

1 **WHEREAS**, the Albany City Council, on July 6, 2009, after due public
2 notice, held a public hearing on the proposed amendments to Chapter XX to address
3 corrections and clarifications to the Code.
4

5
6 **NOW, THEREFORE, THE ALBANY CITY COUNCIL DOES HEREBY**
7 **ORDAIN AS FOLLOWS:**
8

9
10 **Section 1:** Chapter XX of the Albany Municipal Code, Section 20.08.020, titled
11 “Definitions,” is hereby amended to include the following text:
12

13 a. **Yard, front** means a yard of uniform depth extending across the full
14 width of the lot inward from the front lot line. **The front lot line of a corner lot is**
15 **the yard adjacent to the shorter street front shall be determined by the**
16 **Community Development Director.**
17

18 **Section 2:** Chapter XX of the Albany Municipal Code, Section 20.12.040, Table 1
19 titled “Permitted land uses by district,” is hereby amended to include the following
20 text:
21

22 Day Care Home, Residential

Land Use	R-1	R-2	R-3	R-4	RHD	SC	SPC	CM	PF	W
b) Large Family ¹⁹	<u>UP-M</u>	<u>UP-M</u>	<u>UP-M</u>	<u>UP-M</u>	<u>UP-M</u>	-	-	-	-	-

23
24 **Section 3:** Chapter XX of the Albany Municipal Code, Section 20.12.040, Notes,
25 Table 1 is hereby amended to add the following text:

26 19. Refer to Section 20.20.020.B.2.d. for special process of notice
27 and hearing.

28 **Section 4:** Chapter XX of the Albany Municipal Code, Section
29 20.20.020.B.2.d, is hereby amended to add the following text:

30 d. Public Notice and Hearing. At least ten (10) calendar days prior to a
31 **decision-administrative public hearing** on a Minor Use Permit for a Large
32 Family Day Care Home, notice of the proposed use and public hearing shall be
33 mailed or delivered to owners of property within one hundred (100) feet of the
34 exterior boundaries of the proposed day care home, **as described in subsection**
35 **20.100.030.C. No hearing shall be held on the application unless a hearing**
36 **is requested by the applicant or other affected person prior to the**
37 **announced time of the decision. Upon request for a hearing, public notice**
38 **shall be provided in the manner and form described in subsection**
39 **20.100.010.E, except that notice shall not be mailed or delivered beyond**
40 **one hundred (100) feet of the exterior boundaries of the proposed day care**
41 **home.**

1
2 **Section 5:** Chapter XX of the Albany Municipal Code, a new section shall be
3 adopted, **Section 20.20.130, titled “Live Entertainment Permits,” and 20.20.070**
4 **are hereby adopted to include the following text:**
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6 **20.20.130 A. Purpose. This section establishes regulations for the**
7 **granting of an entertainment permit. The standards are in addition to the**
8 **requirements of Albany Municipal Code Section 5-11.**
9

10 **B. Entertainment Permit Required. An entertainment permit**
11 **shall be required for any place where entertainment is provided within a**
12 **bar, cocktail lounge, tavern, café, restaurant, hotel, motel, or public place**
13 **where food, alcoholic or other beverages, or other refreshments are**
14 **served. See Municipal Code Section 5-11.**
15

16 **20.20.070 4. Entertainment Permit. An entertainment permit shall**
17 **be required for any place where entertainment is provided within a bar,**
18 **cocktail lounge, tavern, café, restaurant, hotel, motel, or public place**
19 **where food, alcoholic or other beverages, or other refreshments are**
20 **served. See Municipal Code Section 5-1.**
21

22 * See “Section 23-25” for revisions to Municipal Code, 5-11. *
23

24 **Section 6:** Chapter XX of the Albany Municipal Code, Section 20.24.020 Table 2.A.,
25 titled “ Site Regulations by District: Residential,” Note 14 is hereby amended to
26 include the following text:
27

28 Maximum building height is *three stories*, ~~or~~ **and 35 feet, above natural or**
29 **finished grade, whichever is lower,** except that the maximum height allowed at
30 the front setback line shall be 28 feet plus a 45-degree daylight plane. (See
31 subsection 20.24.070.B.)
32

33 **Section 7:** Chapter XX of the Albany Municipal Code, Section 20.24.020. Table
34 2.A. titled “Site Regulations by District: Residential,” Note 19(a), is hereby amended
35 to include the following text:
36

37 19. Exceptions to setback requirements may be made in the case of a second story
38 addition to a single-family dwelling, as follows:

39 (a) **Nonconforming walls shall be allowed to extend up over an existing wall**
40 **or foundation, A second story addition may be built over an existing wall**
41 **or foundation** which does not conform to the required setbacks, subject to
42 design review by the Planning and Zoning Commission and obtaining a use
43 permit. Existing walls which do not conform to the existing side or rear yard
44 setbacks may be extended, **in an existing vertical or horizontal plane,**
45 subject to design review by the Planning and Zoning Commission and a use
46 permit. Such extensions shall not further encroach on any required setback,

1 (i.e., a nonconforming wall which encroaches one (1) foot into a required
2 setback shall not be permitted to encroach two (2) feet) nor shall any
3 extension create a new encroachment in another direction.
4

5 **Section 8:** Chapter XX of the Albany Municipal Code, Section 20.24.020. Table 2.B.
6 Note 3, titled “Site Regulations by District: Nonresidential,” is hereby amended to
7 include the following text:
8

9 3. Same as R-3 District, See note **7.9** – Site regulations, Table 2A:Residential.

10
11 **Section 9:** Chapter XX of the Albany Municipal Code, Section 20.24.020 Table
12 2.B.Note 4, titled “Site Regulations by District: Nonresidential” is hereby amended to
13 include the following text:
14

15 Maximum building height is *three stories, ~~or and 38 feet,~~* above grade, except that
16 where the rear property line abuts a residential district, the maximum height shall be
17 ~~20 feet plus a 45 degree day light plane, or at the rear property line shall be 12~~
18 ~~feet plus a 45 degree daylight plane. either: 20 feet in height at a point 10 feet~~
19 ~~back from the residential district property line, plus a 45 degree daylight plane~~
20 ~~to the maximum permitted height; or alternatively 12 feet in height at the property~~
21 ~~line, then, horizontally to a point 10 feet from the property line, plus 35 degree from~~
22 ~~vertical daylight plane to the maximum permitted height.~~ (See subsection
23 ~~20.24.070.A., Figure 1.a & 1.b).~~ ~~If there is a difference in grade planes between~~
24 ~~two adjacent parcels, the Community Development Director shall determine~~
25 ~~appropriate grade plane to be used for daylight plane calculation.~~
26

27 ~~No projections shall be allowed in the area between the daylight planes and rear~~
28 ~~property line.~~
29

30
31 **Section 10:** Chapter XX of the Albany Municipal Code, Section 20.24.050 B.1.c,
32 titled “Floor-Area-Ratios” is hereby amended to include the following text:
33

34 c. Any covered area on or below the first or main floor, ~~for which the~~
35 ~~average height of the four (4) corners is greater than six (6) feet above the~~
36 ~~natural grade at the exterior, shall be included in the calculation of gross square~~
37 ~~footage, shall be considered a story and shall be calculated in the floor-area ratio~~
38 ~~if the average height of the perimeter is greater than four (4) feet,~~ except a single
39 parking area may be excluded as provided in paragraph **B.1.b.** above. ~~Measurement~~
40 ~~of height shall be taken from the lower of natural or finished grade at the~~
41 ~~exterior to the top of finished floor of the first, main or story above.~~
42

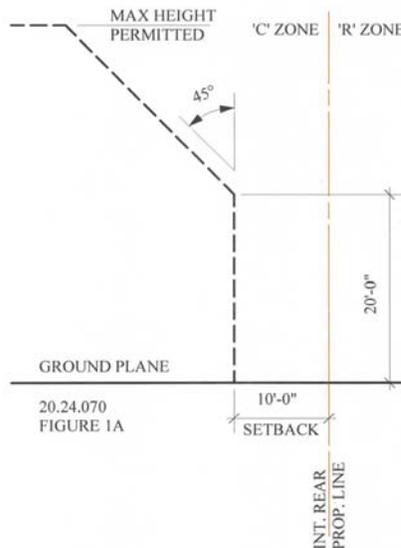
43 **Section 11:** Chapter XX of the Albany Municipal Code, Section 20.24.070 A, titled
44 “Setbacks with Daylight Planes, Interior Property Lines Abutting Residential District
45 Boundaries,” is hereby amended to include the following text:
46

1 A.1. Interior Property Lines Abutting Residential District Boundaries: The minimum
2 setback where an interior lot line of a property in a Solano Commercial or San Pablo
3 Commercial District abuts a residential district boundary shall be five (5) feet on the
4 side ~~and ten (10) feet on the rear.~~

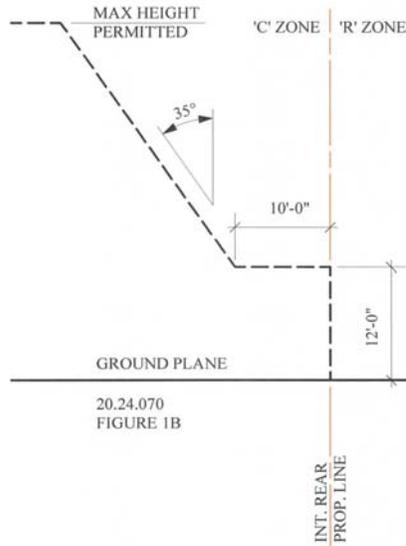
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6 The minimum setback at the rear shall be one of the following two options: 1) A
7 20 feet in height at a point 10 feet back from the property line, plus a 45 degree
8 daylight plane to the maximum permitted height, or 2) A 12 feet in height at the
9 property line, then, horizontally to a point 10 feet from the property line, plus 35
10 degree from vertical daylight plane to the maximum permitted height. (See
11 subsection 20.24.070.A., Figure 1.a & 1.b) If there is a difference in grade planes
12 between two adjacent parcels, the Community Development Director shall
13 determine appropriate grade plane to be used for daylight plane calculation.

14
15 No projections shall be allowed in the area between the daylight planes and rear
16 property line.

17
18 An additional setback for any portion of any structure extending above twenty
19 (20) twelve (12) feet in height, up to the maximum height permitted in the
20 Commercial District, shall be defined by a daylight plane extending from a base
21 point located twenty (20) twelve (12) feet above the ground plane lower of
22 natural or finished grade at the line of the minimum required setback, inclined
23 away from the vertical at a forty-five (45) thirty five (35) degree angle. (See
24 Figure 1.a., below.) Alternatively the base point for the daylight plane may be
25 located twelve (12) feet above the ground plane at the property line that abuts a
26 residential district, with no setback from the property line required. (See Figure
27 1.b., below.)



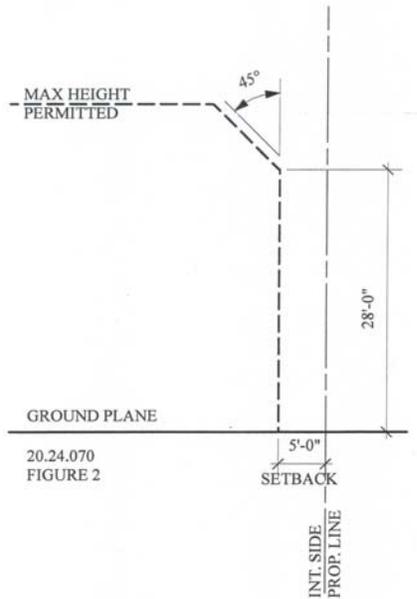
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Section 12: Chapter XX of the Albany Municipal Code, Section 20.24.070, titled “Setbacks with Daylight Planes, Interior Property Lines Abutting Residential District Boundaries,” is hereby amended to include the following text:

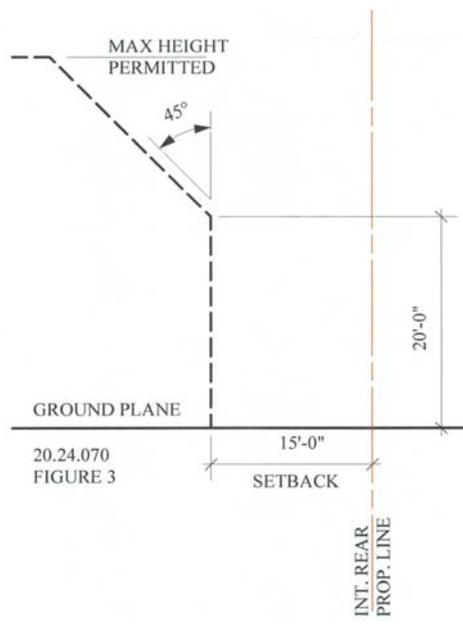
A2. The minimum setback, where an interior lot line of a property in a higher density residential district abuts a lower density residential district, and Municipal Code Section 20.24.030 does not apply, the minimum side yard setback shall be five (5) feet on the side. An additional setback for any portion of any structure extending above twenty (28) feet in height, up to the maximum height permitted in the zoning district, shall be defined by a daylight plane extending from a base point located twenty (28) feet above the ground plane at the line of the five (5) foot required side yard setback, inclined away from the vertical at a forty-five degree angle (See figure 2) If there is a difference in grade planes between two adjacent parcels, the Community Development Director shall determine appropriate grade plane to be used for daylight plane calculation.



20.24.070
FIGURE 2

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A.3. The minimum setback, where an interior lot line of a property in a higher density residential district abuts a lower density residential district, and Municipal Code Section 20.24.030 does not apply, shall be fifteen (15) feet at the rear. An additional rear yard setback for any portion of any structure extending above twenty (20) feet in height, up to the maximum height permitted in the district shall be defined by a daylight plane extended from a base point located twenty (20) feet above the ground plane at the line of the required setback, inclined away from the vertical at a forty-five (45) degree angle (See figure 3). If there is a difference in grade planes between two adjacent parcels, the Community Development Director shall determine appropriate grade plane to be used for daylight plane calculation.



20.24.070
FIGURE 3

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1
2 **Section 13:** Chapter XX of the Albany Municipal Code, Section 20.24.070 B, titled
3 “Setbacks with Daylight Planes, Exterior Property Lines at Streets Abutting
4 Residential Districts,” is hereby amended to include the following text:
5

6 2. Where a property in a Residential Medium Density District (R-2) or a
7 Residential High Density District (R-3) has an exterior lot line ~~on either Kains~~
8 ~~Avenue or Adams Street that abuts a residential district~~, the minimum setback
9 from such lot line shall be fifteen (15) feet. An additional setback for any portion of
10 any structure extending above twenty-eight (28) feet in height, up to the maximum
11 height permitted, shall be defined by a daylight plane extending from a base point
12 located twenty-eight (28) feet above the line of the minimum required setback,
13 inclined away from the vertical at a forty-five (45) degree angle. See Figure 4. below.
14

15 **Section 14:** Chapter XX of the Albany Municipal Code, Section 20.24.080 B, titled
16 “Height Limits and Exceptions,” is hereby amended to include the following text:
17

18 **B. General Exceptions.** Subject to approval of a *use permit* design review,
19 towers, spires, cupolas, chimneys, elevator penthouses, water tanks, monuments,
20 flagpoles, theatre scenery storage structures, fire towers, and similar structures may
21 be erected to a height not more than ten (10) feet above the height limit prescribed by
22 the regulations for the district in which the site is located, provided that no such
23 structure shall be used for habitable space or advertising purposes, and provided that
24 the aggregate of such structures does not cover more than ten (10%) percent of the
25 roof area of the top floor of the structure to which they are attached. All structures
26 that exceed the height limit shall be subject to design review.
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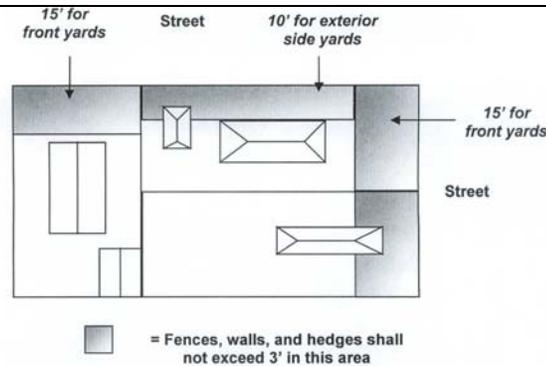
28 **Section 15:** Chapter XX of the Albany Municipal Code, Section 20.24.080 C, titled
29 “Height Limits and Exceptions,” is hereby amended to include the following text:
30

31 **C. Mechanical Appurtenances.** Mechanical appurtenances covering not
32 more than twenty (20%) of the roof area of the top floor of any **nonresidential**
33 **nonresidential, mixed-use or multi-family structure** to which they are attached
34 may exceed the height limit prescribed by the regulations for the district in which the
35 site is located by six (6) feet subject to design review and provided that such
36 structures are screened in accordance with subsection 20.24.110, and further provided
37 that no screening is located within ten (10) feet of the perimeter of the plate line of
38 the top story.
39

40 **Section 16:** Chapter XX of the Albany Municipal Code, Section 20.24.110 C.2, titled
41 “Fences, Landscaping, Screening” is hereby amended to include the following text:
42

43 2. In any R District any fence, wall hedge, or other visual obstruction shall not
44 exceed three (3) feet in height within any ~~required front yard, or within fifteen (15)~~
45 ~~feet of any front property line, whichever is less; except that *In no case shall such*~~
46 A visual obstruction exceeding three (3) feet in height within ten (10) feet of ~~the~~

1 front property line any property line abutting a street shall be subject to
2 administrative design review. No exceptions shall be made for residential
3 structures with nonconforming front yard setbacks (see illustration below).
4



MC 20.24.110

Areas Where the Height of Fences,
Walls and Hedges are Limited to
Three (3) Feet

5
6
7 **Section 17:** Chapter XX of the Albany Municipal Code, Section 20.24.110 C.2 and,
8 titled “Fences, Landscaping, Screening,” is hereby amended to include the following
9 text:

10 Exception to height limit in front yard: A structure designed to provide a decorative
11 gateway, such as an arbor, trellis or pergola, may occupy an area not to exceed twenty
12 (20) square feet, with a maximum horizontal dimension of six (6) feet and a
13 maximum vertical dimension of ten (10) feet, subject to granting of a zoning permit
14 administrative design review approval based on all of the following findings:

- 15
16
17 a. *The structure is not attached to the principal structure or any other*
18 *structure other than a fence.*
19
20 b. *Structural bulk is minimized by the use of open materials such as lattice.*
21
22 c. *The location of the structure does not create a sight*
23 *distance problem with respect to driveways or street intersections.*
24
25 d. *The design of the structure is appropriate to the main building and the*
26 *landscaping of the property.*
27

28 **Section 18:** Chapter XX of the Albany Municipal Code, Section 20.24.080 E.5, titled
29 “Height Limits and Exceptions,” is hereby amended to include the following text,
30 which will be repeated from Municipal Code Section 20.24.020 Table 2.A. Note 12:
31

1 E.5. Planning and Zoning Commission, subject to Design Review criteria,
2 may grant a use permit to allow greater height for second story additions, up to
3 35 feet, measured in accordance with subsection 20.24.080, and based on all
4 three (3) of the following findings:

5 a. The existing house has a partial ground story that causes an increase in the
6 overall height of the building, and there are sound design reasons from considering
7 a roof line that exceeds twenty-eight (28) feet.

8 b. The natural downward or upward topography of the site causes an increase in
9 the overall height of the building. The minimum roof pitch has been maintained on
10 the addition to be consistent with the existing architectural design of the house. The
11 height has been measured from the natural or finished grade to the highest point
12 on the roof.

13 c. The existing architectural character and design of the house is maintained.
14 Design factors have been considered to offset or minimize the increased height,
15 such as breakup in the mass and bulk, offsetting one or more portions of the
16 addition from the ground story wall line, and adding architectural details and
17 elements such as horizontal trim or other features to create interest.

18
19 **Section 19:** Chapter XX of the Albany Municipal Code, Section 20.24.130 H, titled
20 “Accessory Buildings,” is hereby amended to include the following text:

21
22 H. Setbacks. Accessory buildings ~~located in rear setback areas~~ shall be within
23 six (6”) inches of the side or rear lot line, or shall be set back at least three (3’)
24 feet, and shall be subject to the following provisions:

- 25
26 1. Accessory buildings shall not have openings (windows, doors, and vents)
27 within three (3) feet of the property line. This includes openings on walls
28 that are perpendicular to a property line. An exception shall be made for
29 garage (vehicle) doors.
30 2. Accessory buildings located on the street side yard of corner lots are
31 required to meet the minimum setback requirements for the main building.
32 3. ~~Accessory buildings on the interior side yard shall not encroach into~~
33 ~~the required side yard setback.~~

34
35 **Section 20:** Chapter XX of the Albany Municipal Code, Section 20.28.050.A.1.c and
36 Table 6, titled “Parking Area Standards,” is hereby amended to include the following
37 text:

- 38 c. Open Parking. The minimum dimensions for an open parking
39 space meeting the parking requirements for a newly constructed
40 single-family dwelling shall be eight (8) feet six (6) inches in
41 width and eighteen (18) feet in length. The minimum width
42 dimension for a double-car open parking space shall be sixteen
43 (16) feet. ~~All minimum width dimensions shall be increased by~~
44 ~~an additional one (1) foot of width adjacent to each wall, fence,~~
45 ~~property line or other fixed obstruction that restricts access~~
46 ~~abutting the long dimension of the parking space.~~

1

Table 6. 20.28.050 Residential Parking Dimensions.			
Type of Parking	Width	Length	Height
<i>Enclosed Parking:</i>			
Single space	8'6" [*]	19'	7'
Side-by-side spaces	16' ^{**}	19'	7'
<i>Covered Parking:</i>			
Single space	8'6" [*]	18'	7'
Side-by-side spaces	16' ^{**}	18'	7'
<i>Open Parking:</i>			
Single space	8'6" [*]	18'	N/A
Side-by-side spaces	16' ^{**}	18'	N/A
<i>Driveways</i>			
Single	7'	N/A	N/A
Double	15'	N/A	N/A

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~~* One (1) additional foot in width shall be provided on each side abutting any wall, fence, property line, or other fixed obstruction that restricts vehicle access.~~

~~** Minimum side-by-side, or double, parking space width is double the minimum single width minus one (1) foot. Additional width for obstructions is applicable.~~

~~Chapter XX of the Albany Municipal Code, Section 20.28.050 Table 6, titled "Residential Parking Dimensions," is hereby amended to include the following text:~~

~~* One (1) additional foot in width shall be provide on each side abutting any wall, fence, property line, or other fixed obstruction that restricts vehicle access.~~

~~** Minimum side-by-side, or double, parking space width is double the minimum single minus one (1) foot. Additional width for obstruction is applicable.~~

Section 21: Chapter XX of the Albany Municipal Code, **Section 20.40.080** titled **"Housing Provisions"** is hereby adopted to include the following text:

- A. A developer of any project subject to the requirements in this chapter may appeal to the city council for a reduction, adjustment, or waiver of the requirements based upon the absence of any reasonable relationship or nexus between the impact of the development and either the amount of the fee charged or the inclusionary requirement.
- B. A developer subject to the requirements of this chapter who has received an approved tentative subdivision or parcel map, use permit or similar discretionary approval and who submits a new or revised tentative subdivision or parcel map, use permit or similar discretionary approval for the same property may appeal for a reduction, adjustment or waiver of the requirements with respect to

1 the number of lots or square footage of construction previously
2 approved.

- 3 C. Any such appeal shall be made in writing and filed with the city clerk
4 not later than ten (10) calendar days before the first public hearing on
5 any discretionary approval or permit for the development, or if no
6 such discretionary approval or permit is required, or if the action
7 complained of occurs after the first public hearing on such permit or
8 approval, then the appeal shall be filed within ten (10) calendar days
9 after payment of the fees objected to. The appeal shall set forth in
10 detail the factual and legal basis for the claim of waiver, reduction, or
11 adjustment. The city council shall consider the appeal at the public
12 hearing on the permit application or at a separate hearing within sixty
13 (60) calendar days after the filing of substantial evidence to support
14 the appeal including comparable technical information to support
15 appellant’s position. No waiver shall be approved by the city council
16 for a new tentative subdivision or parcel map, user permit or similar
17 discretionary approval on property with an approved tentative
18 subdivision or parcel map, use permit or similar discretionary permit
19 unless the council finds that the new tentative subdivision or parcel
20 map, user permit or similar discretionary approval is superior to the
21 approved project both in its design and its mitigation of
22 environmental impacts. The decision of the council shall be final. If a
23 reduction, adjustment, or waiver is granted, any change in use within
24 the project shall invalidate the waiver, adjustment, or reduction of the
25 fee or inclusionary requirement

26
27 **Section 22:** Chapter XX of the Albany Municipal Code, Section 20.100.080.C.1.
28 titled “Administrative Actions Appealable.” is hereby amended to include the
29 following text:

- 30 1. Any person aggrieved by a decision to grant or deny a permit or action
31 taken by the Planning staff or any other City Official under the
32 provisions of this chapter, or any person aggrieved by an
33 administrative determination or interpretation made in conjunction
34 with a decision to grant, deny or comply with a determination made
35 pursuant to a provision of this **code chapter**, may appeal such action
36 to the Planning and Zoning Commission.
37

38 **Section 23:** Chapter V of the Albany Municipal Code, 5-11.6 “Entertainment
39 Permits Required in Place Serving Food or Refreshments” is hereby amended to
40 include the following text:

41
42 No person shall provide or permit any entertainment in a bar, cocktail lounge,
43 tavern, cafe, restaurant, hotel, motel, hall or public place where food, alcoholic or
44 other beverages, or other refreshments are served, unless such person shall first obtain
45 **an entertainment** permit to do so from the **City Council Planning and Zoning**
46 **Commission** as hereinafter provided. (Ord. #80-08; 1958 Code §9.6)

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2 **Section 24:** Chapter V of the Albany Municipal Code, 5-11.9 “Administration;
3 Rules and Regulations; Adoption of Rules and Regulations” is hereby amended to
4 include the following text:
5

6 The ~~City Council~~, **Planning and Zoning Commission** or their duly
7 authorized representative, is empowered to adopt reasonable rules and regulations or
8 to impose reasonable conditions upon any permit issued for the purpose of
9 implementing this section, with copies of such rules, regulations, or conditions to be
10 provided to those permittees affected thereby and violation of such rules and
11 regulations or conditions shall be deemed grounds for suspension or revocation of a
12 permit. A copy of such rules and regulations shall be conspicuously posted in every
13 room of the establishment wherein entertainment takes place. Such rules and
14 regulations shall not be printed in type less than nine point. (Ord. #80-08; 1958 Code
15 §9.9)
16

17 **The term of an entertainment permit shall be limited to one (1) year. Upon filing**
18 **an application of an extension of a valid entertainment permit, the Planning and**
19 **Zoning Commission may consider extension of the entertainment permit in one**
20 **year intervals. After granting two (2) 12-month extensions of an entertainment**
21 **permit, extensions will not be required; however, the Planning and Zoning**
22 **Commission shall have discretion to review an entertainment permit if issues of**
23 **health, safety and/or welfare arise.**
24

25 **Section 25:** Chapter V of the Albany Municipal Code, 5-11.12 “Exception,
26 Application to Planning and Zoning Commission” is hereby amended to include the
27 following text:
28

29 Any person who shall desire to carry on or conduct any amusement or
30 entertainment or dance during the hours prohibited by subsection 5-11.10 and for a
31 longer period than one (1) night, shall file a written application therefore with the
32 ~~City Clerk for presentation to the City Council~~ **Community Development**
33 **Department for presentation to the Planning and Zoning Commission.** Such
34 application shall contain a detailed statement of the type of amusement or
35 entertainment or dance which the applicant desires to carry on or conduct and a
36 statement of the reasons which, in the applicant's opinion, warrant the granting of
37 same. Such application shall be filed with the ~~City Clerk~~ **Community Development**
38 **Department** at least fourteen (14) days prior to the date upon which the applicant
39 desires the granting of such permission. Thereupon, the ~~City Clerk~~ **Community**
40 **Development Department** shall refer the application to the Chief of Police or his
41 agent for investigation pursuant to subsection 5-11.8 and his recommendation to the
42 ~~Council~~ **Planning and Zoning Commission.** The ~~Council~~ **Planning and Zoning**
43 **Commission** may grant such permission to applicant when, in its discretion, the
44 nightly conduct of such amusement or entertainment or dance shall not be detrimental
45 to the public health, safety, morals or welfare. (Ord. #80-08; 1958 Code §9.12)
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Section 26. Severability.

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance, and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

Section 27: Publication and Effective Date.

This ordinance shall be posted at three public places within the City of Albany and shall become effective thirty days after the date of its posting.

MARGE ATKINSON
MAYOR