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MRT

Multiple-family Residential Townhouse 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 Townhouse District

6-881 General.

All land in the multiple-family residential townhouse district (map symbol M-R-T) shall be used in accordance with the provisions of this article. (Ord. 129 § 2 (part), 1974)

6-882 Purpose.

The purpose of this article is to provide a medium-density residential district for townhouse development, which will be consistent with and further the city's overall planning objective of the preservation and enhancement of its semirural residential character. 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 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. 314 § 1 (part), 1984; Ord. 129 § 2 (part), 1974)

6-883 Uses permitted.

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

- (a) Townhouses;
- (b) Home occupations;
- (c) Supportive care pursuant to §6-534 LMC.

(Ord. 129 § 2 (part), 1974)

6-884 Uses requiring a permit.

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

- (a) Residential businesses;
- (b) Eleemosynary and philanthropic institutions;
- (c) Uses which the planning commission has found, after notice and hearing, to be comparable to the above uses.

(Ord. 129 § 2 (part), 1974)

6-885 Density.

The maximum number of dwelling units permitted on any lot in the M-R-T district shall conform to the general plan density range for that area. (Ord. 314 § 1 (part), 1984; Ord. 129 § 2 (part), 1974)

6-886 Height.

No building in the M-R-T district may exceed 25 feet in height. (Ord. 129 § 2 (part), 1974)

6-887 Property development standards.

There are no minimum standards for lot area, setback, side and rear yard, and lot coverage in the M-R-T district. This is intended to allow flexibility in design. During the review process, the planning commission may impose such conditions as it deems necessary to assure in any development proposal provision of adequate privacy, general appearance and relationship to the natural and manmade elements of the environment. (Ord. 314 § 1 (part), 1984; Ord. 129 § 2 (part), 1974)

6-888 Open space.

A minimum of 50 percent of the ground level of a lot in the M-R-T district 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 landscaped open space and ground-level private open space. (Ord. 314 § 1 (part), 1984; Ord. 129 § 2 (part), 1974)

6-889 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. 314 § 1 (part), 1984; Ord. 129 § 2 (part), 1974)

6-890 Parking.

- (a) In the M-R-T 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, 1.5 spaces per unit;
 - (2) Two 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.
- (c) The provisions of Chapter 6-6 of this title apply to the M-R-T district.

(Ord. 314 § 1 (part), 1984; Ord. 129 § 2 (part), 1974)

6-891 Site plan and building elevation approval.

- (a) In the M-R-T district no building shall be constructed or altered or painted a new color in such a manner as to affect exterior appearance, unless plans for such proposal have been approved pursuant to the site plan and building elevations requirements set forth in Part 1 of this title.
- (b) Design review of townhouses shall include special emphasis to ensure that building styles and forms, clustering arrangements, heights, materials, colors, street alignments, grading approaches and introduced plantings are designed in a manner which is harmonious and consistent with nearby residential units and which minimizes visual impact from public property.

(Ord. 314 § 1 (part), 1984)

6-892 Modifiable sections.

Land use permits for the special uses enumerated in Section 6-834 and variance permits to modify the provisions of Sections 6-886, 6-888, 6-889 and 6-890 may be granted in accordance with the applicable provisions of Chapter 6-2 of this title. (Ord. 314 § 1 (part), 1984)