

Article 7. General Commercial District-1-60

6-999.1 General.

All land in the general commercial 1-60 district (map symbol C-1-60) shall be used in accordance with the provisions of this article.

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

6-999.2 Purpose.

- (a) The purpose of this article is to provide for, and enhance the opportunities for, and protect existing establishments offering a variety of supplies or services 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 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) 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)

6-999.3 Uses permitted.

The following uses may be conducted as a matter of right in the C-1-60 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 from the conversion of a residential use of the property.

- (a) Animal care, commercial;
- (b) Business and communication service;
- (c) 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;
- (d) General personal service;
- (e) Limited child care;
- (f) Self-service laundry and retail dry cleaners which comply with Section 6-532;
- (g) Fast-food restaurant without drive-thru, drive-up and pass-thru window service;
- (h) Home/business furnishings;
- (i) General retail sales, only in the Brown Avenue area, shown on Figure 6-983;

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- (j) Medical services, only in the Golden Gate Way area, shown on said Figure 6-983;
 - (k) Residential dwelling units;
 - (l) Supportive care pursuant to Section 6-534 LMC.

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

6-999.4 Uses requiring a permit.

The following uses are permitted in the C-1-60 district on the issuance of a land use permit:

- (a) Administrative civic;
- (b) Automotive sales, rental and delivery;
- (c) Automotive servicing;
- (d) Auto repair and cleaning;
- (e) Commercial automotive fee parking;
- (f) Commercial laundry or dry cleaning;
- (g) Commercial recreation;
- (h) Community assembly and education activity;
- (i) Construction sales and service;
- (j) Convenience market;
- (k) Day-care and educational service;
- (l) Fast-food restaurant with drive-thru, drive-up or pass-thru window service;
- (m) Full-service restaurant;
- (n) General commercial sales and service, where the total floor area of a building or yard area, not including areas used for parking and landscaping (wherever the primary activity is not conducted within a building), or the combination thereof, is 7,500 square feet or more;
- (o) General food sales;
- (p) Light manufacturing and research;
- (q) Real estate service;
- (r) Hotels and motels;
- (s) Undertaking service;
- (t) Utility distribution and civic service;
- (u) Firearm sales;
- (v) Uses which the planning commission has found, after notice and hearing, to be comparable to the above uses or which can be determined to be compatible with the uses and purpose of the C-1-60 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-1-60 district is not permitted.

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

6-999.5 Lot area.

No new lots may be created in the C-1-60 district smaller than 7,500 square feet in size.

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

6-999.6 Lot width.

No new lots may be created in the C-1-60 district with an average width of less than 55 feet.

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

6-999.7 Lot depth.

No new lots may be created in the C-1-60 district with a depth of less than 75 feet.

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

6-999.8 Height.

- (a) No residential or residential mixed-use buildings or other structures permitted in the C-1-60 district shall exceed 60 feet in height.
- (b) No non-residential buildings or other structures permitted in the C-1-60 district shall exceed 35 feet or two and one-half stories.

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

6-999.9 Density.

The maximum and minimum residential densities for lots within the C-1-60 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)

6-999.10 Third story and above for residential use.

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)

6-999.11 Minimum setbacks and upper-story step-backs.

- (a) Street-facing setbacks: Ten feet.
- (b) Interior side and rear setbacks:
 - (1) Ten feet for residential uses; none required for non-residential uses.

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- (2) If the site is adjacent to residentially zoned property, or property not zoned residential but with an existing residential structure or structures of four or more units, there shall be a ten-foot-wide landscaped yard along that entire property line.
 - (c) Upper-story step-backs: 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.
 - (d) No parking shall be allowed in the required setback.
 - (e) Side and rear yard setbacks for portions of buildings at the third story and above shall be regulated by Section 6-999.10.
- (Ord. No. 696, § 3(Exh. A), 1-13-2025)

6-999.12 Off-street parking and loading.

- (a) Off-street parking and loading facilities for the uses in the C-1-60 district shall be provided in accordance with Chapter 6-6 of this title except that the required number of off-street parking spaces for new residential units is as follows:
 - (1) One-bedroom units, 1.0 space 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.
- (c) Parking for residential uses at the third story and above shall not be required to provide the number of parking stalls defined in this section (see Section 6-999.10).

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

6-999.13 Access from residential street.

Any use on a lot which has street frontage on more than one street, one street of which has a right-of-way of 55 feet or less and forms the common boundary between a district of any residential classification and the C-1-60 district, shall not be permitted to gain vehicular access from the residential street.

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

6-999.14 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 proposals 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)

6-999.15 Modifiable sections.

Land use permits for special uses enumerated in Section 6-999.4 and variance permits to modify the provisions of Sections 6-999.5 to 6-999.12 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)

6-999.16 Special use provisions.

- (a) The provisions of this section apply to any parcel of land in the C-1-60 district for which a building permit for a principal structure was issued during the period of the office moratorium for the C zoning district, May 14, 1979 to May 14, 1981, inclusive. It is the intent of this section to supersede and clarify any land use authorizations, restrictions or prohibitions which may have been attached to, or implied by, any approvals of land use entitlements which led to the issuance of building permits for principal structures on land in this district during the moratorium period.
- (b) In addition to the uses authorized in Sections 6-999.3 and 6-999.4 of this article, for such parcels of land the uses enumerated in this section are authorized, provided that they are established only in the buildings or portions of buildings which were designed and constructed for general office uses.
- (c) Uses permitted, in addition to those listed in Section 6-999.3, are as follows:
 - (1) Administrative;
 - (2) Consultative service;
 - (3) Medical services occupying up to 10,000 square feet of building area. Any medical services that would increase the area used beyond 10,000 square feet on that parcel shall be subject to a land use permit.
- (d) Notwithstanding the fact that the uses listed in subsection (b) of this section are nonconforming in the C-1-60 district generally, said uses are conforming and fully authorized in eligible buildings on any parcel of land which is subject to the provisions of this section.

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