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MRO

Multiple-family Residential/Professional Office District

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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.

Multiple-family Residential/Professional Office District

6-861 General.

All land in the multiple-family residential/professional office district (map symbol M-R-O) shall be used in accordance with the provisions of this article. (Ord. 139 § 2 (part), 1975)

6-862 Purpose.

The purpose of this article is to allow a mixture of professional offices and multiple-family residences, in locations where those uses are compatible, and where proximity to rapid transit facilities, freeway off-ramps and central commercial areas combine to create a need for both uses. The regulations in this article are intended to require carefully conceived plans, at a physical scale compatible with nearby residential areas; to preserve natural settings and a feeling of open space; to ensure attractive and compatible architectural treatment of structures; to achieve the optimum in quality development; and to provide for development which is consistent with the goals and policies and other provisions of the general plan. (Ord. 280 § 1, 1982: Ord. 139 § 2 (part), 1975)

6-863 Uses permitted.

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

- (a) Duplexes;
- (b) Multiple-family buildings;
- (c) Home occupations;
- (d) Consultative service;
- (e) Medical service;
- (f) Limited child-care;
- (g) Supportive care pursuant to §6-534 LMC.

(Ord. 280 § 2, 1982: Ord. 139 § 2 (part), 1975)

6-864 Uses requiring a permit.

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

- (a) Residential businesses;
- (b) Day care and educational services;
- (c) Publicly owned buildings and structures, except as provided in Section 6-516;
- (d) Community assembly and education;
- (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. 280 § 3, 1982: Ord. 139 § 2 (part), 1975)

6-865 Lot area.

No new lots may be created in the M-R-O district smaller than 10,000 square feet in area. (Ord. 139 § 2 (part), 1975)

6-866 Lot width.

No new lots may be created in the M-R-O district with an average width of less than 80 feet. (Ord. 139 § 2 (part), 1975)

6-867 Lot depth.

No new lots may be created in the M-R-O district with a depth of less than 90 feet. (Ord. 139 § 2 (part), 1975)

6-868

Height.

The following height restrictions apply in the M-R-O district:

- (a) Office use only: no building may exceed two stories or 30 feet in height.
- (b) Combined office/residential use (as defined in Section 6-872(b)), or residential-only use: no building may exceed three stories or 35 feet in height.
- (c) For a building in excess of 25 feet in height, the planning commission shall 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. No part of the third-floor portion of a building shall be located within 50 feet of the right-of-way of Moraga Road or St. Mary's Road.

(Ord. 280 § 4, 1982: Ord. 139 § 2 (part), 1975)

6-869

Setback.

There shall be a minimum setback (front yard) of at least 20 feet for any structure in the M-R-O 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. 280 § 5, 1982: Ord. 139 § 2 (part), 1975)

6-870

Side yards.

There shall be a minimum side yard of at least ten feet for any structure in the M-R-O district. This minimum may be reduced to three feet for an accessory structure if it is set back at least 50 feet from the front property line or any street line. (Ord. 280 § 6, 1982: Ord. 139 § 2 (part), 1975)

6-871

Rear yard.

There shall be a minimum rear yard of at least 15 feet for any principal structure in the M-R-O district. There shall be a rear yard of at least three feet for any accessory structure. (Ord. 280 § 7, 1982: Ord. 139 § 2 (part), 1975)

6-872

Floor area ratio.

The following floor area ratio restrictions apply in the M-R-O district:

- (a) Office Use. On any office site, the maximum floor area of all buildings shall be no greater than 0.30 times the area of the site.
- (b) Combined Office/Residential Use. On any combined-use site, where 50 percent or more of the floor area will be residential, the maximum floor area of all buildings shall be no greater than 0.50 times the area of the site. Where less than 50 percent of the floor area will be residential, the maximum floor area of all buildings shall be no greater than 0.30 times the area of the site.
- (c) Residential Use. On any residential site, the maximum floor area shall be no greater than that allowed if the parcel were in the M-R-A zoning district, except that it need not be less than 0.50 times the area of the site.

(Ord. 280 § 8, 1982: Ord. 139 § 2 (part), 1975)

6-873

Open space.

A minimum of 30 percent of the ground level of a lot in the M-R-O district shall not be occupied by buildings, structures or pavement for automobiles, but shall be maintained as open space, and devoted to landscaping, recreational or private open space uses. Open space includes landscaped space. To be included in the calculation of open space, each area must have a minimum dimension of ten feet. (Ord. 280 § 9, 1982: Ord. 139 § 2 (part), 1975)

6-874 Landscaped space.

A minimum of 20 percent of the ground level of a lot in the M-R-O district shall be planted and maintained with growing plants. To qualify as landscaped space, an area must have a minimum dimension of ten feet. (Ord. 280 § 10, 1982: Ord. 139 § 2 (part), 1975)

6-875 Parking space.

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

- (1) One-bedroom units, 1 space per unit;
- (2) Two-bedroom units, 1.2 spaces per unit;
- (3) Three or more bedroom units, 1.5 spaces per unit;
- (4) Offices, as required under Chapter 6-6 of this title.

(b) In addition, for multifamily residential developments, one guest parking space shall be provided for each five dwelling units. A minimum of one parking space per dwelling unit shall be covered.

(c) For combined office and residential developments the number of parking stalls specified above may be modified by the planning commission in consideration of the cumulative parking needs of all the uses on the subject property.

(Ord. 280 § 11, 1982: Ord. 139 § 2 (part), 1975)

6-876 Reserved.

6-877 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. 139 § 2 (part), 1975)

6-878 Modifiable sections.

Land use permits for the special uses enumerated in Section 6-864 and variance permits to modify the provisions of Sections 6-865 to 6-875, inclusive, may be granted in accordance with the applicable provisions of Part 1 of this title, except that no variance may be granted to Section 6-868(a), number of stories for office use. (Ord. 280 § 12, 1982: Ord. 139 § 2 (part), 1975)