

R E S O L U T I O N N O . 5 1 1

WHEREAS, the Planning and Zoning Commission has made a recommendation to the City Council concerning a permit for the Albany Clinic Building site and the two lots adjacent to the East and,

WHEREAS, the Council has adopted the recommendation of the Planning and Zoning Commission, now therefore

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ALBANY, that the following provisions be included in the permit for the Albany Clinic Building site and the two lots adjacent to the East:

ZONE

Residential

PURPOSE

Provide space for professional services for residential areas in near proximity to shopping facilities.

PRINCIPAL TYPICAL USE

Professional, Medical and Dental

Accessory Use:

- 1) Caretaker Cottage
- 2) Garage
- 3) Sales which are accessory and incidental to main use and contained within the main building such as employe lunch and dispensing pharmacy.

LOCATION CRITERIA

Adjoining central commercial shopping, commercial industrial or across a street facing above zones or hospitals.

USE LIMITATION

- a) New construction only
- b) All uses and operations to be contained and conducted within enclosed buildings.
- c) High standards of exterior appearance, cleanliness and quietness.

- d) Landscaped site.
- e) Hours of operation
8:00 a.m. to 10:00 p.m.
- f) No merchandise displayed,
handled or sold except as
related to incidental or
accessory use.

LOT SIZE

Area: 10,000 sq. ft. min.

BUILDING SIZE

- a) Lot cover - 50% max.
- b) Max. height - 26 feet max.
- c) Number of stories - 2, max.

SETBACKS

- a) Front: Min. 5 feet
- b) Side: Same as adjoining
residential zone.
- c) Rear: 10 feet min. for
building wall, 5 feet for
parking.
- d) The sum of front and side
yard to be sum of front and
side yard of adjacent
residential zone with above
minimum and may vary.

OFF STREET PARKING

- a) One space/employee or one space/
250 sq.' of building area.
- b) Located on site.
- c) Not in front setback
- d) Screening
 - 1) Obscure headlights
 - 2) Minimum height, 3'0th
 - 3) Maximum height, 6'0th
 - 4) Between parking area and
streets or residential zone.
 - 5) Types such as masonry wall
ornamental wooden fence,
compact evergreen, chain
link fence/with evergreen
vines.

OFF STREET LOADING

None for buildings less than
5,000 sq. ft.

SIGNS

- a) Temporary: None except at time
of construction.
- b) Permanent: Indirectly lighted or
transparent - 10 sq. ft. max.
- c) Other: None except for For Sale
Sign 4 sq. ft. max.

DATED THIS 10th day of December, 1958.

W. R. ...

Mayor