



Planning Services Division

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MRP

Multiple-family Residential/Professional Office, One-story 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, One-story District

6-8101 General.

All land in the multiple-family residential/professional office, one-story district (map symbol M-R-P) shall be used in accordance with the provisions of this article. (Ord. 158 § 1 (part), 1976)

6-8102 Purpose.

The purpose of this article is to allow a mixture of one-story professional offices and multiple-family residences, in locations that are immediately adjacent both to low-density residential areas and to major streets. The regulations in this article are intended to require carefully conceived plans, at a physical scale compatible with nearby low-density 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. 158 § 1 (part), 1976)

6-8103 Uses permitted.

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

- (a) Duplexes;
- (b) Multiple-family buildings;
- (c) Home occupations;
- (d) Professional offices and laboratories, such as medical and dental offices and clinics, or offices for attorneys, architects, engineers and individual and family counselors (not including group counseling), such as psychiatrists, sociologists and psychologists;
- (e) Supportive care pursuant to §6-534 LMC;
- (f) Other uses determined by the planning director to be compatible with the purpose of the district, such as research uses, small real estate offices, insurance offices, offices of product manufacturers' or distributors' representatives, and similar small general business offices, but not including general retail sales of products or services such as clothing stores, furniture stores, beauty and barber shops, restaurants, food stores, automobile service stations and similar uses. (Before permitting a use not otherwise specifically permitted, the planning director shall find that the proposed use will not create additional pedestrian or vehicle traffic sufficient to substantially alter the character of residential development near land in the district, and shall find that the proposed use will not result in any audibly or visually obtrusive effect on residential development near land in the district.)

(Ord. 158 § 1 (part), 1976)

6-8104 Uses requiring a permit.

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

- (a) Residential businesses;
- (b) 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;
- (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. 158 § 1 (part), 1976)

- 6-8105 Lot area.
No new lot may be created in the M-R-P district smaller than 10,000 square feet in area. (Ord. 158 § 1 (part), 1976)
- 6-8106 Lot width.
No new lot may be created in the M-R-P district with an average width of less than 80 feet. (Ord. 158 § 1 (part), 1976)
- 6-8107 Lot depth.
No new lot may be created in the M-R-P district with a depth of less than 90 feet. (Ord. 158 § 1 (part), 1976)
- 6-8108 Height.
No building in the M-R-P district may exceed 20 feet or one story in height. (Ord. 158 § 1 (part), 1976)
- 6-8109 Property development standards.
There are no minimum standards for setback, side and rear yard, lot coverage and landscaping. The lack of such requirements is intended to stimulate quality design by allowing designers a considerable range of flexibility. During the review process, however, the planning commission may impose such conditions as it deems necessary to assure, in any development proposal, provision of adequate privacy, open space, general appearance, landscaping, parking, circulation, and relationship to natural and manmade elements of the environment. (Ord. 158 § 1 (part), 1976)
- 6-8110 Parking space.
(a) 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, 1.0 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, 1 space per 200 net rentable square feet of office space.
(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.
(Ord. 158 § 1 (part), 1976)
- 6-8111 Reserved.
- 6-8112 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. 158 § 1 (part), 1976)
- 6-8113 Modifiable sections.
Land use permits for the special uses enumerated in Section 6-8104 and variance permits to modify the provisions of Sections 6-8105 to 6-8111, inclusive, may be granted in accordance with the applicable provisions of Chapter 6-1 of this title. (Ord. 158 § 1 (part), 1976)

TABLE 6-622

OFF-STREET PARKING DIMENSIONS

Standard Stalls

W = 9.0_ Stalls

Angle	L	D	A	N	P
0°	22.0	8.0	*12.0	20.0	28.0
30°	18.0	17.5	*12.0	29.5	47.0
35°	15.7	16.5	*12.0	30.5	48.5
40°	14.0	19.0	*12.0	31.0	50.0
45°	12.7	20.0	*12.0	32.0	51.5
50°	11.7	20.5	*12.0	32.5	52.5
55°	11.0	21.0	*13.0	34.0	54.5
60°	10.4	21.0	*15.0	36.0	57.0
65°	9.9	21.0	*18.0	39.0	60.0
70°	9.6	21.0	**21.0	42.0	63.0
90°	9.0	19.0	26.0	45.0	64.0

W = 9.5_

90°	9.5	19.0	25.0	44.0	63.0
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W = 10.0_

90°	10.0	19.0	23.0	42.0	61.0
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W = 10.5_

90°	10.5	19.0	21.0	40.0	59.0
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Compact Stalls

W - 8.0_ Stalls

Angle	L	D	A	N	P
0°	20.0	7.0	*12.0	19.0	26.0
30°	16.0	15.0	*12.0	27.0	42.0
35°	13.9	15.5	*12.0	27.5	43.0
40°	12.4	16.5	*12.0	28.5	44.0
45°	11.3	17.0	*12.0	29.0	46.0
50°	10.4	17.5	*12.0	29.5	47.0
55°	9.8	17.5	*13.0	30.5	48.0
60°	9.2	18.5	*15.0	33.5	52.0
65°	8.8	18.0	*18.0	36.0	54.0
70°	8.5	18.0	**21.00	39.0	57.0
90°	8.0	16.0	26.0	42.0	58.0

* For one-way aisles only. Minimum width for primary two-way aisles is 26.0 feet and for secondary two-way aisles is 19.0 feet.

** For one-way aisles only. Minimum width for primary two-way aisles is 26.0 feet and for secondary aisles is 21.0 feet.