



Planning & Building Department

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Land Use Activity Classifications - Downtown Commercial & Multiple Family Residential Districts

C = General Commercial (35 DU/A)
 C-1 = General Commercial -1 (35 DU/A)
 RB = Retail Business (35 DU/A)
 SRB = Special Retail Business (35 DU/A)

C-60 = General Commercial -60 (60 DU/A)
 C-1-60 = General Commercial -1-60 (60 DU/A)
 RB-60 = Retail Business -60 (60 DU/A)
 SRB-60 = Special Retail Business -60 (60 DU/A)

MRA = Multiple Family Residential District A (35 DU/A)
 MRB = Multiple Family Residential District B (35 DU/A)
 MRO = Multiple Family Residential / Office (35 DU/A)
 MRP = Multiple Family / Professional Office (35 DU/A)

P = Permitted by right

L = Land Use Permit required

-- = Not Permitted

#	USE	SRB	SRB-60	RB	RB-60	C	C-60	C-1	C-1-60	MRA	MRB	MRO	MRP
1	Administrative	L (1)	L (1)	P/L (2)	P/L (2)	P	P	P (3)	P (3)	--	--	--	P (11)
2	Administrative civic	P	P	P	P	P	P	L	L	--	--	--	--
3	Animal care, commercial	--	--	--	--	--	--	P	P	--	--	--	--
4	Auto repair and cleaning	--	--	--	--	--	--	L	L	--	--	--	--
5	Auto sales, rental and delivery	--	--	--	--	--	--	L	L	--	--	--	--
6	Auto servicing	--	--	--	--	L	L	L	L	--	--	--	--
7	Business and communication services	P/L (4)	P/L (4)	P/L (4)	P/L (4)	P	P	P	P	--	--	--	P (11)
8	Charitable/philanthropic institutions											L	L
9	Commercial automotive fee parking	L	L	L	L	L	L	L	L	--	--	--	--
10	Commercial laundry and dry cleaning	--	--	--	--	L	L	L	L	--	--	--	--
11	Commercial recreation	L	L	L	L	L	L	L	L	--	--	--	--
12	Community assembly and education	--	--	--	--	L	L	L	L	L	L	L	--
13	Community buildings, clubs, and activities of a quasi-public character											--	L
14	Consultative service	L (1)	L (1)	P/L (2)	P/L (2)	P	P	P (3)	P (3)	P (10)	--	P	P

#	USE	SRB	SRB-60	RB	RB-60	C	C-60	C-1	C-1-60	MRA	MRB	MRO	MRP
15	Construction sales and service	--	--	--	--	L	L	L	L	--	--	--	--
16	Convalescent or boarding homes											L	L
17	Convenience market	--	--	--	--	L	L	L	L	--	--	--	--
18	Day care and educational services	--	--	L	L	L	L	L	L	L		L	--
19	Fast food restaurant	P/L (5)	P/L (5)	P/L (5)	P/L (5)	P/L (5)	P/L (5)	P/L (5)	P/L (5)	--	--	--	--
20	Financial service	L (1)	L (1)	L (2)	L (2)	L	L	--	--	--	--	--	--
21	Firearm sales	--	--	--	--	--	--	L	L	--	--	--	--
22	Full-service restaurant	P	P	P	P	P	P	L	L	--	--	--	--
23	General commercial sales & service	--	--	--	--	P/L (6)	P/L (6)	P/L (6)	P/L (6)	--	--	--	--
24	General food sales	P/L (4)	P/L (4)	P/L (4)	P/L (4)	--	--	L	L	--	--	--	--
25	General personal service	P	P	P	P	P	P	P	P	--	--	--	P (11)
26	General retail sales	P	P	P	P	--	--	P (7)	P (7)	--	--	--	--
27	Health care	--	--	--	--	L	L	--	--	--	--	--	--
28	Home/Business furnishings	P/L (4)	P/L (4)	P/L (4)	P/L (4)	P	P	P	P	--	--	--	--
29	Home occupations											P	P
30	Hotels and motels	--	--	--	--	L	L	L	L	--	--	--	--
31	Light manufacturing and research	--	--	--	--	L	L	L	L	--	--	--	--
32	Limited child care (≤9 children)	P	P	P	P	P	P	P	P	P	P	P	--
33	Medical service					L (8)	L (8)	P (9)	P (9)	P (10)		P	P
34	Nursery schools											--	L
35	Publicly owned buildings											L (13)	L (13)
36	Real estate sales and service			L (2)	L (2)	P	P	L	L	--	--	--	P (11)
39	Residential - Multi-Family*	P	P	P	P	P	P	P	P	P	P	P	P
40	Residential business	L	L	L	L	L	L	L	L	L	L	L	L
41	Sales representatives & goods brokers	L	L	L	L	P	P	--	--	--	--	--	P (11)
42	Self-service laundry/dry cleaning	L (12)	L (12)	L (12)	L (12)	P (12)	P (12)	L (12)	L (12)	--	--	--	--
43	Undertaking service	--	--	--	--	L	L	L	L	--	--	--	--

#	USE	SRB	SRB-60	RB	RB-60	C	<u>C-60</u>	C-1	C-1-60	MRA	MRB	MRO	MRP
44	Utility distribution and civic service	L	L	L	L	L	L	L	L	--	--	--	--
45	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 district.	--	--			L	L	L	L	L	L	L	L

1. Not permitted on the ground floor; for exceptions see the SRB zoning regulations
2. Permitted on upper floors; land use permit required on ground floor
3. Permitted at designated sites – see Section 6-997
4. Permitted if area is less than 2,000 sq.ft.; Land Use Permit is required for more than 2,000 sq.ft.
5. Permitted without a drive-through, drive-up or pass-through window; Land Use Permit required for a drive-through, drive-up or pass-through window; see also SRB zoning regulations
6. Permitted if area is under 7,500 sq.ft., use permit required over 7,500 sq.ft.
7. Permitted only in the Brown Avenue Overlay Area – see Section 6-983
8. Cumulative gross floor area is restricted to a maximum of 3,000 sq.ft.
9. Permitted only in the Golden Gate Way Overlay Area – see Section 6-983
10. Permitted if building permits were issued for the use before 6/1/82 & if not converting residential to nonresidential – see Section 6-823
11. Permitted if determined by the Planning Director to be compatible with the purpose of the district – see Section 6-8103
12. Permitted if the facility complies with Section 6-532
13. Except a local agency is regulated as provided in Government Code Sections 53091 through 53096 ; see Section 6-516

* For multifamily projects on properties identified as opportunity sites in the 6th Cycle Housing Element to meet Regional Housing Needs Allocation, in which 20 percent or more of the units are affordable to lower income households (as set forth in Sections 50079.5, 50093, and 50105 of the Health and Safety Code), owner-occupied and rental multifamily uses are considered a use by right pursuant to subdivisions (h) and (i) of Government Code Section 65583.2 and shall be approved ministerially.