

PRICE 25 CENTS

ZONING ORDINANCE NO. 502

Official Land Use Plan

Adopted June 26th, 1941

CITY OF
MANHATTAN BEACH
CALIFORNIA

ORDINANCE NO. 502
AN ORDINANCE ESTABLISHING A LAND USE PLAN WITHIN THE CITY OF MANHATTAN BEACH 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 THEREWITH.

The City Council of the City of Manhattan Beach 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 the public health, safety and general welfare, there is hereby adopted and established an Official Land Use Plan for the City of Manhattan Beach. This Plan is adopted pursuant to the authority of the Planning Act, Chapter 838, Statutes of 1929, State of California, and all acts amendatory thereof or supplementary thereto.

SECTION 2.
ENACTMENT CLAUSE
 It shall be unlawful for any person to erect, construct, establish, alter, add to, or enlarge, or to cause or permit to be erected, constructed, established, altered or

enlarged, or to use or occupy or permit to be used or occupied, any land, building or premises for any purpose or in any manner contrary to the provisions of this Ordinance as to uses permitted or excluded, building height limit, building site area required, front, side or rear yards required, and distance between buildings, applicable to the particular district in which such land, building or premises is located.

SECTION 3. 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 used in the present tense include the future; all words in the singular number include the plural; the word "building" includes the word "structure"; the word "shall" is mandatory and not directory, 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 Manhattan Beach, California." The term "City Council" shall mean the City Council of the City of Manhattan Beach and "Planning Commission" shall mean the City Planning Commission of the City of Manhattan Beach; and the word "City" shall mean the City of Manhattan Beach, a municipal corporation of the State of California.

The word "used" shall be deemed to include the words "arranged, designed or intended to be occupied."

SECTION 4.
ESTABLISHING DISTRICTS
 A. In order to classify, regulate, restrict, 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 use districts are hereby established to be known as follows:

- A-1 Light Agricultural District
- 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
- B-1 Beach Recreation District
- C-1 Retail Commercial District
- C-2 General Commercial District
- M-1 Light Manufacturing District
- M-2 Heavy Manufacturing District

Which said several classes of use districts are shown and delineated on that certain Map entitled "Map Showing Official Land Use Plan for the City of Manhattan Beach, Los Angeles Co., California," which is attached hereto and by this reference is hereby adopted and made part of this Ordinance.

B. It is hereby declared that in the creation by this Ordinance of the respective classes of use 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 comprehensive groupings 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 the County of Los Angeles, and in the incorporated areas of adjacent municipalities.

C. The boundaries of such districts as are shown upon the Map 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 Map.

D. Where uncertainty exists as to the boundaries of any district shown on said Map, 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 un subdivided 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 Map;
- 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 5.
A-1 AGRICULTURAL DISTRICT
A. Uses Permitted

- 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 section prescribed.
- 3- All uses permitted in the R-1 District under the same regulations as hereinafter set forth in Section 6 of this Ordinance.
- 4- The following light agricultural uses:
 - (a) Farms devoted to the hatching, raising or fattening of chickens, turkeys, or other fowl or poultry, rabbits, fish, or frogs; provided that no such

fowl or animal be kept less than twenty (20) feet 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 farms.

- (b) Nurseries, greenhouses, orchards, aviaries, apiaries or the raising of field crops, or vegetable or flower gardening on a commercial scale.
- (c) Sale and marketing of the above permitted uses provided they are produced on the premises.

- 5- 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 garages.
- 6- Water pumping plants and reservoirs; electric substations.
- 7- Way-stations for passenger transport facilities.
- 8- Schools of general instruction.

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