



Planning Services Division

3675 Mt. Diablo Boulevard, Suite 210

Lafayette, CA 94549-1968

Tel. (925) 284-1976 • Fax (925) 284-1122

<http://www.ci.lafayette.ca.us>

A-2

General Agricultural 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 Services Division staff to ascertain which rules and regulations apply to any given project.

General Agricultural District

6-1321 General.

All land in the general agricultural district (map symbol A-2) shall be used in accordance with the provisions of this article. (Ord. 70 § 1 (part), 1971)

6-1322 Uses permitted.

The following uses are permitted in the A-2 district:

- (a) A detached single-family dwelling on each lot, and the accessory structures and uses normally auxiliary to it;
- (b) All types of agriculture, including general farming, horticulture, floriculture, nurseries and greenhouses, mushroom rooms, dairying, livestock production, fur farms, poultry raising, animal breeding, aviaries, apiaries, forestry and similar agricultural uses;
- (c) A stand not exceeding 200 square feet in size for the sale of agricultural products grown on the premises, if the stand is set back at least 25 feet from the front property line;
- (d) Other agricultural uses, including erection and maintenance of sheds, warehouses and buildings for the storage of agricultural products and equipment;
- (e) Foster home or family care home operated by a public agency, or by a private agency which has obtained state or local approval (license) for the proposed operation, where not more than six minors reside on the premises with not more than two supervisory persons;
- (f) Residential care home for the aged, operated by a public agency, or by a private agency which has obtained state or local approval (license) for the proposed operation, where not more than six aged persons reside on the premises with not more than two supervisory persons;
- (g) A home occupation.

(Ord. 115 § 3 (part), 1973; Ord. 70 § 1 (part), 1971)

6-1323 Uses requiring a permit.

In the A-2 district, the following uses are permitted after the issuance of a land use permit:

- (a) Residential businesses;
- (b) Churches and religious institutions, and parochial and private schools, including nursery schools;
- (c) A second unit which complies with Chapter 6-5, Article 3 of this title;
- (d) Publicly owned buildings and structures, except as provided in Section 6-516;
- (e) Publicly owned parks and playgrounds;
- (f) 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;
- (g) Dude ranches, riding academies and stables;
- (h) Uses which the planning commission has found, after notice and hearing, to be comparable to the uses enumerated in this section;
- (i) Multiple pet activity, but only on parcels 20,000 square feet in size or larger;
- (j) Kennel activity.

(Ord. 300 §§ 3 (part), 4 (part), 1984; Ord. 266 §§ 13 — 14, 1982; Ord. 240 § 2, 1981; Ord. 120 §§ 1 (part), 2 (part), 1973; Ord. 115 § 5 (part), 1973; Ord. 70 § 1 (part), 1971)

- 6-1324 Lot area.
No agricultural pursuit shall be conducted, nor shall any structure or building permitted in the A-2 district be erected, placed or established on a lot smaller than 40,000 square feet in area. (Ord. 70 § 1 (part), 1971)
- 6-1325 Lot width.
No agricultural pursuit shall be conducted, nor shall any structure or building permitted in the A-2 district be erected, placed or established on a lot less than 140 feet in average width. (Ord. 70 § 1 (part), 1971)
- 6-1326 Lot depth.
No agricultural pursuit shall be conducted, nor shall any structure or building permitted in the A-2 district be erected, placed or established on a lot less than 140 feet deep. (Ord. 70 § 1 (part), 1971)
- 6-1327 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)
- 6-1328 Side yards.
No side yard in the A-2 district shall be less than 20 feet in width. No barns, stables, apiaries, aviaries or other buildings or structures used to house livestock, grain-fed rodents, bees, birds or poultry shall be located in this district nearer than 50 feet to the boundary line of any residential land use district. (Ord. 70 § 1 (part), 1971)
- 6-1329 Setback.
There shall be a setback (front yard) of at least 25 feet for any structure in the A-2 district,

except on corner lots, where the principal frontage of the lot shall have a setback of at least 25 feet and the other setback shall be at least 20 feet. (Ord. 70 § 1 (part), 1971)
- 6-1330 Rear yard.
There shall be a rear yard of at least 15 feet for any structure in the A-2 district. (Ord. 70 § 1 (part), 1971)
- 6-1331 Modifiable sections.
Land use permits for the special uses enumerated in Section 6-1323 and variance permits to modify the provisions of Sections 6-1324 to 6-1330, inclusive, may be granted in accordance with the applicable provisions of Chapter 6-1 of this title. (Ord. 70 § 1 (part), 1971)

Special regulations applicable to commercial recreation facilities in use on April 5, 1972.

(a) Findings and Declaration of Purpose.

(1) Land classified to the A-2 land use district is located in remote, rural areas. It is not easy to reach by personnel or equipment used to provide public safety services. The roads which lead to and serve land classified to this land use district are narrow, usually dead-end, usually not accepted for maintenance by the city and typically in poor repair. These areas are basically grassland where fire hazard is extreme in the summer months. In the winter months heavy rains can cause slides and the sloughing of rocks and mud onto roadways, which increases the possibility that a road may be blocked by a motor vehicle, thus isolating people without means of egress. In addition, intensive land use in these areas can damage the land and the vegetation, and this tends to contribute to erosion and scarring of hillsides, resulting in further deterioration of the environment.

(2) There exists at least one instance of a commercial recreational facility in this land use district characterized by these conditions. Because of the character and intent of this land use district and the general incompatibility of its purpose and the commercial recreational uses which were permitted under former county zoning regulations for this land use district, it is necessary to adopt the regulations set forth in this section for the purpose of protecting the public health, safety and welfare and carrying out the purposes of the zoning regulations of the city.

(b) Applicability. The regulations in this section apply to each commercial recreation facility which existed under the land use regulations of Contra Costa County and continued to exist under the land use regulations of the city of Lafayette, all as provided in Section 8156 of the County Ordinance Code. This section does not authorize the commencement, extension or expansion of a commercial recreational facility and applies to such facility to the extent that the use is a legal nonconforming commercial recreational facility under the provisions of this article.

(c) Special Regulations. The following regulations supersede any other regulations inconsistent therewith and apply to each commercial recreational facility which continues its operation in this land use district as a legal nonconforming use.

(1) Not more than 400 persons may be permitted on the premises at any one time.

(2) Not more than 200 motor vehicles may be permitted on the premises at any one time.

(3) Public sanitation facilities shall comply with the standards imposed by the health officer of the city.

(4) No physical change in the use existing on April 5, 1972 is permitted other than ordinary maintenance and repair. There may be no increase or enlargement of the area, space or volume occupied and used. If the use is replaced by a conforming use, the commercial recreational nonconforming use is automatically terminated. A building or structure devoted to a commercial recreational use may be altered only if the alteration does not exceed an aggregate cost of 15 percent of the replacement value of the building or structure. A nonconforming building or structure may be rebuilt and continued in use only if it is damaged by fire, explosion or acts of God which occur after April 5, 1972 and if the expense of the work does not exceed 40 percent of the replacement value of the damaged building or structure.

(5) The city may issue a special permit which allows the owner to hold a special event which may exceed the attendance limitations set by subparagraphs (1) and (2) of this subsection (c). The council may issue the permit or by resolution may delegate this authority to the planning commission or to the city manager. The special permit is good for one day only and it is subject to all the terms and conditions which the city may prescribe.

(Ord. 81 § 1, 1972)