ZONING ORDINANCE NO.502

Official Land Use Plan

Adopted June 26th, 1941

CITY OF MANHATTAN BEACH CALIFORNIA

AN ORDINANCE ESTAB-permit to be used or occupied, any occupied." LISHING A LAND USE PLAN land, building or premises for any A "Dwelling" is any building, or ulate and restrict the height and relation to established plans in WITHIN THE CITY OF MAN-purpose or in any manner contrary portion thereof, which is used as bulk of buildings; and to regulate adjoining unincorporated areas of HATTAN BEACH CREATING to the provisions of this Ordinance the private residence or sleeping as to uses permitted or excluded, place of one or more human below the incorporated areas of the area of yards and other open the County of Los Angeles, and in spaces about buildings, ten (10) the incorporated areas of adjacent building height limit, building site ings, but not including hotels, area required front side or warm labeliance. ERTY, HEIGHT OF STRUC- area required, front, side or rear clubs or lodging houses, or any established to be known as fol-TURES, AND OPEN SPACES yards required, and distance be-institution such as an asylum, hos-lows:

TION: ADOPTING A MAP OF particular district in which such are housed by reason of illness or R-1 Single-family Residence amendments thereto, are hereby SECTION 5. SAID DISTRICTS: DEFINING land, building or premises is lo-under legal restraint. TERMS USED: PROVIDING cated.

FIGN. ADDITING ADDITING SAID JETNING and, building or premises is loaded.

FOR THE ADJUSTMENT ENDIVIDING THE PROVIDING ADDITIONS THEREOF. AND PREMENT THEREOF, AND PREMENT THEREOF, AND REPEAL ING ALL ORDINANCES IN CONFLICT THEREWITH.

THE CITY Council of the City of Manhattan Beach does ordain as follows:

SECTION 1

GENERAL PURPOSES

The order to provide the economic include the future: all words used in the pursal and set follows:

SECTION 1

GENERAL PURPOSES

The order to provide the economic include the future is livered adopted and stablished and set follows:

The city of Manhattan Beach. This forthment is beerly adopted and testing as a possible of the City of Manhattan Beach. This Critical Land Use Plan for the City of Manhattan Beach. California. The Plan is adopted pitrsuant to the authority of the Planning Act Capter SS, Statutes of Capter SS, Statutes

District

enlarged, or to use or occupy or ranged, designed or intended to be late, restrict, and segregate the with a well considered plan for the 4- Where any public street or uses of land and buildings; to reg-development of the City, and in

TURES, AND OPEN SPACES States to the pital or jail where human beings A-1 Light Agricultural District as are shown upon the Map FOR LIGHT AND VENTILA- tween buildings, applicable to the pital or jail where human beings A-1 Light Agricultural District adopted by this Ordinance or

A "family" is a group of persons | R-2 Two-family Residence Dis-ulations of this Ordinance governing the use of land and buildings, A. Uses Permitted

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.

adopted and approved and the reg- A-1 AGRICULTURAL DISTRICT

1- 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.

2- Two-family dwellings of a permanent character placed in a permanent location, containing not more than two (2) kitchens, and used by not more than two families, under the regulations hereinafter in this sec-

tion prescribed. 3- All uses premitted in the R-1 District under the same regulations as hereinafter set forth in Section 6 of this Ordi-

4- The following light agricultural uses:

(a) Farms devoted to the hatching, rais-ing or fattening of chickens, turkeys. or other fowl or poultry; rabbits, fish, or frogs; pro-

from any window or door of any residence or dwelling or other building used for the habitation of human beings; but not including: hog ranches; dairies; live stock sales or feed yards; fox farms; menageries; or mushroom (b) Nurseries, green-

fowl or animal be

kept less than

twenty (20) feet

houses, orchards, avaries, apiaries or the raising of field crops, or vegetable or flower gardening on a commercial

(c) Sale and marketing of the above permitted uses provided they are produced on the premises. Accessory buildings and uses incidental to the above enterprises when placed upon the same lot or parcel of land and not used or operated commercially including private gar-

Water pumping plants and reservoirs; electric substations. 7- Way-stations for pasties.

senger transport facili-8- Schools of general in-(Continued on Page 6)

ings hereafter erected.

The provisions of this sec-

tion shall apply to uses

which become non-conform

ing by reason of any amend-

ment to this Ordinance, as

of the effective date of such

ECTION 17. VARIANCES

AND CONDITIONAL PER-

Initiation of Proceedings

When practical difficulties

unnecessary hardships, o

results inconsistent with the

general purposes of this Or-

dinance occur through a

provisions of this Ordinance.

the Planning Commission

upon its own motion or up-

on the verified application

owners, may in specifi

cases initiate proceeding

for the granting of a vari

ance from the provisions of

this Ordinance under such

conditions as may be deem

ed necessary to assure that

the spirit and purpose of

this Ordinance will be ob-

served, public safety and

welfare secured, and sub-

stantial justice done. All

acts of the Planning Com-

mission under the provisions

of this section shall be con-

strued as administrativ

of any property owner

strict interpretation of the

amendment.

(Continued from Page Five) recognized struction and accredited by public school authorities; churches; civic clubs; and playgrounds. 9- One temporary stand, exclusively of wood frame construction for the display and sale o products of any of the above permitted uses produced upon the premises upon which such stand is located

and placed not le with: than twenty (20) feet (g) That no sign or from any street o advertising device highway upon which relative thereto such property fronts. shall be displaye 10- One unlighted single on the premises. or double-faced sign, lo Professional offices such cated no less than to as that of a physician, (10) feet from any surgeon, dentist, law street or highway upor yer, music teacher, or which such property art teacher, when situ fronts, provided such ated within the dwellsign does not exceed ing, provided: twelve (12) square feet (a) That not more than in area per face and twenty - five (25) pertains only to the per cent of the

sale, lease or hire o ground floor area the premises or of th of such dwelling products produced upo shall be so occuthe premises, and pro vided that upon any lo (b) That no name-plate having frontage or sign be displayed more than one street upon the premise one such sign may b other than one sign displayed fronting upnot exceeding one on each such street. (1) square foot in B. Building Height Limit area and contain-The maximum building ing only the name height for dwellings shall of the profession be two stories or thirty (30) and of the occupant of the prem-

C. Building Site Area Require The minimum building site (c) That no flashing o area shall be one recorded blinking lights lot or shall consist of shall be placed upparcel of land not less than on such signs. three thousand (3000) One unlighted sign n square feet in area which to exceed four (4) ever is the lesser for eac square feet, located no one-family dwelling, provid less than ten (10) fee ed that one two-famil from any property line dwelling shall be permitted of the lot upon which to occupy any site of no such sign is placed, and less than six thousand pertaining only to the (6000) square feet. rental, lease, or sale of D. Yards and Distance Between the building or property Buildings upon which such sign There shall be for each is located, provided that single-family dwelling yards upon any lot having frontage on more than

and distances between buildings not less in dept or width than required Section 6 of this Ordinance for dwellings in the R Single Family Residence District. SECTION 6. R-1 SINGLE FAMILY RESIDENCE DIS-TRICT

A. Uses Permitted One-family dwellings of a paractic

ntaced in a permanent location, containing not more than one (1) kit chen, and used by but one family, provided that cooking facilities Building Height Limit in connection with a or court but not designed so as to make dwelling suitable for occupancy by more than one family, shall not be classified as kitchen for the purpose of this Ordinance.

2- Accessory buildings and uses customarily incidental to each singlenot used or operated automobiles; stable or than thirty (30) feet or dwelling or other building used for the nabitation of human beings; children's playhouse and private recing outdoor cooking facilities; lathhouse greenhouse; tool shed; work shop; servants

quarters, provided r. kitchen facilities are included therein 3- Home occupation, i cluding any vocation or trade, provided: (a) That there be alteration in the residential charac ter of the premise in connection there-

(b) 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 (c) That no moto 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; (d) That no merchandise or articles shall be displayed for advertising pur-(e) That no articles of materials pertain ing to such home occupation shall be

one street one such

sign may be displayed

fronting upon each such

Flower and vegetab

gardens; orchards; the

raising of tree crops,

field errops, berry or

pose of pro for the pur-

culture; if -and

produced upon the

premises, provided no

signs, displays or stands

are used in conjunction

The maximum building

height shall be two (2) stor-

ies or thirty (30) feet, but

an open deck or porch with-

out a roof, but having wind

screens of either glass or

opaque materials, may be

used as a third story provid-

ed such wind screens do not

exceed said building height

The minimum building site

area shall be one lot or a

parcel of land four thousand

feet in area whichever i

the lesser for each one-fam-

There shall be a front yard

of a depth not less than the

minimum depth of the front

yards of the lot or lots next

adjacent thereto on either

side, but in no case shall a

front yard of less than one

(1) foot be permitted of

more than twenty (20) feet

in depth be required.

Side Yard Required

Front Yard Required

eight hundred (4800) square

Building Site Area Re-

auired

at Printe of the crobs

quired The minimum building site area shall be one (1) lot or parcel of land two thousand seven hundred (2700) Square feet in area, whichever is the lesser, but in no stored other than i case shall a two-family the building so dwelling occupy a site which provides less than one thou-(f) That no assistant sand three hundred and fifshall be employed (1350) square feet of in connection ther land per family or housekeeping unit.

height limit.

Front Yard Required There shall be a front yard of a depth not less than the minimum depth of the front yards of the lot or lots next adjacent thereto on either side, but in no case shall a front yard of less than one (1) foot be permitted or more than five (5) feet in depth be required. Side Yard Required

not exceed said building

Building Site Area Re-

There shall be side yards, the width of each to be ten (10) per cent of the minimum width of the lot, bu in no case shall each such side yard be less than three (3) feet in width or be required to be more than fiv (5) feet in width. Rear Yard Required There shall be a rear yard

not less than fen (10) feet in depth, provided that if public alley or street exists at the rear of the lot, there shall be a yard not less than five (5) feet in depth, be tween such alley and any building on such lot. Distance Between Build-

No detached dwelling, 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. R-3 LIMITED MULTIPLE FAMILY RESIDENCE DISTRICT

1- Any use permitted the R-1 and R-2 Districts. One three-family dwelling, containing not more than three (3) kitchens, or Three single-family dwellings, or

One two-family dwel ilv dwelling. Building Height Limit The maximum bu height shall be two (2

stories or thirty (30) feet, but an open deck or porch without a roof but having wind screens of either glass or opaque materials, may be used as a third story provided such wind screens do not exceed said building height Building Site Area Re-

The minimum building site area shall be one (1) lot or a parcel of land two thousand seven hundred (2700) ever is the lesser, but in no case shall a multiple dwelling occupy a site which provides less than nine hundred (900) square feet of land per family, or house

Yards and Distance Between Buildings There shall be for each Ordinance for dwellings i four units shall be permi ted on said building site, which units may consist four one-family units, one four-family unit, or any combination of one, two, or

SECTION 9. R-4 UNLIMITED MULTIPLE FAMILY RES-IDENCE DISTRICT

1- Any use permitted Districts.

lodging houses. 4. Homes for children, boarding homes and homes for the aged. - Churches, civic and so

COMMERCIAL DISTRICT lar public or semi-public A. Uses Permitted 1- Any use permitted institutions not operatthe R-1; R-2, R-3, and ed as commercial enter-R-4 Districts. 2- Agencies, including fian-Schools of general in struction, but not incial institutions, automobile clubs, and real cluding private vocational schools, or riding estate offices. 3- Personal service estabacadenies.

MANHATTAN BEACH NEWS, Manhattan Beach, California

conducted therein. **Building Height Limit** The maximum building height shall be two (2) stories or thirty (30) feet, but an open deck or porch without a roof but having wind screens of either glass or opaque materials, may be used as a third story provided such wind screens de not exceed said building height limit. Building Site Area Re

than two thousand seven hundred (2700) square feet in area, which ever is the lesser, but in no case shall a two-family dwelling oc cupy a site which provide less than six hundred (600) square feet of land area pe family or housekeeping unit Vards Required There shall be for each

quired in Section 7 of this Ordinance for dwellings in the R-2 Two-Family Resi dence District. Distance Between Building No detached dwelling other main building shall be less than six (6) feet from any other detached dwelling or main building on th same building site. SECTION 10. B-1 BEACH

RECREATION DISTRICT Land Uses Permitted 1- The following bea recreation activities swimming, surf-fishing and athletics including operation of beach facilities for the above activities for an admission fee: Rental of the following

beach equipment: back rests; chairs, benches picnic tables and stoves umbrellas. wine screens: surf-rafts, surfboards, surfing bags, paddie-boards, kayaks, canoes, and other small Other Uses

Structures Permitted

1- No buildings, structures

trict, except life guard

towers and open smooth

wire fences neither of

which shall have a

height greater than

four (4) feet above the

grade of the nearest

portion of the strand.

No sign shall be permit

ted or displayed in the

B-1 District other than

directional signs as spe

cified below and one un-

lighted sign not ex-

ceeding four (4) square

feet in area attached

to each entrance gate

lights visible from the

landward side shall be

used to outline or

such structure as

otherwise decorate any

permitted. No flood

lights shall be used ex-

tive play areas in which

case such lights shall be

so shielded or arranged

that they do not throw

their light landward of

the landward boundar;

of said District. Lighted

not to exceed one (1)

square foot in area,

may be used to direct

occupants of the beach

to rest rooms, life-guard

and first-aid stations

and exits provided they

shielded as not to throw

their light landward of

the landward boundary

of the District.

are so arranged

directional signs, ea

cept to illuminate ac-

to the property. I

No use other than those specifically mentioned in this section as permitted uses or those determined by action of the Commission, accordance with Paragraph multiple dwelling be erected 1 of Sub-section A of Se on a site which provides less n 15 <u>this Ordinance</u> not 3 fore obnoxious detrimental to the welfare of the community, shall be permitted; nor shall said

Commission by such action determine that the following and similar uses are deemed to be uses permitted in the B-1 District; resigarages, automobile parking lots, theatres, dance halls, shooting galleries, skating rinks, bowling alleys, roller coasters, merry-go-rounds, restaurants, cafes and sa-

(3) feet from the side line of the huilding site. Rear Yard Required There shall be a rear yard of not less than six (6) feet Distance Between Buildings No detached dwelling shall walls, or fences shall be erected in the B-1 Dis-

be less than ten (10) feet main building on the same huilding site. SECTION 12. C-2 GENERAL COMMERCIAL DISTRICT

the R-1, R-2, R-3, and C-1 Districts. lishment of a general retail, wholesale service type, but no including the following auto wrecking estab lishments; boxing and wrestling arenas; hospitals for the treatmen of mental or commun cable disease, or veter-B. Uses Excluded inary hospitals; ice

manufacturing; junk dealers; salvage yards; shooting galleries; trailer coach camps. Light manufacturin 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 purpose; (b) That no motor (cceding one (horsepower be use in connection therewith, and that th total horsepower so used shall not exceed five (5) horse (c) That no portion of

No minimum requirement except that in no case shall a two-family dwelling or products. multiple family dwelling b erected on a site which provides less than nine hundre (900) square feet of land area per family or house keeping unit. Front Yard Required The front yard shall be a now required or as may be hereafter required by an Ordinance of the City o Manhattan Beach. Side Yard Required None, except that no dwelling shall be less than three

(3) feet from the side line of the building site. Rear Yard Required There shall be a rear yar not less than six (6) feet in 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 13. M-1 LIGHT MANUFACTURING DIS-Uses Permitted

Any use permitted

Building Site Area Re-

quired

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 in cluding 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. Building Height Limit The maximum building height shall be thirty (30)

Building Site Area Required No minimum requiremen except that in no case shall a two-family dwelling or multiple family dwelling be erected on a site which provides less than nine hundred (900) square feet of land area per family of housekeeping unit. Front Yard Required The front yard shall be 2

now required or as may be hereafter required by a Ordinance of the City of Manhattan Beach. Side Yard Required None, except that no dwe ling shall be less than three (3) feet from the side line of the building site. Rear Yard Required There shall be a rear yar

not less than six (6) feet in depth. Distance Between Buildings No detached dwellings shall be less than ten (10) feet from any other dwelling of main building on the sam building site. SECTION 14. M-2 HEAVY

A. Uses Permitted Heavy manufacturing and industry, and other GENERAL PROVISIONS 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 firs been granted in ac-

be excluded unless a

permit as hereinafter

provided shall have first

been obtained therefor:

acid, including

products or hydro-

cyanic acid; chlor-

ine, or other nox-

(a) The manufacture o

mentioned as uses permitted in each of the districts may be permitted therein, provided such uses are similar to those mentioned and are in the opinion of the Planning Commission, not more obnoxious or detrimental to the welfare of the community than the permitted uses specifically mentioned in the respective districts, and further provided that findings of the Planning Commission as to such additional permitted use shall have been approved by, and recorded in Council.

the minutes of the City. Uses other than those specifically mentioned as uses excluded from each of the districts may be excluded thereuses are in the opinion of the Planning Comthe welfare of the comof the City Council. 3- The uses of all buildings and property engaged

(Continued on Page Eleven)

ious gases, explo sives, or fireworks; fertilizers; glue potash; pyroxilin plastic products; wood distillation Friday, July 4, 1941

(Continued from Page Six)

in the performance of a

public function may be

permitted in any dis

trict herein described

provided such use is in

the opinion of the Plan-

ning Commission no

obnoxious or detrimen

tal to the welfare of the

community, and further

ings of the Planning

provided that the find

Commission as to such

use shall have been ap

proved by, and recorded

in the minutes of the

by declared to be detri-

mental to the welfar

of the City of Manhat

tan Beach, when con

sidered in its relation

to surrounding com-

munities and adjacent

unincorporated terr

tories, due and carefu

consideration having

been given to the fac

that ample provision

has been made in such

other jurisdictions fo

such other uses, and th

fact that the mainten

ance of the residentia

character of the City of

Manhattan Beach wil

tend to enhance th

general welfare of said

surrounding communi

ties and unincorporate

The permitted height

buildings, for the purposes

measured in accordance

with the "height of build-

ing" and "grade" definitions

of the 1937 Edition of the

Uniform Building Code of

the Pacific Coast Building

Officials Conference an

may be exclusive of "pent

of this Ordinance, shall b

territories.

B. Height of Buildings

City Council.

4- All other uses are her

(b) The processing of any animal product, including lish; or any organic refuse or garbage, except wood products. (c) Refuse dumps, livestock feed yards, rock crushers, brick-yards, quarries, clay or gravel

(d) Refineries, the storage of oil, gasoline or petroleum products in any quantity exceeding twenty-five hundred (2.500) barrels on any one lot, series of lots or parcel of land; provided that this said sub-paragraph (d) shall not apply to any one lot, series of lots, parcel of land or portion thereof which now has located thereon, or on any portion thereof, facilities for the storing of oil, gasoline or petroleum products in

Filing of Applications Applications for permits required in this section shall be filed as provided in Rules and Regulations of the Planning Commission. Findings Within forty (40) days

any quantity ex-

ceeding 2500 bar-

ance, the Commission

shall grant the applica-

tion, either with or

without conditions. If

the proposed wso will

tend, in the opinion of

the Commission, to en-

danger in any way the

public health, safety, or

general welfare, to pro-

duce results inconsis-

tent with the general

purposes of this Ordi-

nance, the Commission

shall deny the applica-

The provisions of sub-

paragraph 2 of Para-

graph F, Section 17 of

apply as to the finality

of such action of the

Commission, and the

provisions of Paragraph

G of Section 17 thereof

shall apply to permits

issued under the provi-

Uses other than those

hereinabove specifically

sions of this Section.

this Ordinance shall

houses and roof structures' after the receipt of as permitted by said Unisuch application, the form Building Code, 1937 Planning Commission Edition. shall render its decision by resolution. If it is 1- Where yards are requirthe opinion of the Comed in this Ordinance, mission, after considerthey shall not be less in ation of the report of depth or width than the such investigation, that minimum dimension the use as proposed in specified in any part, the application, or unand they shall be a der appropriate restricevery point open and tions or conditions, will unobstructed from the not endanger the public ground to the sky, exhealth, safety or genercept as follows: al welfare, or be incon-(a) Outside stairways, sistent with the general porches or landing purposes of this Ordin-

places, if unroofed and unenclosed, may extend into a required side-yard for a distance not to exceed three (3) feet and/or into the required rear yard for a distance no to exceed four (4). feet. Canopies and shelters, unenclosed and not exceeding six (6) feet in ways, may extend to the property

line providing drainage is install-(b) Cornices, canopies eves, or other similar architectura features not provid ing additional floor space within th building may extend into a requir ed yard not to ex ceed one (1) foot One (1) pergola

and or one (1) covered, but unedclosed, passenger landing may extend into either sideyard, provided that its other horizon tal dimension shall not exceed eighteen (18) feet. (c) A detached accessor; building not ex ceeding twelve (12) feet in height, may be permitted to oc cupy the require rear yard, provided that it shall not be

less than five (5, foot from the rear line of the lot and that not more than one third (1/3) of the total area of such rear yard shall be so occupied. (d) One (1) detached accessory building for use as a private garage may be permitted to occupy the required front yard of an interior lot in the R-1 Dis-

trict, when the slope of the front half of such lot is or more than three greater than one (1) foot rise or fall in a run o four (4) feet from the established street elevation a the front property line or when the elevation of the front half of the lot or a major owner of such lot or portion thereof is parcel of land shall file more than four (4) with the Building Infeet above or be-

spector for the administrative records and for revision and verification of compliance plot plan showing the size of said lot or parcel of land, the use and lo cation of the buildings and the building site area provided for each residence as herein re

In the event that such plot plan shows that the proposed development of the propert will violate any provisions of this Ordinance. will not maintain the character and integrity of the district in which such use is intended to to be established, erected, constructed, occu pied, structurally altered or used, or will be detrimental to the general welfare of the community, the City Council may require such revision of the plan as may be necessary to correct these conditions Provision for Storage Automobiles In connection with each lot or parcel of land classified in the R-1

and C-2 Districts and used for single-family residence, duplex dwelling, apartment house, bungalow court or any other multiple-family use of a lot or parcel of land, there shall be provided a private garage, located on the same lot or parcel of land, with a storage capacity for not less than one car for each single-family unit nor more than three cars for each single-family unit, Pro vided further, that or and in R-1, R-2, R-3 R-4 and A-1 Districts no garage or garage shall be erected having a total capacity of more than six cars unless a nermit shall have first heen obtained therefor from the Planning Commission. Application for such permit shall be filed as provided i Rules and Regulation of the Planning Com

SECTION 16. EXISTING USES Any otherwise lawful use of land existing at the time this Ordinance becomes effective, but not conforming to the provisions hereof, may be continued, provided That is such non-conforming use in discor tinued, the use of suc land thereafter shall I subject to the prov sions of this Ordinance 2- That no building used use shall be added too. structurally altered or enlarged in any manner, except as required by any other ordinance of the City or County or by State Law, or it order to bring the building and its use into full conformity with the provisions of this Ordinance pertaining to buildings hereafter constructed: That no non-conforming

ted within six (6)

months of such discon-

tinuance, subject to ap-

Commission.

B. Any building or portion

thereof in existence prior to

the effective date of this

Ordinance which is specific-

ally designed or arranged to

be lawfully occupied or us-

ed in a manner not conform-

ing to the provisions of this

Ordinance, may thereafte

be so occupied or used, sub

ject to the limitations here

inabove set forth for exist

ing non-conforming uses

The term "in existence

shall include, for the put

poses of this section only

any building under actua

construction at said date

No building which has been

damaged or partially de-

stroyed to the extent o

more than fifty (50) pe

cent of its value shall be

repaired, moved, or altered

except in conformity with

the provisions of this Ordi-

nance pertaining to build-

provided such building

completed with one

vear from said date.

proval of the Planning

prescribed herein. The City Clerk shall refer each such use occupying a conforming building or portion thereof, or occupy ing any land shall be enlarged or extended into any other portion of said building by dis- placing a conforming use or onto premises not actually so occupie at the effective date of this Ordinance: That the re-establish ment of a discontinued non-conforming use of a accompanied by: building may be permit-(a) Complete plans and

description of the property involved posed buildings; excepted;

> (d) Evidence of the cant to proceed with the actual construction work in accordance with

The Planning Commission shall cause to be bers or a member of it staff, such investigations of fact bearing or such application as will

serve to provide all necessary information assure that the action on each such applica tion is consistent with the intent and purpos of this Ordinance. Public Hearings Upon receipt from the City Clerk of an application in proper form, the Planning Commission shall fix a time and place of public hearing thereon not less than fifteen (15) days nor more than forty (40) days thereafter Not less than ten (10 days before the date of such public hearing

> public notice of such hearing shall be given by the City Clerk in the following manner: (a) By one publication in a newspaper of general circulation within the City Such notice shall state the nature of the request, the location of the property, and the time and place of the hearing.

(b) By mailing, postage prepaid, to each property owner whose name and address appears in such application (as provided in sub paragraph 1 of D of this Section) postcard informing said owners of th nature of the case, the location of the property, and the time and place of the hearing.

2- The failure on the par of any person or any addressee of any such postal notices to give due and careful consideration to any such notice as hereinabove provided for, shall in no wise affect the validity of such proceeding provided such publication and mailing shall have been done in good

3- Public hearings as pro vided for in this section shall be held before the Planning Commission at the time and place for Ordinance. which public notice has

been given as herein-SECTION 18. above required. The AMENDMENTS AND CHANGES Ordinance. Commission The City Council may from time SECTION 22. That the City may establish its own to time, after report thereon by Clerk shall certify to the passage rules for the conduct of the Planning Commission and after and adoption of this Ordinance; such hearings. A sum-public hearings as required by law, shall cause the same to be entermary of all pertinent amend, supplement, or change the ed in the book of original ordintestimony offered at a regulations and districts herein or ances of said City; shall make a public hearing, together subsequently established. An minute of the passage and adop-

with the names and ad-amendment, supplement, or change tion thereof in the records of the dresses of all persons may be initiated by the City Coun-meeting at which the same is passtestifying shall be re-cil, Planning Commission, or by ed and adopted; and shall, within corded and made a part petition of property owners. | fifteen days after the passage and of the permanent files Whenever the owner or owners adoption thereof, cause the same of the case. Any such of any land or building desire a to be published once in the Manhearing may be con-reclassification of their property, hattan Beach News, a weekly tinued provided that, they shall present to the City newspaper of general circulation, prior to the adjourn-Council a petition duly signed and published and circulated within ment or recess thereof, asknowledged requesting an said City of Manhattan Beach, and the Chairman presiding amendment, supplement or change which is hereby designated for at such hearing an of regulations prescribed for such that purpose, nounces the time and property. The City Council shall SECTION 23. That this Ordinates the time and property is the control of the council shall select and he is place at which such refer the petition to the Planning nance shall take effect and be in

amendments, extensions or addi-final passage and adoption theredays after the conclu-Plan, for recommendations upon PASSED, APPROVED AND sion of the public hear-the boundaries of the district to be ADOPTED, this 26th day of June,

notice thereof shall be said petition within ninety (90) ATTEST: given to the applicants. days after the filing thereof. RUDOLPH F. WEDLER, If in the opinion of the The City Council after receipt City Clerk of the City of Man-Planning Commission, of report and recommendation hattan Beach, California. the conditions of para-from the Planning Commission, (SEAL) graph B of this Section shall hold a final hearing thereon, STATE OF CALIFORNIA apply in fact to the duly advertised as required by law. COUNTY OF LOS ANproperty referred to in The decision of said City Council the application or mo-upon any such petition shall be CITY OF MANHATTAN tion, it shall grant the final and conclusive as to all matt-

without conditions, oth- A uniform fee of thirty-five dol- City Cerk of the City of Manhaterwise it shall deny the lars (\$35.00) shall be paid to the tan Beach, California, do hereby same. The failure of City Clerk of Manhattan Beach certify that the whole number of the Planning Commis upon the filing of each such peti-members of the City Council of sion to render such de-tion or request for change, to cov-said City is five; that the forecision within forty-five er the cost of making maps, send-going Ordinance, being Ordinance (45) days after the conling out notices and other inciden- No. 502 was duly passed and clusion of the hearing tal administrative expenses involv-adopted by the said City Council, shall be deemed to con-stitute a denial unless SECTION 19. ENFORCEMENT, and attested by the City Clerk, of such time limit be ex- LEGAL PROCEDURE, PEN-said City, all at an adjourned reg

ALTIES tended by common conpermanent record of the ing or any addition thereto.

This Ordinance shall be known and may be cited as the Zoning

Within forty-five (45) tions to the Official Land Use of. ing, the Planning Com-changed and such other matters as 1941. mission shall render its may be related to said petition Mayor of the City of Manhattar decision and written and shall take final action upon Beach, California.

variance, either with or ers involved in such petition. I, RUDOLPH F. WEDLER,

ular meeting of said Council duly sent and agreement. A. It shall be the duty of the and regularly held on the 26th day duly signed by both the Building Inspector to enforce the of June, A.D., 1941; and that the

applicant and the auth-provisions of this Ordinance, per-same was so passed and adopted orized member of the taining to the erection construct by the following vote, to-wit: Planning Commission tion, reconstruction, moving, con- AYES: Councilmen Searcy, and made a part of the version, or alteration of any build- Cashin, Case and Mayor Blech. NOES: None It shall be the duty of the City ABSENT: Councilman Soule. 2- The granting, either Clerk and all officials charged NOT VOTING: None. with or without condi-with the issuance of licenses to IN WITNESS WHEREOF,

an application by the dinance pertaining to the use of and affixed the official scal of said Planning Commission land or buildings for which any City, this 27th day of June, A. D., shall be final unless such license is required by any 1941. within ten (10) days other Ordinance of the City. the applicant or some It shall be the duty of the Chief City Cerk of the City of Manhatowner of property lo- of Police and all officers charged tan Beach, California.

cated within five hun-with the enforcement of the law (SEAL)

family dwelling when placed upon the same lot or parcel of land and commercially, including: private garage for the accommodation of not more than three (3) shed for the housing of domestic animals, provided that no horses, cattle, goats, rabbits or poultry be kept less from any window or door of any residence reation facilities includ

There shall be side yards the width of each to be not less than 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. Rear Yard Required There shall be a rear yard not less than twenty (20) feet in depth.

Distance Between Build-No building shall be less than ten (10) feet from any other dwelling o the same building site. SECTION 7. R-2 TWO-FAMI-LY RESIDENCE DISTRICT

Uses Permitted Any use permitted the R-1 District. One two-family dwelling containing not more than two (2) kitchens, or Two (2) single-family

Building Height Limit The maximum building height shall be two (2) stories or thirty (30) feet, but an open deck or porch without a roof, but having wind screens of either glass or opaque materials, may be used as a third story pro-

7- One sign on each par vided such wind screens do cel of property giving the name only of the building or enterprise

The minimum building site area shall be one (1) lot or a parcel of land not less building site yards not les

in depth or width than re-

Uses Permitted

ling and one single-fam-

square feet in area, which-

building site yards and distance between buildings not less in depth or width than required in Section 7 of this the R-2 Two-Family Residence District; provided that if the total area of the building site is not less than thirty two hundred (3200) square feet, and the building site has a frontage of three streets or alleys, the

three-family units, provided that the total number of units does not exceed four

Uses Permitted the R-1, R-2, and R-3 2- Multiple-family dwell

3- Hotels, boarding and SECTION 11. C-1 RETAIL cial clubs, libraries, museums, and other simi-

lishments, including barber and beauty shops, physical culture ing mortuaries.

establishments and clinics, but not includ-Offices, including medical, dental, legal, scientific, engineering, fine arts and literary offices, but not including fortune tellers and psychics.

Trade service establish ments, including: cleaning and dyeing; hand laundries; shops for minor repairs of batteries. bicycles, guns, shoes, tires, typewri ers, watches and jewelery, and other mechan isms; shops for interior decorators, painters,

paperhangers, a n d plumbers; addressing and mailing; advertising and distributing, multi graphing, printing as photography; laboratories: automobile fillin and parking stations but not including aut

mobile washing, paint ing or repairing. Vocational schools, in cluding trade, secretarial, art, professional, physical therapy, music, dancing and dramatic schools, but not include

ing riding academies. Commercial amusements, including theatres, ballrooms, commercial games and sports, but not including boxing or wrestling arenas, race tracks o stadiums. Retail stores, including department stores, res-

taurants 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 huilding. 9- Any use mentioned as being excluded in the

excluded in the C-1 District. Building Height Limit The maximum building height shall be thirty (30) Building Site Area Required No minimum requirement, except that in no case shall a two-family dwelling or

C-2 District, shall be

than nine hundred (900) square feet of land area per family or housekeeping unit. Front Yard Required The front yard shall be as now required or as may be hereafter required by an Ordinance of the City of Manhattan Beach.

Side Yard Require None, except that no dwelling shall be less than three

from any other dwelling or MANUFACTURING DISTRICT

Uses Permitted 1- Any use permitted 2. Any business or estab-

any building or 1- The following uses shall premises used for such incidental m anufacturing shall be less than fifty (50) feet from any R-1, R-2, R-3

or R-4 District.

Building Height Limit

The maximum building

height shall be thirty (30)

cordance with the procedure therein set forth, and that no provisions of said Section are vi olated thereby. 1- The following uses are \sim prohibited in the M-2 District unless such uses are incidental to and accessory to, an located on the same lo or parcel of land as the uses specifically permi ted by paragraph A this Section or allowed by permit in accordance with paragraphs C, D,

or E of this Section: (a) Any dwelling (b) Hotels; civic or so cial clubs; lodging houses; churches; (c) Institutions or homes for the re ception, care, treat ment or convales ence of children the aged, the sich or wounded, or th mentally infirm. Uses Requiring a Permit

from, provided such mission not less obnoxious or detrimental to munity than the excluded uses specifically mentioned in the respective districts, and further provided that the findings of the Planning Commission as to such additional excluded use shall have been approved by, and recorded in the minutes

however, that n portion of any such building shall occu py any side-yard except when adja cent to a street o a corner lot or be located less tha five (5) feet from the front line

the lot, and further provided tha no such building shall exceed twelve (12) feet in heigh (e) Where yards as re guired in the R R-3 and R-4 Districts are adjacer to public alleys o streets at the rea of the lot, balconie or over-hanging up per stories ma project not more than three fee over such yards provided that no portion of such fover-hanging con struction shall be closer to the ground than eight

low said street ele

vation, provided,

quired in R-1, R-2 R-3 and R-4 Districts are adjacent to public alleys of streets, such street, or alley may b considered the sideyard, but in no case shall any building be located less than one (1) foot from any such side line Nothing in this Ordi nance shall be construed to prevent the erec tion and maintenance of such fences, garden walls or wind break structures as are other wise permitted by lay provided such struc

(8) feet.

(f) Where yards as r

ture does not encroach more than one foot up on the width or dent required for yards i this Ordinance, and fur ther provided that no opaque fence or wall within any required yard shall be erected or maintained to such a height as will materi ally impair the passage of sunlight and air ont the adjacent property

Accessory Buildings No detached accessory building shall exceed twentv-five (25) feet in height, nor contain more than two stories, nor shall any such building occupy the side yard of any lot, or be less that ten (10) feet from ar other building on the san Building Site Areas

1- The requirements this Ordinance as minimum building site area shall not be c strued to prevent th use for a single-family dwelling of any lot or parcel of land other han in the M-2 District in the event that suc lot or parcel of land is (a) Shown separatel on or hereafter upon any official sub

division map duly approved and recorded, or (b) Shown by a sepaate number or letter on a record survey map filed with the County Recorder of Los Angeles County. California, or (c) Deeded by deed of record, or subject to a contract of sale in full force and effect at the time this Ordinance

becomes effective. No portion of any lot or parcel of land which has been designated er used as any part of a building site area or yard as required by this Ordinance shall be included as a portion o an area or yard for another building if said! inclusion will the building site area or vards required for original lot or parcel of land to less than minimum building site area or dimension

yards required for the area district in which such property is classi-3- When more than one (1) single-family residence in the R-1 district family units in the R-2 or R-3 districts are constructed, occupied. structurally altered or used on a lot or parcel of land having twice or more than twice the required area for the district in which such property is located, the

acts performed for the pur-R-2, R-3, R-4, A-1, C-1 pose of assuring that the intent and purpose of this Ordinance shall apply special cases, as provided in this section, and shall not be construed as amend ments to the provisions of this Ordinance or Maps. Necessary Planning Commission Conditions Before a variance may be granted, it shall be shown: That there are special circumstances attached to the property referred to in the application or motion, which do not apply generally to other properties in the same district: 2- That the granting such variance is neces sary to do substantia justice, and to avoid

practical difficulty, un necessary hardship, results inconsister with the general put pose of this Ordinance That the granting of th variance will not resul in material damage prejudice to other prop erty in the vicinity, no Filing of Ar plications

be deterimental to the public safety and wel Applications for varianc and conditional permit shall be made in writing to the City Clerk. The City may provide forms for this purpose and may prescribe the type of information to be provided thereon. Such applications shall be numbered consecutively in the order of their filing shall become a part of the permanent official records of the City, and there shall

be attached to each such application copies of all notices and actions pertaining thereto. A uniform fee of twenty-five Dollars (\$25.00 shall be paid to the City Clerk of Manhattan Beach upon the filing of each application for the purpose of defraying the expenditures incidental to the proceedings

application, upon receipt thereof, in proper form, to the Planning Commission. Information Required The application or motion for a variance shall set forth in detail such facts as in the opinion of the applicant or Planning Commission pertain to sub-paragraphs 1, 2 and 3 of of Paragraph B of this Section, and shall be

> and the proposed use, with ground plars and elevations for all pro-(b) A reference to the provisions of the Ordnance from which such proper ty is sought to be (c) The names and addresses of all owners of property within a distance of five hundred (500) feet from the exterior limits of the

property involved in said application as shown by the lates available as sessment roll of the County of Los Anability and intention of the appli-

said plans within six (6) months from date of filing made by its own mem-

appeal with the City ployee or otherwise, violating any Clerk. At its next reg- of the provisions of this Ordinance ular meeting after the or of any variance or conditional filing of such appeal permit granted hereunder shall be with the City Clerk, the deemed guilty of a misdemeanor City Council shall set a and upon conviction thereof shall date for the hearing be punishable by a fine of not thereof, not less than more than three hundred dollars fifteen (15) days nor (\$300.00) or by imprisonment in more than- forty (40) the City Jail of the City of Mandays thereafter, and hattan Beach, or in the County shall cause notice Jail of the County of Los Angeles, thereof to be given as at the discretion of the Commitprovided in such para-lting Magistrate, for not to exceed graph 1 of sub-section three (3) months, or by both fine E of this section. The and imprisonment in the discre City Council shall pro-tion of the Court. Such person ceed to hear any person shall be deemed guilty of a separor persons interested. ate offense for each and every day After hearing such ap-during any portion of which any peal the City Council violation of this Ordinance or of may sustain the action any variance or conditional perof the Planning Com-mit granted hereunder, is commit-

mission by a majority ted, continued or permitted by vote or it may, by a such person, and upon conviction vote by four-fifths (4-5) therefor shall be punishable as of its members, reverse herein provided. or modify the decision | C. Any building or structure of the Planning Com-hereafter set up, erected, built, mission. The action of moved or maintained and/or any the City Council shall use of property hereafter con be final and conclusive trary to the provisions of this Oras to all matters involv-dinance shall be and the same is ed in such application hereby declared to be unlawful for variance. and a public nuisance and the City

dred (500) feet of the to enforce this Ordinance and al

the property described B. Any person, firm, associa-

in such application shall tion, co-partnership, corporation

appeal to the City or municipal corporation whether

Council by filing such acting as principal, agent. em-

exterior boundary of the provisions of the same.

Validity of Permits Attorney shall, upon order of the Each permit of variance City Council, immediately comgranted under the pro-mence action or actions, proceedvisions of this section ing or proceedings for the abateshall become null and ment, removal and enjoinment void unless actual con-thereof, in the manner provided by struction on the ground law and shall take such other shall have been com-steps and shall apply to such court menced within one hun-or courts as may have jurisdiction dred and twenty (120) to grant such relief as will abate days and is being dili-and remove such building, strucgently carried through ture or use and restrain and ento completion, or is ac- join any person from setting up tually used or occupied erecting, building, moving or mainin conformity with the taining any such building or struc-

conditions of such per-ture or using any property conmit or variance. Upon trary to the provisions of this Orthe showing by the ap-dinance. plicant of evidence sat- D. All remedies provided for isfactory to the Plan-herein shall be cumulative and not ning Commission that exclusive. unusual circumstances SECTION 20. VALIDITY have prevented such If any section, sub-section, senconstruction, the Plan-tence, clause or phrase of this Orning Commission may dinance is for any reason held to grant an extension of be invalid or unconstitutional by time during which such the decision of any court or com-

permit or variance may petent jurdisdiction, such decision shall not affect the validity of the remain valid. Each such permit shall remaining portions of the Ordinbecome null and void at lance. The City Council hereby the expiration of six (6) declares that it would have passed months after the uselthis Ordinance, and each section. for which it was issued sub-section, sentence, clause, and shall have been discon-phrase thereof, irrespective of the

tinued. fact that any one or more sections.

Any violation of the sub-sections, sentences, clauses or conditions of such per-phrases be declared invalid or unmit shall be a violation constitutional. of the provisions of this SECTION 21. SHORT TITLE

hearing will be continu- Commission for such hearings as full force and virtue thirty days may be required by law for from and after the date of the

tions, or the denial of enforce the provisions of this Or-have hereunto subscribed my name