

Narrative

Art. II, Sec. 9.07 outlines requirements for the screening of developed business zone premises from abutting residentially zones properties. The applicant proposes the following addition:

9.07.03 *The Commission may waive all or any requirements in this section or modify such requirements if it finds that existing foliage or natural conditions are sufficient to constitute a screen for the protection of residential premises, or that such screening is not feasible and not necessary due to site configuration or location.*

This provision allowing the Commission to waive or modify screening requirements already exists in the following similar sections:

- **Art. II, Sec. 1.00.02(e)4** – screening requirements for schools and places of worship in residential zones
- **Art. II, Sec. 1.00.03(d)9.c** – screening requirements for school conversion to multi-family residential in residential zones
- **Art. II, Sec. 9.14.03(d)13.D(1)** – screening requirements for historic mill conversion to multi-family residential in business zones
- **Art. II, Sec. 9.14.04(a)4** – screening requirements for schools and places of worship in business zones
- **Art. II, Sec. 9.14.05(c)10.b** – screening requirements for hotel/motel conversion to multi-family residential in business zones
- **Art. II, Sec. 16.06.02** – screening requirements for developed Industrial zone properties