

ZONE CHANGE ORDINANCE

ORDINANCE NO. 177243

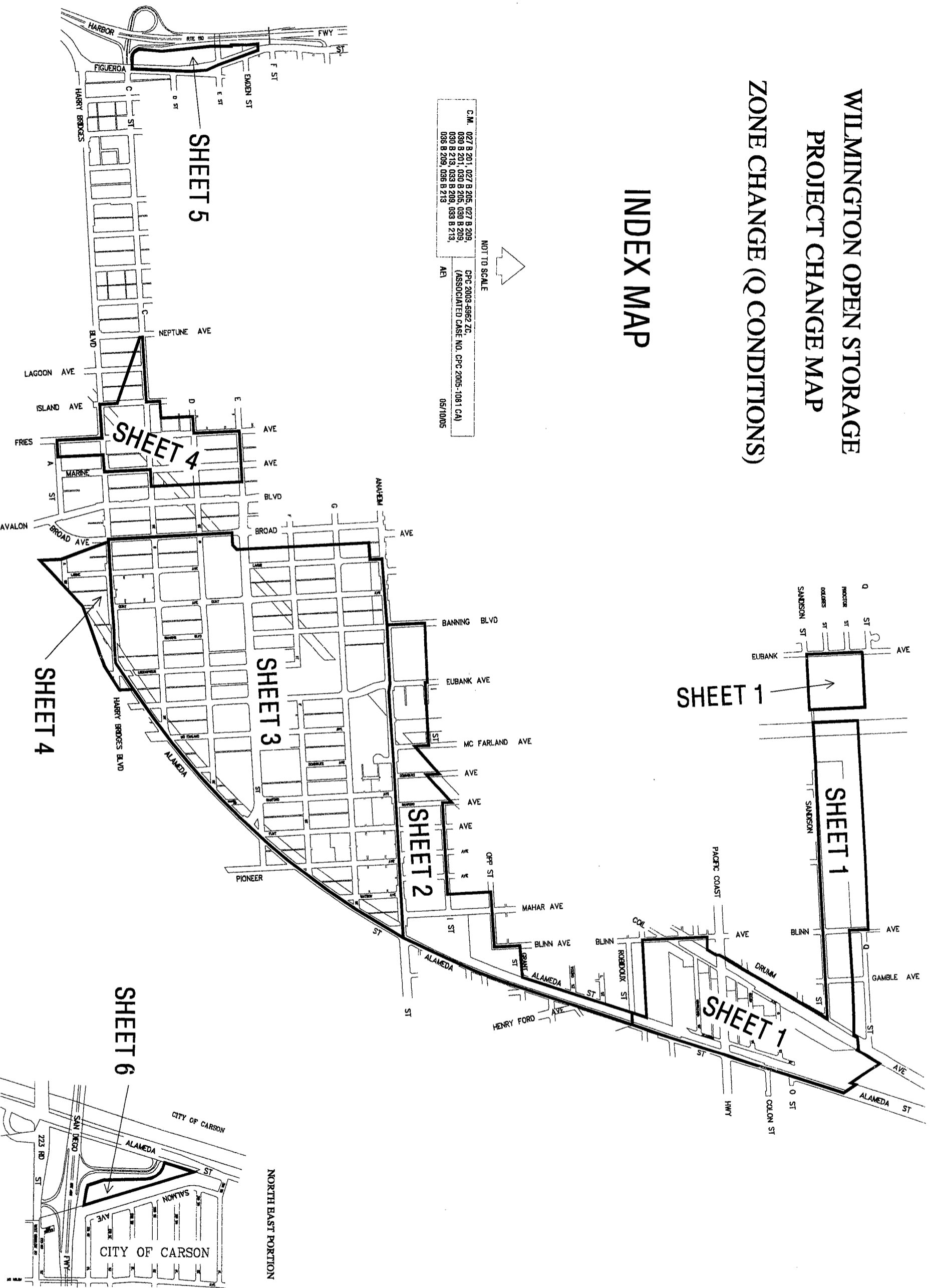
An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall set forth the zones as if they are set forth on the maps entitled "Zone Change Ordinance Map", and Ordinance Table I attached hereto and incorporated herein by this reference.

WILMINGTON OPEN STORAGE
 PROJECT CHANGE MAP
 ZONE CHANGE (Q CONDITIONS)

INDEX MAP



NORTH EAST PORTION

CITY OF CARSON

CITY OF CARSON

Q ST
 PROCTOR ST
 DOLORES ST
 SANDISON ST
 EUBANK

IQIMR2-1VL
 SUBAREA 10

IQIMR2-1VL SUBAREA 20
IQIMR2-1VL SUBAREA 30

SANDISON

BLINN AVE

IQIMR2-1VL
 SUBAREA 30

IQIMR2-1VL
 SUBAREA 30

GAMBLE ST

AVE

PACIFIC COAST

MAURETANIA ST

COIL

BLINN

ROBIDOUX ST

IQIMR2-1VL
 SUBAREA 50

IQIMR2-1VL
 SUBAREA 60

IQIMR2-1VL
 SUBAREA 60

IQIMR2-1VL
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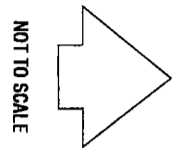
IQIMR2-1VL
 SUBAREA 60

IQIMR2-1VL
 SUBAREA 60

IQIMR2-1VL
 SUBAREA 60

SUBAREA 10
 SUBAREA 20
 SUBAREA 30
 SUBAREA 40
 SUBAREA 50
 PART OF SUBAREA 60

THIS MAP IS FOR IQI CONDITIONS
 PURPOSES ONLY. ALL BOUNDARIES
 FOLLOW EXISTING LINES, EXCEPT
 WHERE NOTED.



NOT TO SCALE

C.M. 033 B 213, 036 B 209, 036 B 217 CPC 2003-6962 ZC, (ASSOCIATED CASE NO. CPC 2005-1081 CA)

SHEET 1 OF 6

05/10/05

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HWY

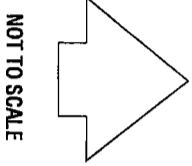
COLON ST

O ST

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THIS MAP IS FOR [Q] CONDITIONS PURPOSES ONLY. ALL ZONES IN THE AFFECTED AREA REMAIN THE SAME. ALL BOUNDARIES FOLLOW EXISTING LINES, EXCEPT WHERE NOTED.

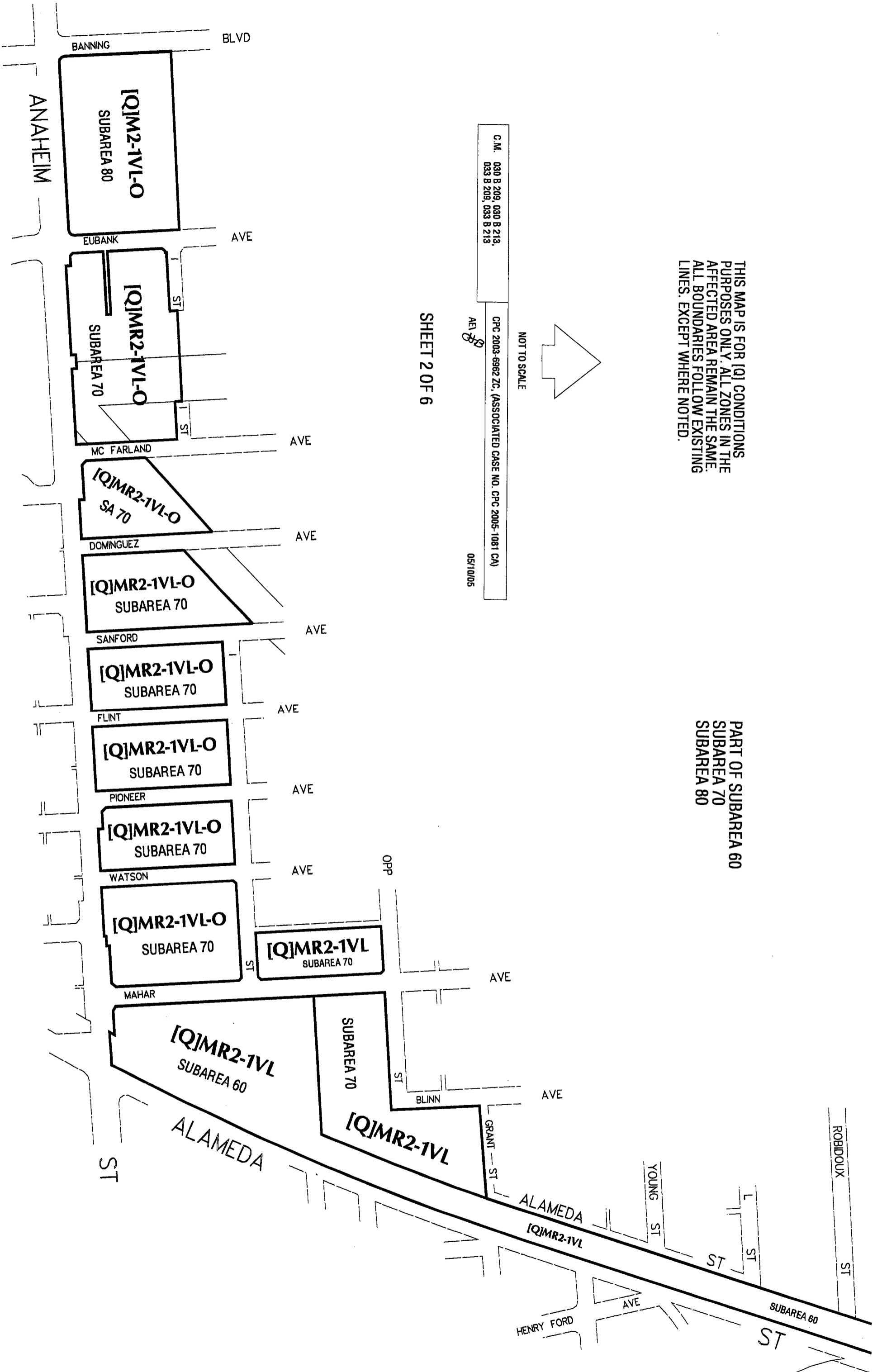
PART OF SUBAREA 60
SUBAREA 70
SUBAREA 80



NOT TO SCALE

C.M. 030 B 209, 030 B 213,
033 B 209, 033 B 213
CPC 2003-6992 ZC, (ASSOCIATED CASE NO. CPC 2005-1081 CA)
05/10/05

SHEET 2 OF 6



BANNING BLVD

ANAHEIM

[Q]MR2-1VL-O
SUBAREA 80

EUBANK AVE

[Q]MR2-1VL-O
SUBAREA 70

MC FARLAND AVE

[Q]MR2-1VL-O
SA 70

DOMINGUEZ AVE

[Q]MR2-1VL-O
SUBAREA 70

SANFORD AVE

[Q]MR2-1VL-O
SUBAREA 70

FLINT AVE

[Q]MR2-1VL-O
SUBAREA 70

PIONEER AVE

[Q]MR2-1VL-O
SUBAREA 70

WATSON AVE

[Q]MR2-1VL-O
SUBAREA 70

MAHAR ST

[Q]MR2-1VL
SUBAREA 70

[Q]MR2-1VL
SUBAREA 60

SUBAREA 70

[Q]MR2-1VL

ALAMEDA

ALAMEDA

[Q]MR2-1VL

HENRY FORD AVE

SUBAREA 60

ROBIDOUX ST

YOUNG ST

ST

L

ST

ST

ST



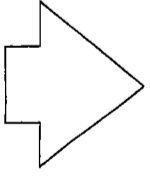
THIS MAP IS FOR [Q] CONDITIONS PURPOSES ONLY. ALL ZONES IN THE AFFECTED AREA REMAIN THE SAME. ALL BOUNDARIES FOLLOW EXISTING LINES, EXCEPT WHERE NOTED.

- NOTES:
1. N/E Y LINE OF LOT 15, TR NO. 5838.
 2. N/E Y LINE OF LOTS 15 & 16, TILTON TRACT.
 3. N/E Y LINE OF LOTS 10 & 11, RESUBDIVISION OF BLOCK 23 RANGE 7 WILMINGTON.

SUBAREA 90
SUBAREA 100
SUBAREA 110

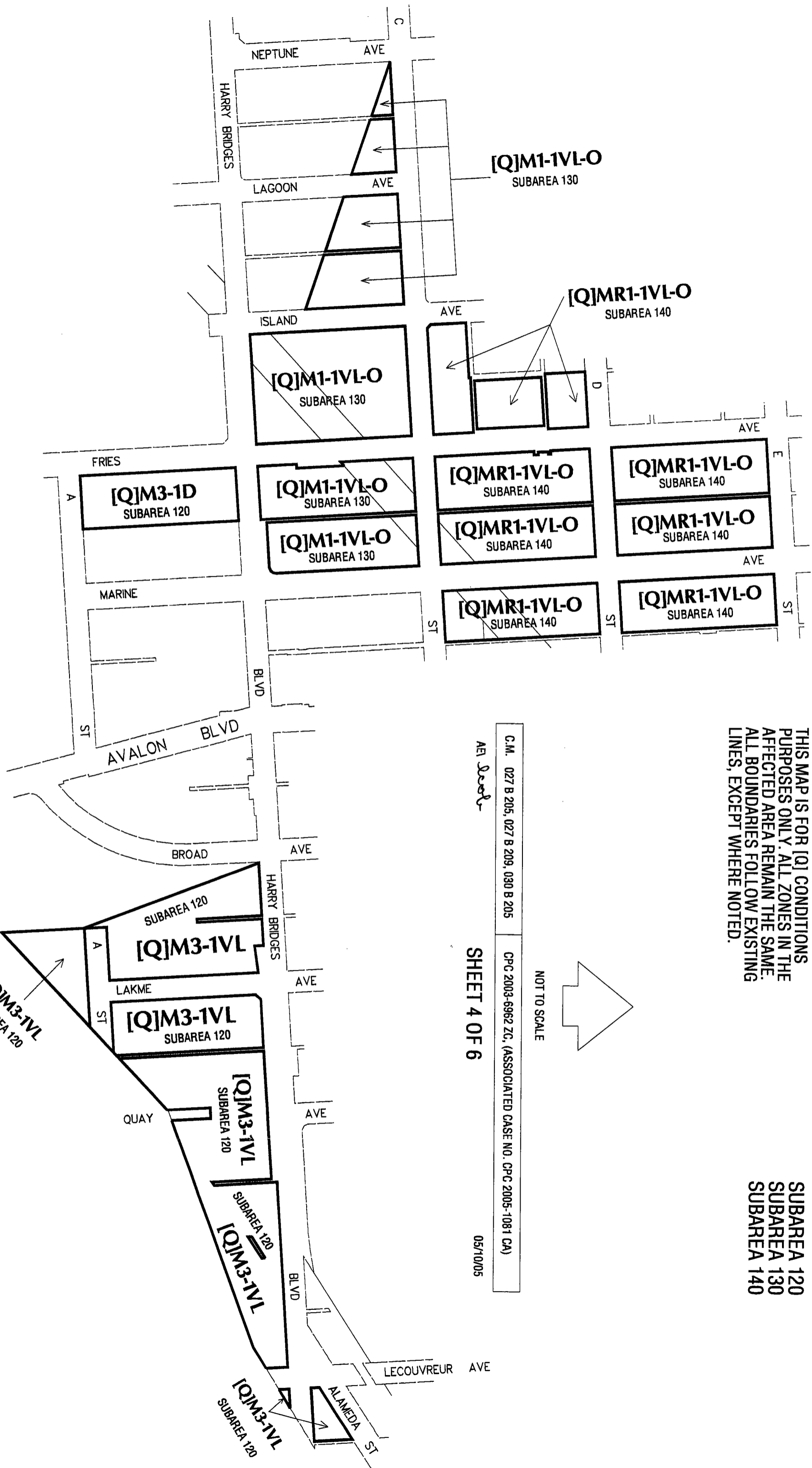
C.M. 027 B 209, 030 B 209, 030 B 213
CPC 2003-6962 ZC, (ASSOCIATED CASE NO. CPC 2005-1081 CA)

NOT TO SCALE



AEI

05/10/05



THIS MAP IS FOR [Q] CONDITIONS PURPOSES ONLY. ALL ZONES IN THE AFFECTED AREA REMAIN THE SAME. ALL BOUNDARIES FOLLOW EXISTING LINES, EXCEPT WHERE NOTED.

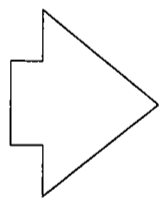
SUBAREA 120
SUBAREA 130
SUBAREA 140

C.M. 027 B 205, 027 B 209, 030 B 205
CPC 2003-6962 ZC, (ASSOCIATED CASE NO. CPC 2005-1081 CA)

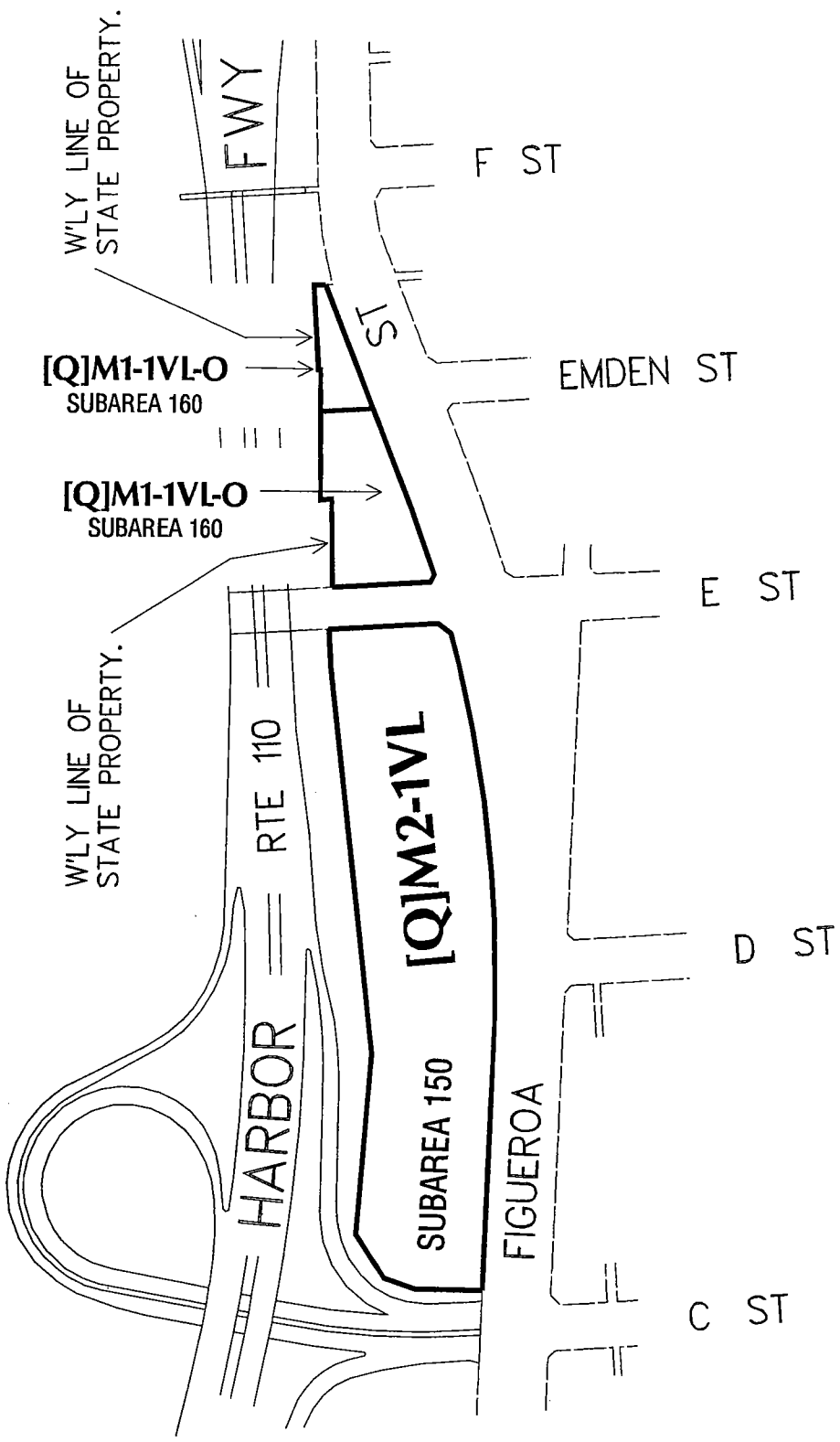
SHEET 4 OF 6

05/10/05

NOT TO SCALE



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THIS MAP IS FOR [Q] CONDITIONS PURPOSES ONLY. ALL ZONES IN THE AFFECTED AREA REMAIN THE SAME ALL BOUNDARIES FOLLOW EXISTING LINES, EXCEPT WHERE NOTED.

SUBAREA 150
SUBAREA 160

↑
NOT TO SCALE

C.M. 027 B 201, 030 B 201	CPC 2003-6962 ZC, (ASSOCIATED CASE NO. CPC 2005-1081 CA)
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AE/
[Signature]

SHEET 5 OF 6

06/01/05

ZONE CHANGE ORDINANCE

WILMINGTON OPEN STORAGE REGULATIONS
 ORDINANCE TABLE I - ZONE CHANGES

SUBAREA NO.	EXISTING ZONE	NEW ZONE	GENERALIZED LOCATION (See Ordinance Maps for detail.)
10	[T][Q] MR2-1VL	[T][Q] MR2-1VL	Parcel C, Parcel Map 3728, Book 88-75, as shown on the Zone Change Ordinance Map.
20	[Q] MR2-1VL	[Q] MR2-1VL	Portions of lot PT X, lot FR XI and, FR XII, 111 Acre Range, (Commonly known as Wilmington) New San Pedro, DM 6-66/67; and Portions of lots A and B, Tract 1541, BK 20-70.
30	[Q]MR2-1VL	[Q]MR2-1VL	Lots 56 thru 79, Tract 4251; portion of parcels A and C and all of parcel B, Parcel Map 2988, Book 69-89/90; together with that portion of lot XII, New San Pedro (Commonly known as Wilmington), 111 Acre Range, DM 6-66/67; as shown on the Exhibit map for this subarea. Excepting therefrom, all those portions dedicated for street purposes.
40	[Q]M2-1XL [Q]M2-1VL	[Q]MR2-1XL [Q]MR2-1VL	That portion of land being a part of Maria Dolores Dominguez De Watson 3365.95 Acres, Rancho San Pedro, recorded in SCC 3284, C F 145, Map 5609 (Pat 1-119/121) (MR 1-601/602); as shown on the exhibit map for this subarea. Portion of lot 16, Sheet 1, Tract 584, MB 15-165; as shown on the Exhibit map for this subarea.
50	[Q]MR2-1VL	[Q]MR2-1VL	Lots 26 thru 33, 66 thru 70, Tract 1513, MB 20-77; together with that portion of Coil Avenue vacated by an ordinance recorded in 94-2229585; and that portion of lot 1, Tract 12257, as shown on the Exhibit map for this subarea. Lots 1 thru 6, 31 thru 42, Tract 1746, MB 21-68; lots 1 thru 4, 51 thru 57, Tract 2194; portion of lot 17, Sheet 1, Tract 584, MB 15-165; as shown on the Exhibit map for this subarea; together with that vacated Alley recorded in Ordinance No.141181. Excepting therefrom, all those portions dedicated for street purposes. All shown on the exhibit map for this subarea.

ZONE CHANGE ORDINANCE

60	MR2-1VL	[Q]MR2-1VL	Lot 1, Tract 12257, MB 229-29/30; lot 3, Tract 13038, MB 254-20; lots 57-65 Tract 1513, MB 20-77; lots 7 thru 30, Tract 1746, MB 21-68; lots 1 thru 25, Tract 1513, MB 20-77; lots 5 thru 50, 58-78, Tract 2194, MB 22-56; Portion of Block 12, 20 Acre Range, SCC 6395,CF 80; lots 15 and 17, Tract 584, MB 15-165; lot 2, Tract 1271, MB 18-12; and Maria Dolores Dominguez de Watson 3365.9 Tract Rancho San Pedro, SCC 3284, CF 145 5609.
70	[Q]MR2-1VL [Q]MR2-1VL-O	[Q]MR2-1VL [Q]MR2-1VL-O	<p>Lots 6 thru 16, Tract 5505; portion of Lot A, Tract 3892; lots 14,15,27 thru 31 Block C, lots 10 thru 13, 22 thru 32 Block D, lots 1 thru 4 Block E, The North San Pedro Tract of Wilmington, MB 6-21; lots 1 thru 4, Tract 790; portions of lots IX, X and XII, New San Pedro (Commonly Known as Wilmington), DM 6-66/67; lots 1 thru 24 Block E, lots 1 thru 24 Block F, Lots 1 thru 24 Block G, Wilmington Harbor Tract, MB 10-69; as depicted on the LA City Council Exhibit Map No. 8.</p> <p>Lot A, lots 1 thru 14, Tract 1819; portions of lot 1 and 2, Tract 1271, as shown on the Exhibit map for this subarea; portion of lot XII, New San Pedro (Commonly Known as Wilmington), DM 6-66/67; and lots 12 thru 22, Park Avenue Tract, MB 10-108.</p> <p>Excepting therefrom, all those portions dedicated for street purposes.</p>
80	[Q]M2-1VL-O	[Q]M2-1VL-O	Those portions of lots VIII and IX, New San Pedro (Commonly Known as Wilmington), DM 6-66/67; together with that portion of Lecouvreur Avenue, City Attorney's Opinion 3-21, 1914 File 60W; as shown on the Exhibit map for this subarea.
90	M2-1VL-O	[Q]M2-1VL-O	Lots 1 thru 26, Tract 469, MB 14-199; lots 1 thru 26, Tract 484, MB 14-200; lots 1,3,5,6,9,10, and 11 of Block 25 of Range 8, Tract New San Pedro and DM6-66/67; lots 1 thru 8, 13 and 14 of Tract 5838, MB 69-76; lots 1 thru 14 of Tilton Tract, MB 7-49; lots 1 thru 9 of Resubdivision of Block 23, Range 7, Wilmington MB 4-44.

ZONE CHANGE ORDINANCE

100	M2-1VL-O M2-1-O MR2-1VL-O	[Q]M2-1VL-O [Q]M2-1-O [Q]MR2-1VL-O	Wilmington Harbor Industrial Park. Located generally east of Broad Avenue, south of Anaheim Street, west of Alameda Street, and north of Harry Bridges Blvd. See exhibit map for specific location.
110	[Q]MR2-1VL-O	[Q]MR2-1VL-O	Lots 1,2,5 and 6, Block 15, together with lots 1,2,5, and 6, Block 16, all in Range 8, New San Pedro (Commonly Known as Wilmington), DM 6-66/67; as shown on the Exhibit map for this subarea.
120	M3-1VL M3-1D	[Q]M3-1VL [Q]M3-1D	Lots 20 thru 25, and 29 Tract 4094, MB 47-16; PT lot 8, Tract 751, MB 16-26/27; lots 1,2,4,5,6,8,9,10, and 12 PT Banning's Reserve of Block 14, range 1, DM6-66/67; lost 1,2,3, and 5, thru 12 of Block 15, and lots 1 and 5 or Block 16 of Tract New San Pedro, Range 2, DM 6-66/67.
130	[Q]M1-1VL-O	[Q]M1-1VL-O	Lots 1 thru 3, Tract 14023, and those portion of lots 1,2,5,6 and 10, Block 8, lots 1,2,5,6,9,10 and 12, Block 9, lots 3 and 11, Block 10, lots 1 thru 12, Block 11, Range 3, New San Pedro (Commonly Known as Wilmington), DM 6-66/67; as shown on the Exhibit map for this subarea.
140	[Q]MR1-1VL-O	[Q]MR1-1VL-O	Lots 5 thru 8,10,12,14,16,18 thru 26, Resubdivision of Block 10, Range 4, Wilmington, MB 7-98; lots 1 thru 12 Block 11, lots 1,3,5,7,9 and 11 Block 12, all in Range 5, New San Pedro, DM 6-66/67. Excepting therefrom, all those portions dedicated for street purposes. All shown on the exhibit map for this subarea.
150	M2-1VL	[Q]M2-1VL	Lot FR9, Resubdivision of Block A of Range 5, Tract 3192, MB 44-91/94.
160	M1-1VL-O [Q]M1-1VL-O	[Q]M1-1VL-O	Lots 179, 201, 202, 203, 222, 223, 224, 225 of Tract 2748, MB 33-50.
170	[Q] M3-1VL	[Q] M3-1VL	Those portions of Lots 1 and 10, Block F, Rancho San Pedro, Dominguez Colony, S.C.C. 3284, C.F. 145; as shown on the exhibit map for this subarea.

ZONE CHANGE ORDINANCE

Section 2. The intent of this Ordinance is to change the zones of property in the Wilmington - Harbor City Community Plan area. Because of the numerous parcels affected by this program in the Wilmington - Harbor City Community Plan area, the City Council has approved this form of ordinance which utilizes subarea designations, tables and maps to establish the location of the affected properties and to make the necessary changes.

Each subarea listed in the attached Ordinance Table I is shown on the attached maps entitled "Zone Change Ordinance". The Table for Section 1 also sets forth a description of the subarea under the column "Subarea Location" to assist in the location of the boundaries of the area being rezoned. References in this ordinance to "Cadastral" maps are to such maps maintained on file by the Department of Building and Safety.

References in Ordinance Table I under the column "Existing Zone" are to the zoning classification and height district classification applicable to the property prior to the adoption of this ordinance. Such references are for informational purposes only to assist in the location of the boundaries of the area being zoned. In Ordinance Table I, the column, "New Zone" sets forth the change of zone effectuated by this ordinance.

Section 3. Pursuant to Section 12.32 of the Los Angeles Municipal Code, the following limitations are hereby imposed upon the use of the properties in the Subareas listed below, as more completely described in Ordinance Table I above, which properties are subject to the "Q" Qualified Classification Limitations as indicated in Ordinance Table II below.

Limitations imposed upon the use of property subject to the permanent "Q" Qualified Classification are imposed pursuant to Section 12.32K of the Los Angeles Municipal Code. These limitations are indicated by the symbol "Q" brackets preceding the proposed zoning designation and are shown for each affected Subarea in the following Ordinance Table II attached hereto and incorporated herein by this reference.

ZONE CHANGE ORDINANCE

WILMINGTON OPEN STORAGE REGULATIONS
ORDINANCE TABLE II - CONDITIONS AND LIMITATIONS

SUBAREA NO.	NEW ZONE	CONDITIONS AND LIMITATIONS
10	[T][Q] MR2-1VL	<p>The property shall be subject to the following [Q] conditions:</p> <ol style="list-style-type: none">1. Any open storage uses on the property shall be subject to the following limitations:<ol style="list-style-type: none">a. The open storage area shall be enclosed by a solid fence or wall at least 10 feet in height, not to exceed 12 feet. No material or equipment shall be stored to a height exceeding that of the enclosing fence or wall, except for cargo container storage yards.b. All driveways and parking spaces shall be paved.2. Wall: A solid decorative masonry block wall, a minimum of 10 feet high, not to exceed 12 feet high, shall be constructed at the rear of the required landscaped setback along Eubank Avenue property line unless it can be shown that a landfill existed, then an opaque fence material may be substituted. There shall be no openings, except for a lockable gate provided for emergency access as may be required by the Fire Department, for vehicles servicing or maintaining the oil wells on site or as may be required by the Municipal Code. Such fencing shall be maintained in good condition and appearance. All walls, fences and other structures shall be maintained free of graffiti. Sheet metal and barbed wire shall be prohibited as fencing material along a Class I or II Major Highway, or adjacent to or directly across from any residential zone.3. Hours of Operation: The hours of operation, including pick-up and delivery of containers, shall not exceed 7:00 am to 6:30 p.m., Monday through Friday.4. Landscape buffer: A minimum 15-foot landscaped buffer shall be provided along Eubank Avenue. Walkways and driveways shall be permitted to cross any setback. However, no buildings or structures may be permitted within the setbacks with the exception of retaining walls or fences.<ol style="list-style-type: none">a. Walkways or driveways may not be substituted for the landscaped buffer.b. The landscaped buffer shall be open to the sky with no balconies or projections into the landscaped buffer.c. The landscaped buffer shall include mature trees, shrubs, or netting covered by planted growth, of sufficient height to visually screen the view of any structures or stored materials from neighboring residential properties.

ZONE CHANGE ORDINANCE

5. No cargo containers shall be stacked more than “two-high” at any time within 100 feet of Eubank Avenue or the Wilmington Cemetery.
 6. The existing [T] conditions on the property shall be retained.
-

The property shall be subject to the following [Q] conditions:

1. Any open storage uses on the property shall be subject to the following limitations:
 - a. The open storage area shall be enclosed by a solid fence or wall at least 8 feet in height, not to exceed 12 feet. No material or equipment shall be stored to a height exceeding that of the enclosing fence or wall, except for cargo container storage yards. Such fencing shall be maintained in good condition and appearance. All walls, fences and other structures shall be maintained free of graffiti. Sheet metal and barbed wire shall be prohibited as fencing material adjacent to or directly across from along a Class I or II Major Highway, or adjacent to or directly across from any residential zone.
 - b. All driveways and parking spaces shall be paved.

The following existing [Q] conditions are retained from Ordinance Number 167,240 and shall cover the same area described in that ordinance.

2. A minimum 20-foot landscaped buffer shall be provided along the south property line. Walkways and driveways shall be permitted to cross any setback. However, no buildings or structures may be permitted within the setbacks with the exception of retaining walls or fences.
 - a. Walkways or driveways shall not be substituted for the landscaped buffer.
 - b. The landscaped buffer shall be open to the sky with no balconies or projections into the landscaped buffer.
 - c. The setback shall be landscaped with one or more of the following: trees, climbing vines, hedges or similar living plant material. All landscaped areas shall be well maintained at all times.
3. Prior to the issuance of building permits, detailed development plans, including a complete landscape plan, shall be submitted to the satisfaction of the Planning Department. The landscape plan shall incorporate full-grown trees and planted slopes to effectively shield the project from the residential area to the south.
4. There shall be no stacking of containers more than 3 high within 200 feet of Sandison Street.

The property shall be subject to the following [Q] conditions:

1. Any open storage uses on the property shall be subject to the following limitations:
 - a. A 15-foot setback shall be required along a major highway, or adjacent to or directly across from any residential zone.
 - b. A 5-foot landscaped buffer shall be required along a Class I or II Major Highway or facing any residential zone. The setback shall be landscaped with one or more of the following: trees, climbing vines, hedges or similar living plant material. All landscaped areas shall be well maintained at all times.
 - c. The open storage area shall be enclosed by a solid fence or wall at least 8 feet in height, not to exceed 12 feet. No material or equipment shall be stored to a height exceeding that of the enclosing fence or wall. Such fencing shall be maintained in good condition and appearance. All walls, fences and other structures shall be maintained free of graffiti. Sheet metal and barbed wire shall be prohibited as fencing material along a Class I or II Major Highway, or adjacent to or directly across from any residential zone.
 - d. All driveways and parking spaces shall be paved.

The following existing [Q] conditions are retained from Ordinance Number 172,853 and shall cover the same area described in that ordinance.

2. No cargo containers may be kept or stored on the site. However this condition shall not prohibit the loading and/or parking of trucks and truck trailers, including containers on wheels, provided that no trailers or containers may be “stacked” vertically at any time, and that any truck loading or parking facility shall maintain a landscaped buffer at least 10 feet wide that includes trees and/or shrubs, designed to visually screen the use, facing any residential zone that is adjacent or directly across a street or alley.

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[Q]MR2-1XL
[Q]MR2-1VL

The property shall be subject to the following [Q] conditions:

1. Any open storage uses on the property shall be subject to the following limitations:
 - a. A 15-foot setback shall be required along a major highway, or adjacent to or directly across from any residential zone.
 - b. A 5-foot landscaped buffer shall be required along a Class I or II Major Highway or facing any residential zone. The setback shall be landscaped with one or more of the following: trees, climbing vines, hedges or similar living plant material. All landscaped areas shall be well maintained at all times.
 - c. The open storage area shall be enclosed by a solid fence or wall at least 8 feet in height, not to exceed 12 feet. No material or equipment shall be stored to a height exceeding that of the enclosing fence or wall. Such fencing shall be maintained in good condition and appearance. All walls, fences and other structures shall be maintained free of graffiti. Sheet metal and barbed wire shall be prohibited as fencing material along a Class I or II Major Highway, or adjacent to or directly across from any residential zone.
 - d. All driveways and parking spaces shall be paved.
 2. No cargo containers may be kept or stored on the site. However this condition shall not prohibit the loading and/or parking of trucks and truck trailers, including containers on wheels, provided that no trailers or containers may be “stacked” vertically at any time, and that any truck loading or parking facility shall maintain a landscaped buffer at least 10 feet wide that includes trees and/or shrubs, designed to visually screen the use, facing any residential zone that is adjacent or directly across a street or alley.
 - a. An 8-foot high masonry wall shall be required facing any residential zone that is adjacent or directly across a street or alley.
-

The property shall be subject to the following [Q] conditions:

1. Any open storage uses on the property shall be subject to the following limitations:
 - a. A 15-foot setback shall be required along a major highway, or adjacent to or directly across from any residential zone.
 - b. A 5-foot landscaped buffer shall be required along a Class I or II Major Highway or facing any residential zone. The setback shall be landscaped with one or more of the following: trees, climbing vines, hedges or similar living plant material. All landscaped areas shall be well maintained at all times.
 - c. The open storage area shall be enclosed by a solid fence or wall at least 8 feet in height, not to exceed 12 feet. No material or equipment shall be stored to a height exceeding that of the enclosing fence or wall. Such fencing shall be maintained in good condition and appearance. All walls, fences and other structures shall be maintained free of graffiti. Sheet metal and barbed wire shall be prohibited as fencing material along a Class I or II Major Highway, or adjacent to or directly across from any residential zone.
 - d. All driveways and parking spaces shall be paved.
2. No cargo containers may be kept or stored on the site. However this condition shall not prohibit the loading and/or parking of trucks and truck trailers, including containers on wheels, provided that no trailers or containers may be “stacked” vertically at any time, and that any truck loading or parking facility shall maintain a landscaped buffer at least 10 feet wide that includes trees and/or shrubs, designed to visually screen the use, facing any residential zone that is adjacent or directly across a street or alley.
3. An 8-foot high masonry wall shall be shall be maintained adjoining any residential property line.
4. All structures or uses, including open storage, shall maintain a landscaped buffer at least 10 feet wide that includes trees and shrubs, designed to visually screen the use, adjoining any residential property line.
5. No openings shall be permitted on the side of any structure facing a residential zone located within 20 feet of said structure, except for emergency exits as required by Code.

ZONE CHANGE ORDINANCE

60 [Q]MR2-1VL The property shall be subject to the following [Q] conditions:

1. Any open storage uses on the property shall be subject to the following limitations:
 - a. A 15-foot setback shall be required along a major highway, or adjacent to or directly across from any residential zone.
 - b. A 5-foot landscaped buffer shall be required along a Class I or II Major Highway or facing any residential zone. The setback shall be landscaped with one or more of the following: trees, climbing vines, hedges or similar living plant material. All landscaped areas shall be well maintained at all times.
 - c. The open storage area shall be enclosed by a solid fence or wall at least 8 feet in height, not to exceed 12 feet. No material or equipment shall be stored to a height exceeding that of the enclosing fence or wall. Such fencing shall be maintained in good condition and appearance. All walls, fences and other structures shall be maintained free of graffiti. Sheet metal and barbed wire shall be prohibited as fencing material along a Class I or II Major Highway, or adjacent to or directly across from any residential zone.
 - d. All driveways and parking spaces shall be paved.
-

70

[Q]MR2-1VL
[Q]MR2-1VL-O

The property shall be subject to the following [Q] conditions:

1. Any open storage uses on the property shall be subject to the following limitations:
 - a. A 15-foot setback shall be required along a major highway, or adjacent to or directly across from any residential zone.
 - b. A 5-foot landscaped buffer shall be required along a Class I or II Major Highway or facing any residential zone. The setback shall be landscaped with one or more of the following: trees, climbing vines, hedges or similar living plant material. All landscaped areas shall be well maintained at all times.
 - c. The open storage area shall be enclosed by a solid fence or wall at least 8 feet in height, not to exceed 12 feet. No material or equipment shall be stored to a height exceeding that of the enclosing fence or wall. Such fencing shall be maintained in good condition and appearance. All walls, fences and other structures shall be maintained free of graffiti. Sheet metal and barbed wire shall be prohibited as fencing material along a Class I or II Major Highway, or adjacent to or directly across from any residential zone.
 - d. All driveways and parking spaces shall be paved.

The following existing [Q] conditions are retained from Ordinance Number 172,853 and shall cover the same area described in that ordinance.

2. No cargo containers may be kept or stored on the site. However this condition shall not prohibit the loading and/or parking of trucks and truck trailers, including containers on wheels, provided that no trailers or containers may be “stacked” vertically at any time, and that any truck loading or parking facility shall maintain a landscaped buffer at least 10 feet wide that includes trees and/or shrubs, designed to visually screen the use, facing any residential zone that is adjacent or directly across a street or alley.
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ZONE CHANGE ORDINANCE

80

[Q]M2-1VL-O

The property shall be subject to the following [Q] conditions:

1. Automobile dismantling yards, junkyards and building materials salvage yards shall be prohibited.
2. Any open storage uses on the property shall be subject to the following limitations:
 - a. A 15-foot setback shall be required along a major highway, or adjacent to or directly across from any residential zone.
 - b. A 5-foot landscaped buffer shall be required along a Class I or II Major Highway or facing any residential zone. The setback shall be landscaped with one or more of the following: trees, climbing vines, hedges or similar living plant material. All landscaped areas shall be well maintained at all times.
 - c. The open storage area shall be enclosed by a solid fence or wall at least 8 feet in height, not to exceed 12 feet. No material or equipment shall be stored to a height exceeding that of the enclosing fence or wall. Such fencing shall be maintained in good condition and appearance. All walls, fences and other structures shall be maintained free of graffiti. Sheet metal and barbed wire shall be prohibited as fencing material along a Class I or II Major Highway, or adjacent to or directly across from any residential zone.
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