



Planning Services Division

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APO

Administrative/Professional Office District

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NOTE: The City has other regulations, which may affect individual properties, including, but not limited to hillside development, structures over 17-ft. in height, development in excess of 6,000 sq. ft., tree protection, grading, and public art. Please review the Project Checklist available on the City of Lafayette web site at www.lovelafayette.org for an overview of regulations that might apply. You may consult Planning Services Division staff to ascertain which rules and regulations apply to any given project.

Administrative/Professional Office District

6-1001 General.

All land in the administrative/professional office district (map symbol APO) shall be used in accordance with the provisions of this article. (Ord. 170 § 2 (part), 1976)

6-1002 Purpose.

The purpose of this article is to allow administrative and professional offices where such uses need not be located in the central area in order to best function to the benefit of the community, but where carefully conceived plans are necessary to provide comprehensive development that will assure safe, rational and functional internal and external circulation; design and landscaping compatible with unique, highly visible settings; the optimum in quality development; and development consistent with the goals, policies and other provisions of the general plan. (Ord. 170 § 2 (part), 1976)

6-1003 Uses permitted.

The following uses are permitted in the APO district:

- (a) Offices of an administrative, executive, professional, editorial or similar nature, if no merchandise is handled for sale and no merchandising services are rendered except those incidental or accessory to the principal use;
- (b) Professional offices and laboratories, such as medical-dental offices or the offices of lawyers, engineers and architects, if there are no retail sales;
- (c) Individual and family counseling offices (not including group counseling) such as psychiatrists, psychologists and sociologists, and other uses determined by the planning director to be of the same general character;
- (d) Prescription pharmacies, in connection with medical-dental offices.

(Ord. 170 § 2 (part), 1976)

6-1004 Uses requiring a permit.

The following uses are permitted in the APO district on the issuance of a land use permit:

- (a) Research institutes and laboratories devoted to experimental study such as testing and analyzing;
- (b) Publicly-owned buildings and structures, except as provided in Section 6-516;
- (c) Community buildings, clubs and activities of a quasi-public, social or fraternal character;
- (d) Eleemosynary and philanthropic institutions, and convalescent hospitals;
- (e) Churches;
- (f) Multiple-family buildings;
- (g) Any permitted uses on a site smaller than two hectares (4.94 acres) in size;
- (h) Uses which the planning commission has found, after notice and hearing, to be comparable to the uses set out in this section. The city council expressly finds that the following uses are not comparable to any of the uses set forth in this section and, therefore, are not permissible under any circumstances: drug stores, manufacturing, restaurants and cafes, and retail sales not associated with a permitted use.

(Ord. 170 § 2 (part), 1976)

6-1005 Lot area.

No new lots may be created in the APO district smaller than two hectares (4.94 acres) in size. (Ord. 170 § 2 (part), 1976)

6-1006 Height.

- (a) No building or other structure in the APO district shall exceed the height limitations indicated in the height areas illustration shown in Figure 6-1006.
- (b) When any portion of a building or structure lies across the boundary line of any of the height limitation areas described in subsection (a), the minimum height requirement of the most restrictive area shall be applicable.
- (c) Building height shall be measured to the highest point of a building or structure from the lowest point where the lowest foundation wall intersects with the ground.

(Ord. 170 § 2 (part), 1976)

6-1007 Side yards.

No side yard in the APO district shall be less than 15 meters (49.21 feet) wide. (Ord. 170 § 2 (part), 1976)

6-1008 Rear yards.

There shall be a rear yard of at least eight meters (26.25 feet) for any structure in the APO district. (Ord. 170 § 2 (part), 1976)

6-1009 Setback.

There shall be a setback of at least eight meters (26.25 feet) for any structure in the APO district. (Ord. 170 § 2 (part), 1976)

6-1010 Separation of structures from public right-of-way.

Every one-story structure in the APO district shall be separated from the right-of-way of any public street by at least eight meters (26.25 feet), and every multiple-story structure shall be separated from the right-of-way of any public street by a distance of at least 15 meters (49.21 feet). No parking shall be allowed in the area separating a structure from a public right-of-way, and the area shall be landscaped. (Ord. 170 § 2 (part), 1976)

6-1011 Landscaping.

In addition to required landscaping in required areas separating structures from public right-of-way, 20 percent of a lot in the APO district shall be planted and maintained with growing plants. To qualify as landscaped space, an area must be a minimum of five meters (16.40 feet) in width. (Ord. 170 § 2 (part), 1976)

6-1012 Approval guidelines.

The design review commission and the planning commission, when reviewing development proposals for the APO district, shall apply discretionary development requirements according to the following guidelines:

- (a) Lots in the APO district should be linked by comprehensive internal road networks to facilitate and encourage easy internal movement and discourage numerous access/egress points associated with the road systems surrounding the district.
- (b) Buffer areas of terrain features and landscaping should be provided between buildings or other structures and road systems surrounding the district.
- (c) Buildings, other structures and earthworks should be designed and sited to be visually harmonious, and should be compatible with terrain features in terms of mass, colors, materials and general appearance.

(Ord. 324 § 2(b) (part), 1984; Ord. 170 § 2 (part), 1976)

6-1013 Off-street parking and loading.

Off-street parking and loading facilities in the APO district shall be provided in accordance with Chapter 6-6 of this title. (Ord. 170 § 2 (part), 1976)

6-1014 Design review.

All new construction and all remodeling of a structure when the completed new work will be visible from public property, or when the nature of the use will be changed, shall be subject to the design review requirements and procedures set forth in Part 1 of this title. (Ord. 324 § 2(d) (part), 1984; Ord. 170 § 2 (part), 1976)

6-1015 Modifiable sections.

Land use permits for the special uses enumerated in Section 6-1004 and variance permits to modify the provisions of Sections 6-1005 through 6-1013, inclusive, may be granted in accordance with the applicable provisions of Chapter 6-1 of this title. (Ord. 170 § 2 (part), 1976)

Figure 6-1006

Administrative/Professional Office District - Height

