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Study Combining District

6-1211	General.
6-1212	Purpose.
6-1213	All uses subject to use permit.
6-1214	Other requirements.
6-1215	Time limitation.

Study Combining District

6-1211 General.

All land in a land use district (hereafter called the “underlying land use district”) which is combined with the study combining district (map symbol S) shall be used in accordance with both the regulations for the underlying land use district and the following additional regulations. (Ord. 68 § 2 (part), 1971)

6-1212 Purpose.

It is the purpose of the regulations in this article to:

- (a) Recognize through the planning process the relationship between short-term uses of environment and the maintenance and enhancement of long-term productivity;
- (b) Permit the study and development of appropriate alternatives for the allowable uses of land classified to a study combining district;
- (c) Encourage through the land planning process the restoration, maintenance and enhancement of the quality of environment in the city;
- (d) Attain the widest range of beneficial uses of land without adversely affecting the public health, safety and welfare;
- (e) Recognize that pending precise land use studies, the land planning process requires that there be reasonable interim limitations on land uses.

(Ord. 68 § 2 (part), 1971)

6-1213 All uses subject to use permit.

The uses permitted in the study combining district are the same uses permitted in the underlying land use district. In the study combining district, however, all uses require the issuance of a land use permit. (Ord. 68 § 2 (part), 1971)

6-1214 Other requirements.

The requirements for lot area, width and depth; for building height, side and rear yards, setbacks, parking space, and open space; and for site plan and building elevations approval; and all other requirements not specifically mentioned in this article, shall be the same for the study combining district as they are for the underlying land use district. (Ord. 68 § 2 (part), 1971)

6-1215 Time limitation.

Land classified to a study combining district may remain so classified for not more than one year unless within that year the city starts a precise land use study of the land. If the city starts a precise land use study within one year from the date the land is so classified, the maximum time the land may remain so classified is 24 months. At the expiration of the first year, if the city has not started a precise land use study for the land, or upon completion of the study, or upon abandonment of the study before completion, or at the end of 24 months, whichever of these events occurs first, the city council shall promptly initiate action to classify the land either into the land use district recommended in the precise land use study or back to the underlying land use district in which it was classified before it was placed in the study combining district. (Ord. 68 § 2 (part), 1971)