



## 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>

### MRA

#### Multiple-family Residential District A

|       |                          |
|-------|--------------------------|
| 6-821 | General.                 |
| 6-822 | Purpose.                 |
| 6-823 | Uses permitted.          |
| 6-824 | Uses requiring a permit. |
| 6-825 | Lot area.                |
| 6-826 | Floor area ratio (FAR).  |
| 6-827 | Lot width.               |
| 6-828 | Lot depth.               |
| 6-829 | Height.                  |
| 6-830 | Setback.                 |
| 6-831 | Side yards.              |
| 6-832 | Rear yard.               |
| 6-833 | Lot coverage.            |
| 6-834 | Open space.              |
| 6-835 | Planted open space.      |
| 6-836 | Private open space.      |
| 6-837 | Parking.                 |
| 6-838 | Reserved.                |
| 6-839 | Design review.           |
| 6-840 | Modifiable sections.     |

**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](http://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.

## Multiple-family Residential District A

### 6-821 General.

All land in the multiple-family residential district A (map symbol M-R-A) shall be used in accordance with the provisions of this article. (Ord. 141 § 2 (part), 1975)

### 6-822 Purpose.

The purpose of this article is to provide a multiple-family residential district which allows a varied mix of housing types within the core area of the city convenient to central business areas and public transit, and regulations there for, development of which will be consistent with and further the city's overall planning objective of the preservation and enhancement of its semi rural residential character. The regulations in this article are intended to require carefully conceived plans; to preserve natural settings and open space; to achieve the optimum in quality development, preservation of the environment, enhancement of the tax base, and beneficial use of available land; and to provide for development which is consistent with the goals and policies and other provisions of the general plan. (Ord. 279 § 1, 1982: Ord. 141 § 2 (part), 1975)

### 6-823 Uses permitted.

The following uses are permitted in the M-R-A district:

- (a) A detached single-family dwelling on each lot and the accessory structures and uses normally auxiliary to it;
- (b) Duplex;
- (c) Multiple-family building;
- (d) A home occupation;
- (e) Consultative services in buildings which contain such uses on November 30, 1982, and for which the main building permit was issued prior to June 1, 1982, provided there is no future conversion of residential use to office use;
- (f) Medical services in buildings which contain such uses on November 30, 1982 and for which the main building permit was issued prior to June 1, 1982, provided there is no future conversion of residential use to medical services;
- (g) Limited child care;
- (h) Supportive care pursuant to §6-534 LMC.

(Ord. 279 § 2, 1982: Ord. 141 § 2 (part), 1975)

### 6-824 Uses requiring a permit.

In the M-R-A district the following uses are permitted on the issuance of a land use permit:

- (a) Residential businesses;
- (b) Community assembly and education;
- (c) Publicly owned buildings and structures, except as provided in Section 6-516;
- (d) Day-care and educational services;
- (e) Eleemosynary and philanthropic institutions;
- (f) Uses which the planning commission has found, after notice and hearing, to be comparable to the above uses.

(Ord. 279 § 3, 1982: Ord. 141 § 2 (part), 1975)

### 6-825 Lot area.

No new lots may be created in the M-R-A district smaller than 10,000 square feet in area. (Ord. 141 § 2 (part), 1975)

### 6-826 Floor area ratio (FAR).

- (a) The maximum gross floor area for dwelling units which may be allowed shall be in accordance with the following chart. To determine the floor area allowed, the floor area ratio (FAR) is multiplied by the lot size, measured in square feet.
- (b) The planning commission may increase the FAR of a lot under 20,000 square feet in size to a FAR of .40 if it finds that the lot cannot feasibly be merged with a contiguous lot to form a larger parcel.
- (c) Small size, studio and one-bedroom units are encouraged.

**Lot Size (Square Feet) F.A.R.**

| <u>At Least</u> | <u>Less Than</u> |     |
|-----------------|------------------|-----|
| 10,000          |                  | .25 |
| 10,000          | 11,000           | .30 |
| 11,000          | 12,000           | .31 |
| 12,000          | 13,000           | .32 |
| 13,000          | 14,000           | .33 |
| 14,000          | 15,000           | .34 |
| 15,000          | 16,000           | .35 |
| 16,000          | 17,000           | .36 |
| 17,000          | 18,000           | .37 |
| 18,000          | 19,000           | .38 |
| 19,000          | 20,000           | .39 |
| 20,000          | 21,000           | .40 |
| 21,000          | 22,000           | .41 |
| 22,000          | 23,000           | .42 |
| 23,000          | 24,000           | .43 |
| 24,000          | 25,000           | .44 |
| 25,000          | 26,000           | .45 |
| 26,000          | 27,000           | .46 |
| 27,000          | 28,000           | .47 |
| 28,000          | 29,000           | .48 |
| 29,000          | 30,000           | .49 |
| 30,000          | 31,000           | .50 |
| 31,000          | 32,000           | .51 |
| 32,000          | 33,000           | .52 |
| 33,000          | 34,000           | .53 |
| 34,000          | 35,000           | .54 |
| 35,000          | 36,000           | .55 |
| 36,000          | 37,000           | .56 |
| 37,000          | 38,000           | .57 |
| 38,000          | 39,000           | .58 |
| 39,000          | 40,000           | .59 |
| 40,000          | 50,000           | .60 |
| 50,000          | 60,000           | .61 |
| 60,000          | 70,000           | .62 |
| 70,000          | 80,000           | .63 |
| 80,000+         |                  | .64 |

(Ord. 279 § 4, 1982: Ord. 141 § 2 (part), 1975)

No new lots may be created in the M-R-A district with an average width of less than 80 feet. (Ord. 141 § 2 (part), 1975)

6-828 Lot depth.

No new lots may be created in the M-R-A district with a depth of less than 90 feet. (Ord. 141 § 2 (part), 1975)

6-829 Height.

On lots in the M-R-A district smaller than 30,000 square feet in area, no building shall exceed 25 feet in height. On lots not less than 30,000 square feet in area, no building may exceed 35 feet in height. Any building exceeding 25 feet in height shall be reviewed by the planning commission so as to ensure that its height and proportions are compatible with other buildings in the vicinity, and that it is favorably located in relation to topographic conditions in a manner that visually attenuates its height. (Ord. 279 § 5, 1982: Ord. 141 § 2 (part), 1975)

6-830 Setback.

There shall be a minimum setback (front yard) of at least 20 feet for any structure in the M-R-A 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. 279 § 6, 1982: Ord. 141 § 2 (part), 1975)

6-831 Side yards.

There shall be a minimum side yard of at least ten feet for any structure in the M-R-A district. For a three-story building there shall be an average side yard of at least 20 feet, with a minimum side yard of ten feet. 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 and from any street line. (Ord. 279 § 7, 1982: Ord. 141 § 2 (part), 1975)

6-832 Rear yard.

There shall be a minimum rear yard of at least 15 feet for any principal structure in the M-R-A district. There shall be a rear yard of at least three feet for any accessory structure. (Ord. 279 § 8, 1982: Ord. 141 § 2 (part), 1975)

6-833 Lot coverage.

There shall be a maximum lot coverage of 35 percent in the M-R-A district. Lot coverage includes all buildings and structures. (Ord. 279 § 9, 1982: Ord. 141 § 2 (part), 1975)

6-834 Open space.

A minimum of 45 percent of the ground level of the lot shall not be occupied by buildings, structures or pavement for automobiles, but shall be maintained as open space, and devoted to landscaping. Open space includes planted open space, and may include ground-level private open space. (Ord. 279 § 10, 1982: Ord. 141 § 2 (part), 1975)

6-835 Planted open space.

A minimum of 20 percent of the ground level of a lot in the M-R-A district shall be planted and maintained with growing plants. To qualify as planted open space, an area must have a minimum dimension of 15 feet. Planted open space may include ground-level private open space if the latter has a minimum dimension of 15 feet. The 20 percent of the lot which must be planted open space is part of the 45 percent of the lot which must be open space. (Ord. 279 § 11, 1982: Ord. 141 § 2 (part), 1975)

6-836 Private open space.

A private patio, balcony or other open area shall be provided for each dwelling unit in the M-R-A district. This private open space shall be equal to or greater than ten percent of the floor area of each dwelling unit, and in no case shall be smaller than 100 square feet. The minimum dimension of this private open space shall be five feet. (Ord. 279 § 12, 1982: Ord. 141 § 2 (part), 1975)

6-837 Parking.

(a) In the M-R-A district, off-street parking shall be provided on the same lot, convenient to all dwelling units, in accordance with the following schedule:

- (1) One-bedroom units, 1.0 spaces per unit;
- (2) Two-bedroom units, 1.2 spaces per unit;
- (3) Three or more bedroom units, 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. 141 § 2 (part), 1975)

6-838 Reserved.

6-839 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. 141 § 2 (part), 1975)

6-840 Modifiable sections.

Land use permits for the special uses enumerated in Section 6-824 and variance permits to modify the provisions of Sections 6-825 to 6-838, inclusive, may be granted in accordance with the applicable provisions of Chapter 6-1 of this title. (Ord. 141 § 2 (part), 1975)