



## Planning & Building Department

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R-6

### Single-family Residential District-6

6-701	General.
6-702	Purpose.
6-703	Uses permitted.
6-704	Uses requiring a permit.
6-705	Lot area.
6-706	Lot width.
6-707	Lot depth.
6-708	Height.
6-709	Side yards.
6-710	Setback.
6-711	Rear yard.
6-712	Parking space.
6-713	Modifiable sections.
6-714	No rezoning to R-6.
6-715	Creation and improvement of new lots.

**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.

## Single-Family Residential District-6

### 6-701 General.

All land in the single-family residential district-6 (map symbol R-6) shall be used in accordance with the provisions of this article. (Ord. 49 § 1 (part), 1971)

### 6-702 Purpose.

The level land in the city of Lafayette has been substantially developed, and it is necessary for the general welfare of the city to preserve hills and open space, to prevent erosion of creek banks and hillsides, and in general to retain the rural nature of the city. In order to accomplish these ends, it is necessary to prevent the creation of additional residential lots which are smaller than 10,000 square feet in size. Therefore, although this article prescribes regulations for lots as small as 6,000 square feet in size, many of which now exist, it requires newly subdivided lots in the R-6 district to contain not less than 10,000 square feet; and it prohibits the placement of additional land into the R-6 district. (Ord. 49 § 1 (part), 1971)

### 6-703 Uses permitted.

The following uses are permitted in the R-6 district:

- (a) A detached single-family dwelling on each lot and the accessory structures and uses normally auxiliary to it;
- (b) Crop and tree farming not including the raising or keeping of any animals other than ordinary household pets;
- (c) Publicly owned parks and playgrounds;
- (d) A home occupation;
- (e) Supportive care pursuant to §6-534 LMC.

(Ord. 115 § 3 (part), 1973; Ord. 49 § 1 (part), 1971)

### 6-704 Uses requiring a permit.

In the R-6 district the following uses are permitted on the issuance of a land use permit:

- (a) Residential businesses;
- (b) Hospitals and eleemosynary and philanthropic institutions
- (c) Churches and religious institutions and parochial and private schools, including nursery schools;
- (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) Greenhouses, over 300 square feet;
- (f) A second unit which complies with Chapter 6-5, Article 3 of this title;
- (g) Commercial nurseries (an application shall include a site plan indicating planting and landscaping areas, existing and proposed structures, and plans and elevations to indicate architectural type);
- (h) Medical and dental offices and medical clinics;
- (i) Publicly owned buildings and structures, except as provided in Section 6-516;
- (j) Reserved;
- (k) Uses which the planning commission has found, after notice and hearing, to be comparable to the uses enumerated in this section;

(l) Commercial radio and television receiving and transmitting facilities but not including broadcasting studios or business offices;

(m) Multiple pet activity, but only on parcels of land 20,000 square feet in size or larger.

(Ord. 333 § 1 (part), 1985; Ord. 300 §§ 3 (part), 4 (part), 1984; Ord. 266 § 4, 1982; Ord. 120 §§ 1 (part), 2 (part), 1973; Ord. 115 § 5 (part), 1973; Ord. 49 § 1 (part), 1971)

6-705 Lot area.

No single-family dwelling or other structure permitted in the R-6 district shall be erected or placed on a lot smaller than 6,000 square feet in area. (Ord. 49 § 1 (part), 1971)

6-706 Lot width.

No single-family dwelling or other structure permitted in the R-6 district shall be erected or placed on a lot less than 60 feet in average width. (Ord. 49 § 1 (part), 1971)

6-707 Lot depth.

No single-family dwelling or other structure permitted in the R-6 district shall be erected or placed on a lot less than 90 feet in depth. (Ord. 49 § 1 (part), 1971)

6-708 Height.

(a) No single-family dwelling or other structure permitted in this district may exceed 35 feet in height or two and one-half stories.

(b) Structures higher than 30 feet in height shall be subject to approval of the design review commission and the findings contained in Section 6-1905.

(Ord. 386 § 5 (part), 1991)

6-709 Side yards.

There shall be an aggregate side yard width of at least 15 feet for any structure in the R-6 district. No side yard shall be less than five feet wide. 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. (Ord. 49 § 1 (part), 1971)

6-710 Setback.

There shall be a setback (front yard) of at least 20 feet for any structure in the R-6 district; on corner lots the principal frontage shall have a setback of at least 20 feet and the other setback shall be at least 15 feet. (Ord. 49 § 1 (part), 1971)

6-711 Rear yard.

There shall be a rear yard, for any principal structure in the R-6 district, of at least 15 feet. There shall be a rear yard for accessory structures of at least three feet. (Ord. 49 § 1 (part), 1971)

6-712 Parking space.

Every new dwelling unit constructed or installed in the R-6 district shall have on the same lot or parcel enough automobile storage space for at least two automobiles; this space shall have minimum dimensions of at least ten feet by 20 feet, either covered or open, and shall not be located within the setback or side yard area of a principal structure. (Ord. 261 § 7, 1982; Ord. 49 § 1 (part), 1971)

6-713 Modifiable sections.

Land use permits for the special uses enumerated in Section 6-704, and variance permits to modify the provisions contained in Sections 6-705 to 6-712, inclusive, may be granted in accordance with the applicable provisions of Chapter 6-1 of this title. (Ord. 49 § 1 (part), 1971)

6-714 No rezoning to R-6.

No land may hereafter be placed in the R-6 zoning district. (Ord. 49 § 1 (part), 1971)

6-715 Creation and improvement of new lots.

Any new lots created in the R-6 zoning district shall comply with the minimum standards for lot area, width and depth prescribed in Article 2 of this chapter for the R-10 zoning district. Any buildings or other structures erected on such newly-created lots shall be placed on the lot in compliance with the side yard requirements of the R-10 zoning district. (Ord. 49 § 1 (part), 1971)

6-526

Height limitations in required yards.

(a) Accessory buildings, as defined in Section 6-302 of this title, and structures, as defined in Section 6-355 of this title, shall not exceed the following height limits, if constructed in the required setback (front yard), side yard or rear yard which is applicable to the main building or principal structure on the lot:

- (1) Accessory buildings, 12 feet;
- (2) Structures, six feet.

For example, if the rear yard for the principal structure is 15 feet, but the rear yard for an accessory building is three feet, any accessory building within the 15-foot rear yard required for the principal structure shall not exceed 12 feet in height.

(b) For the purpose of this section, the height of a structure shall be determined by measurement on its tallest side between natural grade and its highest part; and the height of an accessory building shall be determined as provided in Section 6-313 of this title.

(c) Variance permits to modify the provisions of this section may be granted in accordance with the applicable provisions of Chapter 6-1 of this title.

(Ord. 274 § 1, 1982; Ord. 243 § 2, 1981)

NOTE: These height provisions apply to accessory structures or buildings located in Residential Zoning Districts.

6-271

Definitions—Applicability.

(a) “Design review” means review of the aesthetic elements of a project. Reference elsewhere in this title or in conditions of approval to design approval, site plan and building elevations approval, or in the case of the environmental review commission, means design review under this article.

(b) “Gross floor area,” under this article, means the total horizontal area in square feet of each floor within the exterior walls of all buildings on a parcel, including garages and carports as measured at the exterior face of the enclosing walls.

(c) This article applies to:

- (1) New construction, exterior remodeling, or any change to a structure or facility which affects the exterior appearance, and which occurs in a multiple-family or commercial land use district (site plan and building elevations applications);
- (2) A project or construction for which design review is required as a condition of approval;
- (3) Any other projects for which design review is required; and
- (4) New single-family residential construction which exceeds 6,000 square feet in gross floor area or an addition to an existing residence which will increase its gross floor area to over 6,000 square feet and which occurs in a single-family residential district.

(Ord. 386 § 2, 1991; Ord. 324 § 1 (part), 1984)