

APPENDIX I:

**[Q] Qualified Conditions of Approval
For Proposed Q[CM] Zone**

**[Q] QUALIFIED CONDITIONS OF APPROVAL
FOR PROPOSED Q[CM] ZONE**

Section 2. Pursuant to Section 12.32-G of the Los Angeles Municipal Code, and any amendment thereto, the following limitations are hereby imposed upon the use of those properties described in Section 1 and are preceded by the “Q” in Brackets ([Q]). The conditions and limitations imposed by the new “Q” Qualified Classification are set forth as follows:

1. The following uses are prohibited:

- a. Residential dwelling units are prohibited except for the following:
 - i. Live/Work dwelling units are permissible at a ratio of one unit per 1,200 square feet of lot area and must comply with the following development standards:
 1. A minimum unit floor area of 750 square feet;
 2. A minimum work space of 150 square feet;
 3. Open floor plans at the ground floor (exclusive of restrooms/bathrooms, storage areas);
 4. Ground floors are comprised of a minimum floor-to-ceiling height of 12 feet (adaptive re-use projects exempt where not feasible within an existing structure);
 5. All Live/Work dwelling units shall be built in conformance with Section 419 of the Los Angeles Building Code and the provisions of this ordinance, subject to verification by the Los Angeles Department of Building and Safety.
- b. Restaurant and/or retail uses in excess of a combined total of 10,000 square feet for the [Q]CM Zone.
- c. Other prohibited uses:
 - i. Any use involving the service, repair, storage, sales, or dismantling of new or used automobiles, trucks, trailers, or parts therein.
 - ii. Any use involving the deposit, storage, transfer, or sorting of recyclable waste materials
 - iii. Adult Entertainment
 - iv. Bail Bond Broker
 - v. Pawnshop
 - vi. Public Storage Facility (Storage Building for Household Goods)
 - vii. Open Storage Area
 - viii. Drive-throughs of Any Kind
 - ix. Shooting Gallery
 - x. Tow Truck Dispatching

- 2. Development Standards:** Projects will comply with the provisions of Ordinance No. 183,145 (River Improvement Overlay), except where the provisions of this ordinance are in conflict with the River Improvement Overlay, the provisions of this ordinance shall prevail.
- a. Building Facades.** New buildings that are adjacent to Residentially Zoned properties shall provide articulation along Residential Zone frontages such that there is a break in plane or change in material (excluding glazing) in intervals of 10 to 15 horizontal feet.
 - b. Building Height.**
 - (1) New buildings shall not exceed a height of 30 feet, excluding parapet walls and permitted roof structures.
 - c. Industrial Buffer.** Industrial development adjacent to residentially zoned lots shall be designed with no loading area or bay door facing residentially zoned properties, with a five-foot-deep continuous landscape buffer that is inclusive of 24-inch box trees planted in 20-foot intervals, and with a minimum 6-foot solid decorative masonry perimeter wall adjacent to these properties.
 - d. Lighting.** Projects across from, or adjacent to residentially zoned parcels shall have outdoor, on-site lighting designed and installed with shielding, such that the light source is directed down and away from adjacent residential properties. Prior to the issuance of building permits, a lighting plan showing the location of all exterior lighting facilities within the required parking areas shall be submitted to the Department of City Planning.
 - e. Parking:** Any additional parking required as part of a change of use to a non-residential use, within an existing building, may be offset entirely through the provision of onsite bicycle parking, provided that the bicycle parking configuration complies with the provisions of LAMC 12.21A.16, and that any existing automobile parking spaces are maintained onsite.
 - f. Loading.** New loading and unloading activities shall not impede traffic on any public street. Public sidewalks, alleys and/or other public ways shall not be used for parking or loading or unloading of vehicles. The location of loading areas shall be clearly identified on the site plan to the satisfaction of the Department of City Planning. Loading, unloading, and storage of materials and products shall be limited to the project site and located as far away from residentially zoned properties as possible. Deliveries and loading and unloading shall be restricted to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday. No deliveries shall be permitted on Sundays and legal holidays.
 - g. Lot Coverage.** Buildings and structures shall cover no more than 60 percent of the area of a lot.

- h. Noise (Operational, Electronic Devices, Machinery).** Any electronic or mechanical equipment or machinery, when abutting a residential zone, shall be enclosed in structures designed with noise-attenuating features by a licensed acoustical engineer.
- i. Public Address and Paging System.** Outdoor address or paging systems are prohibited.
- j. Signs (Permitted).** Signs shall be limited to one per business establishment, per facade, and shall not exceed 1.5 square feet for every foot of building frontage or up to a maximum of five percent of the frontage.
- k. Signs (Prohibited).** Monument and pole signs are prohibited. Internally illuminated, digital, animated, or other non-static sign displays are prohibited.