



Planning & Building Department

3675 Mt. Diablo Boulevard, Suite 210

Lafayette, CA 94549-1968

Tel. (925) 284-1976 • Fax (925) 284-1122

<http://www.ci.lafayette.ca.us>

D-1

Two-family Residential District

6-801	General.
6-802	Purpose.
6-803	Uses permitted.
6-804	Uses requiring a permit.
6-805	Lot area.
6-806	Lot width.
6-807	Lot depth.
6-808	Height.
6-809	Setback.
6-810	Side yards.
6-811	Rear yard.
6-812	Lot coverage.
6-813	Parking space.
6-814	Reserved.
6-815	Modifiable sections.
6-816	Design review.

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 & Building Department staff to ascertain which rules and regulations apply to any given project.

Two Family Residential District

6-801 General.

All land in the two-family residential district (map symbol D-1) shall be used in accordance with the provisions of this article. (Ord. 137 § 2 (part), 1975)

6-802 Purpose.

The purpose of this article is to provide a two-family residential district, and regulations therefor, in areas close to the central area and major transportation services; to enhance the semirural residential character of the city; to ensure attractive and compatible architectural treatment of structures; and to encourage quality development consistent with the goals and policies and other provisions of the general plan. (Ord. 137 § 2 (part), 1975)

6-803 Uses permitted.

The following uses are permitted in the D-1 district:

- (a) A detached single-family dwelling on each lot, and the accessory structures and uses normally auxiliary to it;
- (b) On lots 10,000 square feet in size or larger, a detached two-family dwelling (duplex) on each lot and the structures and uses normally auxiliary thereto;
- (c) A home occupation;
- (d) Supportive care pursuant to §6-534 LMC.

(Ord. 137 § 2 (part), 1975)

6-804 Uses requiring a permit.

In the D-1 district the following uses are permitted on the issuance of a land use permit:

- (a) Residential businesses;
- (b) Churches and religious institutions and parochial and private schools, including nursery schools;
- (c) On lots 10,000 square feet in size or larger, two detached single-family residences;
- (d) Publicly owned buildings and structures, except as provided in Section 6-516;
- (e) Community buildings, clubs and activities of a quasi-public, social or fraternal character; and private recreational facilities, such as golf clubs, swimming pools and tennis clubs, whether or not operated for profit;
- (f) Eleemosynary and philanthropic institutions;
- (g) Uses which the planning commission has found, after notice and hearing, to be comparable to the above uses.

(Ord. 137 § 2 (part), 1975)

6-805 Lot area.

No new lot may be created in the D-1 district smaller than 10,000 square feet in area. (Ord. 137 § 2 (part), 1975)

6-806 Lot width.

No new lot may be created in the D-1 district with an average width of less than 80 feet. (Ord. 137 § 2 (part), 1975)

6-807 Lot depth.

No new lot may be created in the D-1 district with a depth of less than 90 feet. (Ord. 137 § 2 (part), 1975)

6-808 Height.

No building or structure in the D-1 district may exceed one and one-half stories in height. No building or structure may exceed 25 feet in height. (Ord. 137 § 2 (part), 1975)

6-809 Setback.

There shall be a setback (front yard) of at least 20 feet for any structure in the D-1 district; on corner lots the principal frontage of the lot shall have a setback of at least 20 feet and the other setback shall be at least 15 feet. (Ord. 137 § 2 (part), 1975)

6-810 Side yards.

No side yard in the D-1 district shall be less than ten feet wide. These minima may be reduced to three feet for an accessory building or structure if it is set back at least 50 feet from the front property line. (Ord. 137 § 2 (part), 1975)

6-811 Rear yard.

There shall be a rear yard for any principal structure in the D-1 district of at least 15 feet. There shall be a rear yard for any accessory structure of at least three feet. (Ord. 137 § 2 (part), 1975)

6-812 Lot coverage.

No buildings or structures permitted in the D-1 district shall cover more than 50 percent of the lot area. (Ord. 137 § 2 (part), 1975)

6-813 Parking space.

Every dwelling unit in the D-1 district shall have on the same lot or parcel covered automobile parking space for at least two automobiles; each parking space shall have minimum dimensions of at least ten feet by 20 feet. (Ord. 137 § 2 (part), 1975)

6-814 Reserved.

6-815 Modifiable sections.

Land use permits for the special uses enumerated in Section 6-804 and variance permits to modify the provisions of Sections 6-805 to 6-814, inclusive, may be granted in accordance with the applicable provisions of Part 1 of this title. (Ord. 137 § 2 (part), 1975)

6-816 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. 137 § 2 (part), 1975)