

Lafayette Municipal Code Ordinance No. 512

Article 5. Creek Setback Requirements

6-1841

Structure setback.

(a) As defined by Section 6-312 and Section 6-355, buildings and structures shall be set back from an unimproved creek channel as follows:

(1) Channel Depth of Zero through 21 Feet. If the side slopes of the channel are steeper than 2:1 (horizontal:vertical), the width of the structure setback is determined by a line measured from the toe of the slope a distance of twice the channel depth plus the appropriate top-of-bank setback as follows:

Channel Depth (Feet)	Top of Bank Setback Minimum Width (Feet)
0 — 6	12 each side
6 — 12	15 each side
12 — 18	18 each side
18 — 21	21 each side

If the side slopes of the channel are flatter than 2:1 (horizontal:vertical) the structure setback is the appropriate setback indicated in the table above, measured from the top of the bank.

(2) Channel Depth Exceeding 21 Feet. If the depth of a channel exceeds 21 feet, the width of the structure setback is determined by measuring from the toe of the slope a distance of three times the channel depth.

(b) If a parcel is subject to subdivision easements or setback requirements under Contra Costa County Ordinance Code Sections 914-14.002 through 14.014 which are inconsistent with Section 6-1841(a), those subdivision requirements control.

(c) No permanent structure other than fences and drainage and erosion protection improvements may be constructed within the setback area. Landscaping (including trees and shrubs) is permitted within the setback area.

(Ord. 512 § 1 (Appx. A (part)), 2000)