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C

General Commercial District

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6-921 General.

All land in the general commercial district (map symbol C) shall be used in accordance with the provisions of this article.

(Ord. 245 § 3 (part), 1981)

6-922 Purpose.

- (a) The purpose of this article is to provide for, enhance the opportunities for, and protect existing establishments offering a variety of supplies or service which are essential to the economy of Lafayette but which are frequently incompatible with the operations of a retail shopping area because of their need for a large site, access by delivery and customer vehicles, open display or storage yards, and their propensity to produce limited but tolerable external impacts. Such uses ordinarily do not seek locations in shopping areas and therefore must be provided for at independent locations along a major thoroughfare, away from the retail core area.
- (b) The number of uses allowed in the C district has been limited in favor of the existing uses and to provide a favorable climate for administrative and consultative activities.
- (c) This article is to provide for the implementation of the general plan, which encourages the separation of uses permitted in the retail core area and those permitted elsewhere in the business districts.

(Ord. 245 § 3 (part), 1981)

6-923 Uses permitted.

The following uses may be conducted as a matter of right in the C district without the need for a land use permit. However, a land use permit (under Sections 6-215 and 6-531) is required if the proposed use will result in the conversion of a residential use of the property.

- (a) Administrative;
 - (b) Administrative civic;
 - (c) Business and communication service;
 - (d) Consultative service;
 - (e) Full-service restaurant;
 - (f) General commercial sales and service, where the total floor area of a building or yard area, not including areas used for parking or landscaping (whenever the primary activity is not conducted within a building), or the combination thereof, is less than 7,500 square feet in size;
 - (g) General personal service;
 - (h) Limited child-care;
 - (i) Real estate service;
 - (j) Self-service laundry or retail dry cleaners which complies with Section 6-532;
 - (k) Fast-food restaurant without drive-thru, drive-up or pass-thru window service;
 - (l) Sales representatives and goods brokers;
 - (m) Residential dwelling units;
 - (n) Residential care pursuant to Section 6-534.
- (Ord. 614 § (1) Exhibit "A" (part), 2012; Ord. 359 § 4(A), 1987; Ord. 245 § 3 (part), 1981)

6-924 Uses requiring a use permit.

In the C district the following uses are permitted subject to the issuance of a land use permit:

- (a) Automotive servicing;
- (b) Commercial automotive fee parking;
- (c) Commercial laundry or dry cleaning;
- (d) Commercial recreation;
- (e) Community assembly and education;
- (f) Construction sales and service;
- (g) Convenience market;
- (h) Day-care and educational services;
- (i) Fast-food restaurant with drive-thru, drive-up or pass-thru window service;
- (j) Financial service;
- (k) General commercial sales and service, where the total floor area of a building or yard area, not including areas used for parking or landscaping (whenever the primary activity is not conducted within a building), or the combination thereof, is 7,500 square feet or more;
- (l) Hospital;
- (m) Light manufacturing and research;
- (n) Medical service, where the cumulative gross floor area is 3,000 square feet or less;
- (o) Repealed by Ordinance 614;
- (p) Hotels and motels;
- (q) Undertaking service;
- (r) Utility distribution and civic service;
- (s) Firearm sales;
- (t) Uses which the planning commission has found, after notice and hearing, to be comparable to the above uses or which are determined to be compatible with the uses and purpose of the C-1 district. The concept of consolidation of several retail core area uses into a single complex (department store) which subverts the purpose of separation and distinction between the retail business district and/or the special retail business district and the C district is not permitted.

(Ord. 614 § (1) Exhibit "A" (part), 2012; Ord. 433 § 6, 1994; Ord. 359 § 4(B), 1987; Ord. 245 § 3 (part), 1981)

Note: A land use permit is required to convert a residential unit to a non-residential use, pursuant to Section 6-531 of the Lafayette Municipal Code.

6-925 Lot area.

No new lots may be created in the C district smaller than 7,500 square feet in size.
(Ord. 245 § 3 (part), 1981)

6-926 Lot width.

No new lots may be created in the C district with an average width of less than 55 feet.
(Ord. 245 § 3 (part), 1981)

6-927 Lot depth.

No new lots may be created with a depth of less than 75 feet. (Ord. 245 § 3 (part), 1981)

6-928 Height.

No buildings or other structures permitted in the C district shall exceed 35 feet in height.
(Ord. 296 § 1 (part), 1983; Ord. 245 § 1 (part), 1980)

6-929 Side yards for three-story buildings.

All portions of a three-story building in the C district shall be set back from the side property lines at least 20 feet. This setback may be reduced through the site plan and building elevation review process as determined by the degree to which the following criteria are met:

- (a) The presentation of building mass and height is visually attenuated by a deep, spacious setback from the street and variation of architectural form.
- (b) The articulation of the project with existing and proposed development of adjacent properties is addressed with a well-planned relationship of buildings and structures and coordinated open space and landscaping.
- (c) The project buildings or structures are favorably located in relation to topographic conditions.
- (d) The property has such a narrow width that the application of the full 20-foot side yard setbacks would critically reduce its practical usability.

(Ord. 296 § 1 (part), 1983; Ord. 245 § 1 (part), 1980)

6-930 Setback.

There shall be a landscaped setback of at least ten feet from any street line for any structure in the C district. No parking shall be allowed in the required setback.

(Ord. 296 § 1 (part), 1983; Ord. 245 § 1 (part), 1980)

6-931 Minimum side and rear yards.

Where the site is adjacent to residentially zoned property, or to a single parcel not zoned residential but containing four or more dwelling units, there shall be a 10-foot landscaped setback along that entire property line. Side yard setbacks for three-story buildings shall be regulated by Section 6-929.

(Ord. 296 § 1 (part), 1983; Ord. 245 § 1 (part), 1980)

6-932 Off-street parking and loading.

(a) Off-street parking and loading facilities for the uses in the C district shall be provided in accordance with Chapter 6-6 of this title, except that the required number of off-street parking spaces for residential units is as follows:

- (1) One-bedroom units, 1.0 spaces per unit;
- (2) Two-bedroom units, 1.2 spaces per unit;
- (3) Units with three or more bedrooms, 1.5 spaces per unit.

(b) In addition, one guest parking space shall be provided for each five dwelling units. A minimum of one parking space per unit shall be covered.

(Ord. 296 § 1 (part), 1983; Ord. 245 § 1 (part), 1980)

6-933 Repealed by Ordinance 359.

6-934 Design review.

No building, sign or other facility shall be constructed or established, or altered or painted a new color in such a manner as to affect exterior appearance, unless plans for such proposal have been approved pursuant to the design review requirements set forth in Part 1 of this title.

(Ord. 324 § 2(e) (part), 1984; Ord. 245 § 1 (part), 1980)

6-935 Modifiable sections.

Land use permits for the special uses enumerated in Section 6-924 and variance permits to modify the provisions of Sections 6-925 to 6-932, inclusive, may be granted in accordance with the applicable provisions of Chapter 6-1 of this title.

(Ord. 245 § 3 (part), 1981)