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MRB

Multiple-family Residential District B

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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 District B

6-841 General.

All land in the multiple-family residential district B (map symbol M-R-B) shall be used in accordance with the provisions of this article. (Ord. 146 § 2 (part), 1975)

6-842 Purpose.

The purpose of this article is to provide a medium-density multiple-family residential district, 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 ensure attractive and compatible architectural treatment of structures; 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. 146 § 2 (part), 1975)

6-843 Uses permitted.

The following uses are permitted in the M-R-B 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) Supportive care pursuant to §6-534 LMC.

(Ord. 146 § 2 (part), 1975)

6-844 Uses requiring a permit.

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

- (a) Residential business;
- (b) Churches, religious institutions, and parochial and private schools, including nursery schools;
- (c) Publicly owned buildings and structures, except as provided in Section 6-516;
- (d) 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;
- (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. 146 § 2 (part), 1975)

6-845 Lot area.

No new lots may be created in the M-R-B district smaller than 10,000 square feet in area. (Ord. 146 § 2 (part), 1975)

6-846 Density.

In the M-R-B district, one dwelling unit may be constructed for each 2,500 square feet or more of lot area. (Ord. 146 § 2 (part), 1975)

6-847 Lot width.

No new lots may be created in the M-R-B district with an average width of less than 80 feet. (Ord. 146 § 2 (part), 1975)

6-848 Lot depth.
No new lots may be created in the M-R-B district with a depth of less than 90 feet. (Ord. 146 § 2 (part), 1975)

6-849 Height.
No building in the M-R-B district may exceed 35 feet in height. (Ord. 146 § 2 (part), 1975)

6-850 Setback.
There shall be a setback (front yard) of at least 20 feet for any structure in the M-R-B 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. 146 § 2 (part), 1975)

6-851 Side yards.
There shall be a side yard of at least ten feet for any structure in the M-R-B 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 or any street line. (Ord. 146 § 2 (part), 1975)

6-852 Rear yard.
There shall be a rear yard of at least 15 feet for any principal structure in the M-R-B district. There shall be a rear yard of at least three feet for any accessory structure. (Ord. 146 § 2 (part), 1975)

6-853 Lot coverage.
There shall be a maximum lot coverage of 25 percent in the M-R-B district. Lot coverage includes all buildings and structures, except that roof areas which are approved by the planning commission as recreation space shall have only one-half of their area considered as lot coverage. (Ord. 146 § 2 (part), 1975)

6-854 Open space.
In the M-R-B district, 50 percent of the lot shall not be occupied by buildings, structures or pavement for automobiles, but shall be maintained as open space, and devoted to landscaped or private open space uses. Open space includes landscaped space and private open space. (Ord. 146 § 2 (part), 1975)

6-855 Landscaped space.
In the M-R-B district, 30 percent of the lot shall be planted and maintained with growing plants. To qualify as landscaped space, an area must be a minimum of 15 feet wide. Landscaped space includes private open space if it is at least 15 feet wide. (Ord. 146 § 2 (part), 1975)

6-856 Private open space.
A private patio, balcony or other open area shall be provided each dwelling unit in the M-R-B 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 width of this private open space shall be eight feet. (Ord. 146 § 2 (part), 1975)

6-857 Parking.
(a) In the M-R-B 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, 1.2 spaces per unit;
(2) Two-bedroom units, 1.5 spaces per unit;
(3) Three or more bedroom units, 2.0 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. 146 § 2 (part), 1975)

6-858 Reserved.

6-859 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. 146 § 2 (part), 1975)

6-860 Modifiable sections.

Land use permits for the special uses enumerated in Section 6-844 and variance permits to modify the provisions of Sections 6-845 to 6-858, inclusive, may be granted in accordance with the applicable provisions of Chapter 6-1 of this title. (Ord. 146 § 2 (part), 1975)