeping purposes, having only one (1) kitchen.

"Residence, Single-Family": A detached building designed exclusively for occupancy by one family.

"Residence, Two-Family": A building designed exclusively for occupancy by two families living independently of each other.

"Residence, Multiple-Family": A building, or portion thereof, designed for occupancy by three or more families, living independently of each other.

"Educational Institutions": Colleges or universities supported wholly or in part by public funds and colleges, universities or other schools giving general academic instructions, not determined by the State Board of Education.

"Family": An individual, or two (2) or more persons related by blood or marriage, or a group of not more than five (5) persons, excluding servants, who are not related by blood or marriage, living together as a single housekeeping unit in a Residence unit.

"Filling Station": A service station to supply motor fuel and oil to motor vehicles and including grease racks or elevators and providing minor tire and battery servicing; sales of accessories.

"Garage, private": An accessory building or an accessory portion of the main building, designed or used only for the shelter or storage of vehicles owned or operated by the occupants of the main building.

"Garage, public": A building other than a private garage used for the care, repair or equipping of automobiles, or where such vehicles are kept for remuneration, hire or sale.

"Home Occupations": An occupation carried on by the occupant of a residence as a secondary use in connection with which there is no display; no stock in trade, no commodity sold upon the premises; no person employed, and no mechanical equipment used, except such as is necessary for housekeeping purposes.

"Hotel": A building in which there are six (6) or more guest rooms where lodging with or without meals is provided for compensation, and where no provision is made for cooking in any individual room or suite. Jails, hospitals, asylums, sanitariums, or orphanages, prisons, detention homes or similar buildings where human beings are housed and detained under legal restraint are specifically not included.

"Kitchen": Any room used, or intended or designed to be used for cooking or the preparation of food.

"Lot Area": The total horizontal area within the lot lines of a lot.

"Lot Line, Front": The line separating the lot from the street in the case of an interior lot, and the line separating the narrowest street frontage of the lot from the street in the case of a corner lot.

"Lot Line, Rear": A lot line, which is opposite and most distant from the front lot line and, in the case of an irregular, triangular or gore-shaped lot, a line ten (10) feet in length within the lot parallel to and at the maximum distance from the front lot line.

"Lot Width": The horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines.

"Lot Depth": The horizontal distance between the front and rear lot lines, measured in the mean direction of the side-lot lines.

"Lot, Through": A lot having frontage on two (2) parallel or approximately parallel streets.

"Motel": See "Tourist Court."

"Non-conforming Building": A building or portion thereof lawfully existing at the time this ordinance became effective and which was designed, erected or structurally altered for a use which does not conform to the use zone in which it is located, or which does not comply with all the height and area regulations of the zone in which it is located.

"Non-conforming Use": A lawful use of a building or land at the time this ordinance became effective, and which does not conform to the use regulations of the zone in which it is located.

"Parking Area, Public": An open area other than a street, alley or place used for the temporary parking of more than four (4) automobiles and available for public use whether free, for compensation or as an accomodation for clients or customers.

"Parking Space, Automobile": Space within a building or parking area for the temporary parking or storage of one (1) automobile.

"Rest Homes": Permitting nursing, dietary and other personal services rendered to convalescents, invalids and aged persons, but excluding cases of contagious or communicable disease, and excluding surgery or primary treatments such as are customarily provided in sanitariums and hospitals.

"Sanitariums": A health station or retreat or other place where patients are kept and where medical or surgical treatment is given, but not mental.

"Schools, Elementary and High": An institution of learning which offers instruction in the several branches of learning and study required to be taught in the public schools by the Education Code of the State of California.

"Stable, Private": A detached accessory building for the keeping of horses owned by the occupants of the premises, and not kept for remuneration, hire or sale.

"Stable, Public": A stable other than a private stable.

"Story": That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between such floor and the ceiling next above it.

"Street": A public or private thoroughfare which affords principal means of access to abutting property.

"Street Side": That street bounding a corner lot and which extends in the same general direction as the line determining the depth of the lot.

"Street Line": The boundary line between street and abutting property.

"Structure": Anything constructed or erected, which requires location on the ground or attached to something having a location on the ground, but not including fences or walls used as fences less than six (6) feet in height.

"Structural Alterations": Any change in the supporting members of a building such as bearing walls, columns, beams, floor or roof joists, girders or rafters or changes in roof or exterior lines.

"Super Service Station": A filling station to supply motor fuel and oil to motor vehicles, and including grease racks, wash racks or pits, tire repairs including recapping, but with equipment limited to three molds, battery servicing and repairing, ignition service, accessory sales, and other customary services for automobiles.

"Tourist Court": A group of attached or detached buildings containing individual sleeping or living unit with garage attached, or parking space located adjacent to each unit, all for the temporary use by automobile tourists or transients; including auto courts, motels, or motor lodges.

"Trailer, Automobile": A vehicle without motor power, designed to be drawn by a motor vehicle and to be used for human habitation and for carrying personal property, including a trailer coach, and excludes also a self-propelled vehicle having a body designed for the same uses as an automobile trailer.

"Trailer Court": Any area or tract of land used or designed to accommodate two (2) or more automobile trailers.

"Use": The purpose for which land or building is arranged, designed or intended, or for which either is or may be occupied or maintained.

A "Yard" is a portion of the same lot or building site upon which a building is situated, which remains open and unoccupied, except as provided in Section 14, Sub-section "D" of this Ordinance:

A "Rear Yard" is a yard which extends across the entire width of the lot between the extreme rear line of the lot and the extreme rear line of any building other than an accessory building.

A "Front Yard" is a yard between the front line of the lot and the front line of the main building, which extends from one side-yard to the other.

A "Side Yard" is a yard between the side line of the lot and the side line of the building, which extends from the front line of the lot to the required rear yard.

SECTION 3. ESTABLISHING DISTRICTS:

A. In order to classify, regulate, construct and segregate the uses of land and buildings, to regulate and restrict the height and bulk of buildings, and to regulate the area of yards and other open spaces about buildings, ten (10) classes of districts are hereby established to be known as follows:

R-1 Single-Family Residence District;
R-2 Two-Family Residence District;
R-3 Limited Multiple-Family Residence District;
R-4 Unlimited Multiple-Family Residence District;
A-1 Light Agricultural District;
C-1 Retail Commercial District;
C-2 General Commercial District;
M-1 Light Manufacturing District;
M-2 Heavy Manufacturing District;
P-1 Open Area — Planting;

which said several classes of districts are shown and delineated on that certain series of maps entitled "City of Torrance — Official Land Use Plan" which are hereby adopted and made a part of this Ordinance, by this reference.

It is hereby declared that in the creation by this Ordinance of the respective classes of districts, set forth herein, the City Council has given due and careful consideration to the peculiar suitability of each and every such district for the particular regulations applied thereto, and the necessary proper and comprehensive grouping and arrangement of the various uses and densities of population in accordance with a well considered plan for the development of the City and in relation to established plans in adjoining unincorporated areas of the County of Los Angeles, and in the incorporated areas of adjacent municipalities.

C. The boundaries of such districts as are shown upon the maps adopted by this Ordinance or amendments thereto, are hereby adopted and approved and the regulations of this Ordinance governing the use of land and buildings, the height of buildings, building site areas, the sizes of yards about buildings and other matters as hereinafter set forth, are hereby established and declared to be in effect upon all land included within the boundaries of each and every district shown upon said Maps.

D. Where uncertainty exists as to the boundaries of any district shown on said Maps, the following rules shall apply:

1. Where district boundaries are indicated as approximately following street lines, alley lines or lot lines, such lines shall be construed to be such boundaries;

2. In unsubdivided property or where a district boundary divides a lot, the location of such boundary, unless the same is indicated by dimensions, shall be determined by the use of the scale appearing on the Maps;

3. In case any further uncertainty exists, the Planning Commission shall interpret the intent of the Maps as to the location of such boundaries;

4. Where any public street or alley is hereafter officially vacated or abandoned, the regulations applicable to each parcel of abutting property shall apply to that portion of such street or alley added thereto by virtue of such vacation or abandonment.

SECTION 4. R-1 SINGLE-FAMILY RESIDENCE

No building, structure, improvement or premises shall be used and no building, structure or improvement shall be erected, constructed, established, altered or enlarged in Zone R-1, which is designed, arranged or intended to be occupied or used for any purpose other than the following:

A. Single-family residence, together with out-buildings customary to such use located on the same lot or parcel of land, including:

1. Private garage with a capacity not to exceed three (3) automobiles.
2. A child's playhouse.
3. Buildings for the housing of domestic animals;
4. Lath or greenhouse (non-commercial);
5. Tool houses;
6. Work shops;
7. Servants quarters or guest house, provided no kitchen or kitchen facilities are included therein.
8. Chickens for domestic, non-commercial use (not to exceed thirty-six (36) birds, or twelve (12) rabbits, on any single premises, provided, however that they are maintained not less than thirty-five (35) feet from any window, door or opening of any dwelling and not less than seventy-five (75) feet from the street upon which said lot fronts.
9. Maximum of two (2) fullgrown cats and two (2) fullgrown dogs allowed.

B. Flower and vegetable gardens; orchards; the raising of tree crops, field crops, berry or bush crops, for the purpose of propagation and culture; including wholesaling of the crops raised upon the premises, provided no signs, displays or stands are used in conjunction therewith.

C. Building Height Limit:

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

D. Lot Area Per Family:

1. The minimum building site area shall be one (1) recorded lot, or shall consist of a parcel of land not less than five thousand (5,000) square feet in area for each one-family dwelling, each such parcel to be not less than fifty (50) feet in width.

E. Front Yard Required:

There shall be a front yard of a depth not less than the average depth of the front yard of the lot or lots next adjacent thereto on either side, but in no case shall the front yard be required to exceed twenty (20) feet in depth.

F. Side Yard Required:

1. 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 side yard be less than three (3) feet in width, or be required to be more than five (5) feet in width; except that on corner lots, the required side yard adjoining the side street shall not be less than ten (10) feet in width.

2. Accessory buildings located in an R-1 District and located more than seventy-five (75) feet from the front property line, may have an interior side yard of less than that required in sub-section F, paragraph 1, above, if wall adjacent to side property line does not exceed eight (8) feet in height.

G. Rear Yard Required:

There shall be a rear yard of not less than twenty-five (25) per cent of the depth of the lot, provided such rear yard need not exceed twenty (20) feet.

H. Distance Between Buildings:

No main dwelling shall be less than six (6) feet from any garage or accessory building, unless such structures are attached.

SECTION 5. R-2 TWO-FAMILY RESIDENCE

No building structure, improvement, or premises shall be used, and no building, structure, or improvement shall be erected, constructed, established, altered, or enlarged in Zone R-2, which is designed, arranged or intended to be occupied for any purpose except the following:

A. Any use permitted in Zone R-1, (Single Family Residence.)

B. Two single-family dwellings or one two-family dwelling containing not more than two (2) kitchens:

1. Private garage with a capacity not to exceed five (5) automobiles.
2. Children's playhouse;
3. Buildings for the housing of domestic animals;
4. Lath or greenhouse (non-commercial);
5. Tool houses;
6. Work shops;

C. Building Height Limit:

The maximum building height shall be thirty-five (35) feet, not to exceed two (2) stories.

D. Lot Area;

1. The minimum building site shall be one (1) recorded lot or shall consist of a parcel of land not less than five thousand (5,000) square feet in area, such parcel to be not less than fifty (50) feet in width provided, however, that on each additional twenty-five hundred (2,500) square feet of area one (1) additional single-family dwelling may be erected, but in no case shall a lot having an area of less than twenty-five hundred (2,500) square feet be used as a building site for more than one single family dwelling.

E. Front Yard Required;

There shall be a front yard of a depth of not less than the average depth of the front yards adjacent thereto on either side but in no case shall the front yard be required to exceed twenty feet (20') in depth.

F. Side Yard Required:

There shall be side yards, the width of each to be ten (10) per cent of the lot, but in no case shall each side yard be less than three (3) feet in width, or be required to be more than five (5) feet in width; except that on corner lots, the required side yard adjoining the side street shall not be less than ten (10) feet in width.

2. Accessory buildings located in an R-1 District and located more than seventy-five (75) feet from the front property line, may have an interior side yard of less than that required in sub-section F, paragraph 1, above, if wall adjacent to side property line does not exceed eight (8) feet in height.

G. Rear Yard Required:

There shall be a rear yard of not less than twenty-five (25) per cent of the depth of the lot, provided such rear yard need not exceed twenty (20) feet.

H. Distance Between Buildings;

No main dwelling shall be less than six (6) feet from any garage or accessory building, unless such structures are attached.

SECTION 5. R-2 TWO-FAMILY RESIDENCE

No building structure, improvement, or premises shall be used, and no building, structure, or improvement shall be erected, constructed, established, altered, or enlarged in Zone R-2, which is designed, arranged or intended to be occupied for any purpose except the following:

A. Any use permitted in Zone R-1, (Single Family Residence.)

B. Two single-family dwellings or one two-family dwelling containing not more than two (2) kitchens:

1. Private garage with a capacity not to exceed five (5) automobiles.
2. Children's playhouse;
3. Buildings for the housing of domestic animals;
4. Lath or greenhouse (non-commercial);
5. Tool houses;
6. Work shops;

C. Building Height Limit;

The maximum building height shall be thirty-five (35) feet, not to exceed two (2) stories.

D. Lot Area;

1. The minimum building site shall be one (1) recorded lot or shall consist of a parcel of land not less than five thousand (5,000) square feet in area, such parcel to be not less than fifty (50) feet in width provided, however, that on each additional twenty-five hundred (2,500) square feet of area one (1) additional single-family dwelling may be erected, but in no case shall a lot having an area of less than twenty-five hundred (2,500) square feet be used as a building site for more than one single family dwelling.

E. Front Yard Required;

There shall be a front yard of a depth of not less than the average depth of the front yards adjacent thereto on either side but in no case shall the front yard be required to exceed twenty feet (20') in depth.

F. Side Yard Required:

There shall be side yards, the width of each to be ten (10) per cent of the lot, but in no case shall each side yard be less than three (3) feet in width, or be required to be more than five (5) feet in width; except that on corner lots, the required side yard adjoining the side street shall not be less than ten (10) feet in width.

2. Accessory buildings located in an R-1 District and located more than seventy-five (75) feet from the front property line, may have an interior side yard of less than that required in sub-section F, paragraph 1, above, if wall adjacent to side property line does not exceed eight (8) feet in height.

G. Rear Yard Required:

There shall be a rear yard of not less than twenty-five (25) per cent of the depth of the lot, provided such rear yard need not exceed twenty (20) feet.

H. Distance Between Buildings;

No main dwelling shall be less than six (6) feet from any garage or accessory building, unless such structures are attached.

SECTION 6. R-3 LIMITED MULTIPLE FAMILY RESIDENCE

No building, structure, improvement or premises, shall be used and no building, structure or improvement shall be erected, constructed, established, altered or enlarged in Zone R-3, which is designed, arranged or intended to be occupied or used for any purpose other than the following:

A. Any use permitted in Zones R-1 or R-2.

B. Any flat building, apartment house or bungalow court, together with the outbuildings necessary to such use located on the same lot or parcel of land, including a private garage with a capacity not to exceed three automobiles for each two single-family units. Provided, however, that no such flat building, apartment house, or any unit bungalow court or any such outbuilding shall exceed a height of thirty-five (35) feet and shall not exceed three (3) stories exclusive of the basement.

C. Schools, colleges, and parks.

D. Churches, temples, or other places used exclusively for religious worship.

E. Lot Area:

The minimum building site area shall be one (1) lot, or a parcel of land not less than fifty (50) feet

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