



Planning Services Division

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LR-10

Low-Density Residential District - 10

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NOTE: The City has other regulations, which may affect individual properties. The subject of development in hill areas may be subject to the *Hillside Development* (Chapter 20; §6-2001 et. seq.). The subject of design review for two-story houses, second-story additions, and structures over 30 feet in height is contained in the *Limitations on Second Stories and Building Heights* (Chapter 19; §6-1901 et. seq.). The subject of design review for homes over 6,000 square feet of building area is contained in the regulations for *Design Review* (Chapter 2; §6-270 et. seq.).

Low-Density Residential District - 10

6-7201 General.

All land in the low-density residential district – 10 (map symbol L-R-10) shall be used in accordance with this article.

6-7202 Purposes.

The purposes of the low-density residential (L-R-10) district include the following:

- A. Provide for areas of low-density residential uses consistent with the general plan and with the city's primary objective of preservation and enhancement of its semi-rural residential character;
- B. Promote the health, safety and welfare of the community by protecting the land in the L-R-10 district from uses that would disturb the natural environment and increase geologic, pedologic, seismic, hydrologic or other inherent hazards;
- C. Preserve and maintain the scenic, recreational, biotic, historic and other resources of land in the L-R-10 district.

6-7203 Uses permitted.

In the L-R-10 district, the following uses are allowed on a lot:

- A. A single-family residence and an accessory structure and use normally auxiliary to it;
- B. The keeping of livestock, consistent with recognized principles of range management and in compliance with sections 6-523 and 6-524;
- C. Small farming, including the raising of poultry or rabbits or other grain-fed rodents exclusively for home consumption in compliance with section 6-524;
- D. A home occupation.

6-7204 Uses requiring a permit.

The planning commission, after a public hearing and upon a showing by an applicant that such use is consistent with the uses in the general area, may grant a land use permit for the following uses:

- A. A residential business;
- B. Church, religious institution, parochial and private school, including nursery school;
- C. Publicly owned buildings and structures, except as provided in section 6-516;
- D. Crop and tree farming, horticulture, viticulture, grazing and other similar agriculture uses;
- E. Community building, club or activities of a quasi-public, social or fraternal character, private recreational facility, such as a golf club, swimming pool and tennis club, whether or not operated for profit;

- F. Horse riding academy or horse riding school meeting the requirements of sections 6-523 and 6-524;
- G. Kennel activity;
- H. A second unit which complies with sections 6-560 through 6-566;
- I. One detached second unit that a) complies with zoning, building, fire and health and safety regulations for single-family residential construction, b) is aesthetically compatible with the primary residence and located in a manner that does not materially reduce the privacy of residents of adjoining properties, and c) does not exceed 1,250 square feet of total area;
- J. Uses that the planning commission has found, after notice and hearing, to be comparable to the uses enumerated in this section.

6-7205 Development requiring hillside development permit.

New development or the expansion of an existing use requires the issuance of a hillside development permit pursuant to sections 6-2061 et seq.

6-7206 Lot area.

The minimum lot area in the L-R-10 district is 10 acres. The minimum lot area of an existing L-R parcel that was less than 10 acres on July 8, 2002 is the area of the parcel that existed on that date.

6-7207 Lot width.

No lot shall be created in the L-R-10 district that is less than 200 feet in average width.

6-7208 Lot depth.

No lot shall be created in the L-R-10 district that is less than 200 feet deep.

6-7209 Height.

No single-family residence dwelling or other structure permitted in the L-R-10 district shall exceed 30 feet in height or two and one-half stories, whichever is less.

6-7210 Yards.

Each building erected in the L-R-10 district, including an accessory building, shall be a minimum of 50 feet from property lines or easement lines.

6-7211 Parking space.

- A. Residential parking space. Each dwelling unit permitted in the L-R-10 district shall have, on the same lot or parcel, space for at least four automobiles. Each parking space shall have dimensions of at least 10 feet by 20 feet, and shall not be located within 50 feet of any property line.
- B. Nonresidential parking space. Parking for a recreation building, club building, or nonresidential uses in the L-R-10 district is governed by sections 6-601 through 6-661.

6-7212 Variances.

The planning commission may grant a variance to alter the requirements of 6-7207 through 6-7211 in accordance with the applicable provisions of sections 6-201 through 6-238.

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)