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PHC

Pleasant Hill Road Commercial 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.

Pleasant Hill Road Commercial District

6-998.1 General.

All land in the Pleasant Hill Road Commercial district (map symbol PHC) shall be used in accordance with the provisions of this article.

6-998.2 Purpose.

The purpose of this article is to provide a limited number of commercial uses that primarily serve residents and motorists in the north eastern sector of Lafayette.

6-998.3 Uses permitted.

The following uses may be conducted as a matter of right in the PHC district, without the need for a land use permit.

- (a) Automobile servicing
- (b) Park-and-ride lot, whether publicly or privately owned
- (c) Offices

6-998.4 Uses requiring a permit.

The following uses are permitted in the PHC district upon the issuance of a land use permit.

- (a) Drive through, drive up or pass through window serving coffee and other soft beverages.
- (b) Automotive cleaning as an ancillary use to automobile servicing. This means the washing and polishing of motor vehicles and does not include the major repair or painting of motor vehicles, including body work and installation of major accessories.

6-998.5 Lot area.

No new lots may be created in the PHC district smaller than 40,000 square feet in size.

6-998.6 Lot width.

No new lots may be created in the PHC district with an average width of less than 75 feet.

6-998.7 Lot depth.

No new lots may be created in the PHC district with a depth of less than 150 feet.

6-998.8 Height.

No buildings or other structures permitted in the PHC district shall exceed 17 feet in height, nor one story.

6-998.9 Setback.

There shall be a landscaped setback of at least ten feet from any street line for any structure in the PHC district. No parking shall be allowed in the required setback.

6-998.10 Minimum side and rear yards.

There shall be a minimum yard setback of ten feet along side and rear property lines.

6-998.11 Floor Area Ratio (FAR)

There shall be a maximum floor area ratio of 0.25 imposed on the land with slopes of 15% or less in the PHC district. Land in excess of 15% slope shall not be developed nor used to calculate the maximum floor area.

6-998.12 Design review.

No building, sign or other facility shall be constructed or established, or altered or painted a new color in such a manner as to affect exterior appearance, unless plans for such proposals have been approved pursuant to the design review requirements set forth in Part 1 of this title.

6-998.13 Modifiable sections.

Land use permits for special uses enumerated in Section 6-998.4 and variance permits to modify the provisions of Sections 6-998.5 to 6-998.10 may be granted in accordance with the applicable provisions of Chapter 6-1 of this title.

