

(Amended by O-1854)

- a) Airports and landing strips conditionally permitted in C-3, C-4, C-5, M-1 and M-2 zones only, subject to the provisions of Chapter 3 of Division 7
- b) Heliports and Helistops conditionally permitted, subject to the provisions of Chapter 8 of Division 9
- c) The provisions of this section shall not apply to that certain area of the Torrance Municipal Airport designated as the "Aero-nautical Area" as delineated on the Torrance Airport print dated February 6, 1968 and marked Exhibit "A", on file in the Office of the Planning Director.

### **95.3.3 ON-SALE LIQUOR SALES ESTABLISHMENTS.**

(Amended by O-1660; O-2021; O-2511)

- a) On-sale liquor sales establishments are conditionally permitted in zones C-1, C-2, C-3, C-4, C-5, M-1 and M-2.
- b) For the purpose of this section, on-sale liquor sales establishment shall mean any premises on or from which any alcoholic beverage is sold or dispensed for sale to the general public, excepting therefrom those premises from which distilled spirits are sold by the bottle or package to be consumed off the premises.
- c) The sale of beer and wine is conditionally permitted in the C-R zone only in conjunction with the sale of food. No other alcoholic beverages may be sold.
- d) Any conditional use permit issued pursuant to the provisions of this section shall become void, and any nonconforming use of premises used for an on-sale liquor sales establishment shall terminate, where such establishment shall have ceased the sale of liquor by reason of the termination or revocation of the State on-sale liquor license therefor or the suspension by the State of sales thereunder for a period of ninety (90) or more calendar days unless renewed by the License Review Board.
- e) The conditional use permit shall be renewed, if at all, by the License Review Board, rather than the Planning Commission, where the sale of liquor is to be resumed in such establishment after it has ceased as provided in subsection c) and the existing State on-sale liquor license is to be transferred or exchanged for another on-sale liquor license.
- f) The conditions of subsections d) and e) shall apply equally to any establishment selling beer and wine under subsection c).
- g) The Planning Commission or the License Review Board, as the case may be, shall specify individual development standards for each establishment when granting or renewing a Conditional Use Permit based on the following considerations:
  - 1) Its distance from existing residential uses within the zone and its distance from residential and non-commercial uses in zones adjacent to that zone in which the establishment is proposed.
  - 2) Location of and distances to churches, schools, hospitals and public playgrounds in relation to the proposed establishment.
  - 3) Hours of operation of the proposed establishments.
  - 4) The combination of uses proposed within the proposed establishment.
  - 5) The quality of the interior and exterior construction and furnishings.
  - 6) Such other considerations as, in the judgment of the Planning Commission or License Review Board are necessary to protect the public health, safety or welfare.

### **95.3.4 BORROW PITS.**

Borrow pits to a depth of over three (3) feet (all zones). This does not include required drainage sumps or normal grading for new construction or parking lots.

### **95.3.5 ANIMAL HOSPITALS; KENNELS.**

Animal hospitals and kennels conditionally permitted in C-3, C-4, C-5, M-1 and M-2 zones only; provided, however, no animal hospital or kennel shall be located closer than three hundred (300) feet from any school, park, residential zone or residential use. Adequate measures and controls, satisfactory to the Planning Commission shall be taken to prevent offensive noise, odor, dust and flies.

### **95.3.6 CHURCHES.**