

Article 2.5. General Commercial District-60

6-936.1 General.

All land in the general commercial-60 district (map symbol C-60) shall be used in accordance with the provisions of this article.

(Ord. No. 696, § 3(Exh. A), 1-13-2025)

6-936.2 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-60 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. No. 696, § 3(Exh. A), 1-13-2025)

6-936.3 Uses permitted.

The following uses may be conducted as a matter of right in the C-60 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;

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- (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) Supportive care pursuant to Section 6-534 LMC.

(Ord. No. 696, § 3(Exh. A), 1-13-2025)

6-936.4 Uses requiring a use permit.

In the C-60 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) Hotels and motels;
- (p) Undertaking service;
- (q) Utility distribution and civic service;
- (r) Firearm sales;
- (s) 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-60 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-60 district is not permitted.

(Ord. No. 696, § 3(Exh. A), 1-13-2025)

6-936.5 Lot area.

No new lots may be created in the C-60 district smaller than 7,500 square feet in size.

(Ord. No. 696, § 3(Exh. A), 1-13-2025)

6-936.6 Lot width.

No new lots may be created in the C-60 district with an average width of less than 55 feet.

(Ord. No. 696, § 3(Exh. A), 1-13-2025)

6-936.7 Lot depth.

No new lots may be created with a depth of less than 75 feet.

(Ord. No. 696, § 3(Exh. A), 1-13-2025)

6-936.8 Height.

No buildings or other structures permitted in the C-60 district shall exceed 60 feet in height.

(Ord. No. 696, § 3(Exh. A), 1-13-2025)

6-936.9 Density.

The maximum and minimum residential densities for lots within the C-60 district shall conform to the density standards specified in the applicable land use designation of the General Plan Land Use Element and as outlined in Program 10.3.g of the 2023-2031 6th Cycle Housing Element.

(Ord. No. 696, § 3(Exh. A), 1-13-2025)

6-936.10 Minimum setbacks and upper-story step-backs.

- (a) There shall be a landscaped setback of at least ten feet along the entire property line for any structure in the C-60 district.
- (b) No parking shall be allowed in the required setback adjacent to the street line.
- (c) For all street-facing facades, building portions above 20 feet in height must be stepped-back ten feet from the façade directly below and building portions above 40 feet in height must be stepped-back an additional ten feet from the façade directly below.

(Ord. No. 696, § 3(Exh. A), 1-13-2025)

6-936.11 Off-street parking and loading.

- (a) Off-street parking and loading facilities for the uses in the C-60 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:

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- (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. No. 696, § 3(Exh. A), 1-13-2025)

6-936.12 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. No. 696, § 3(Exh. A), 1-13-2025)

6-936.13 Modifiable sections.

Land use permits for the special uses enumerated in Section 6-936.4 and variance permits to modify the provisions of Sections 6-936.5 to 6-936.11, inclusive, may be granted in accordance with the applicable provisions of Chapter 6-1 of this title.

(Ord. No. 696, § 3(Exh. A), 1-13-2025)