

B-4

Commissioner King / Staff Response (blue):

1. Will the regulations adopted by Walnut Creek Neighborhood Association for hours of operation and distance to residences for mobile food vendors apply to this case if the recommended GR zoning, with or without the recommended conditional overlay, is approved by Council?
2. Given LO zoning on the adjacent property immediately north of this site, will any setbacks or screening be required for mobile food vending, restaurant, motel, or hotel uses on this site?
3. Will drive-thru fast food use be allowed on this site based on the recommended GR zoning, with or without the recommended conditional overlay?

1. Yes, as the neighborhood has opted in to the additional Mobile Food Vendor Regulations per LDC Sec. 25-2-812. These regulations are Code requirements and therefore do not need to be repeated in the conditional overlay for the property.
2. Screening and fencing are required between residential and commercial uses per Compatibility Requirements. This does not apply between office and commercial uses.

25-2-1066 -SCREENING REQUIREMENTS

(A) A person constructing a building shall screen each area on a property that is used for a following activity from the view of adjacent property that is in an urban residence (SF-5) or more restrictive zoning district:

- (1) off-street parking;
- (2) the placement of mechanical equipment;
- (3) storage; or
- (4) refuse collection.

(B) A person constructing shoreline access, as that term is defined in Section 25-2-1172 (Definitions), shall screen the shoreline access from the view of property that is in an urban residence (SF-5) or more restrictive zoning district. A person may comply with this Subsection by providing vegetation and tree canopy as prescribed by rule, and may supplement compliance with other screening methods prescribed by rule. The owner must maintain the screening provided under this section.

(C) A person may comply with Subsection (A) by providing a yard, fence, berm, or vegetation. If a fence is provided, the height of the fence may not exceed six feet, except as otherwise permitted by Section 25-2-899 (*Fences As Accessory Uses*).

(D) The owner must maintain a fence, berm, or vegetation provided under this section.

3. Drive-In Services has not been recommended as a prohibited use on the site. However, the Commission could add this to the proposed conditional overlay if it chooses.