

ARTICLE 4 COMMERCIAL & INDUSTRIAL ZONING DISTRICTS

Staff Comment: Two Ordinances are being proposed with revisions to the Albany Development Code. The first Ordinance contains a majority of the proposed revisions, and those that are considered "non-controversial." The second Ordinance contains additional Code revisions that may be adopted in addition to the first Ordinance.

The Code revisions proposed in this Article would add a building size limit in the Community Commercial zone.

No changes are proposed to 4.010 to 4.080 at this time.

DEVELOPMENT STANDARDS

4.090 Purpose. Development standards are intended to promote site planning and design which that consider the natural environment,; maintain the required dimensional standards while promoting energy conservation, needed privacy, and safe and efficient parking areas for new development,; and improve the general living environment and economic life of a development. Table 1, on the following page, summarizes the basic development standards. It should be used in conjunction with the sections immediately succeeding following the table, which address special circumstances and exceptions. Design standards for multiple -family and commercial development are located in Article 8. [Ord. 5445, 4/12/00]

TABLE 1

Commercial & Industrial District Development Standards								
STANDARD	OP	NC	CC	RC	TD	IP	LI	HI
MAXIMUMS								
<u>Building Size</u>	<u>None</u>	<u>None</u>	<u>100,000</u>	<u>None</u>	<u>None</u>	<u>None(10)</u>	<u>None</u>	<u>None</u>

No changes are proposed to 4.100 to 4.320 at this time.