

2.105 COMMERCIAL-CORE DISTRICT (C-1)

2.105.01 Purpose

To provide for commercial operations and services required to meet the economic needs of the City of Lafayette, while retaining the historic integrity of the core area. The district is an attractive, walkable, mixed-use environment for residents and visitors alike. The Commercial District is consistent with the Commercial Comprehensive Plan designation.

2.105.02 Permitted Uses

Unless otherwise subject to Conditional Use provisions or requirements of this Ordinance, the following uses are permitted in the C-1 District, subject to the provisions in Section 3.105, Site Development Review:

- A. Business offices including, but not limited to, insurance, real estate and title insurance; credit agencies, brokerages, loan companies, and investment companies; television and radio broadcast studios (excluding broadcast towers and dishes), and, miscellaneous offices such as detective agencies, drafting services or contractors offices.
- B. Professional offices and clinics including, but not limited to, medical, dental, veterinarian clinics, engineering and legal services.
- C. Banks and other financial institutions without a drive-through window.
- D. Retail sales outlet including, but not limited to, food stores, pharmacy, furniture store, artist supplies, hobby or photography store, florist, liquor store, hardware store, appliance or stereo equipment store, nursery or greenhouse, pet shop, sporting goods, automobile parts and accessories, department store, clothing, jewelry, gift, and other types retail activities.
- E. Restaurants, bakeries, taverns, snack shops and other types of eating and drinking establishments, including entertainment facilities accessory to the establishment.
- F. Retail and service related stores such as TV and radio sales and service, bicycle shop, gunsmith, equipment rental, upholstery shop or other similar activities where a service department is customarily a secondary activity to the retail use.
- G. Service related businesses such as barber shops, beauty shops, tailors, advertising agencies, travel agencies, art or craft studios, self-serve laundry, dry cleaning (except bulk dry cleaning plants), self-store lockers including food storage lockers, parcel service, printing or photocopying, equipment

rental, video rental, or other activities where the primary activity is the providing of a service to retail customers.

- H. Entertainment facilities such as movie theaters, theaters, bowling alleys, amusement centers including those featuring video games.
- I. Public automobile parking.
- J. Churches.
- K. Public and semi-public utility facilities, distribution plants and service yards; excluding radio or television transmission towers; ambulance service.
- L. Second or upper story apartments.
- M. Accessory structures and uses customarily provided for retail activities.
- N. Residential care homes and facilities.
- O. Day care facilities.
- P. Partitioning, subject to the provisions in Section 3.106.
- Q. Subdivisions, subject to the provisions in Section 3.107.
- R. Non-profit member organizations, such as business associations, labor unions, political organizations or fraternal lodges.
- S. Park and ride lot: parking spaces cannot count as required parking or be used for vehicle storage.
- T. Small scale wineries, distilleries, or breweries subject to the provisions in Section 2.315.
- U. Hotels.
- V. Public parks and recreation and open space areas.
- W. Fitness Center.
- X. Trade and professional schools for office professions and personal services.

2.105.03 Conditional Uses

The following uses may be permitted in the RC District when authorized pursuant to, Section 3.103, Conditional Use Permits. These uses shall also be subject to Site Development Review in Section 3.105:

- A. Government or public facility structures
- B. Cabinet shops
- C. Except as provided in Section 2.307, any otherwise permitted commercial activity, involving the processing of materials which is essential to the permitted use and which processing of materials is conducted wholly within an enclosed building.
- D. Drive-through windows for banks and pharmacies, subject to the provisions in Section 2.313.

2.105.04 Dimensional Standards

The following minimum dimensional standards, with the exception of modifications permitted under Section 2.402, General Exceptions, shall be required for all development in the Commercial-Core District.

- A. Minimum lot area: No limitation
- B. Minimum yard setbacks:
 - 1. Front Yard None
 - 2. Rear Yard
 - a. Abutting a non-residential district None
 - b. Abutting a residential district, excluding R-C 10 feet
 - 3. Side Yard
 - a. Abutting a non-residential district None
 - b. Abutting a residential district, excluding R-C 10 feet
- C. Maximum Third Street Front Yard Setback: 10 feet
- D. Maximum structure height: 55 feet

2.105.05 Development Standards

All developments in the C-1 District shall comply with the applicable provisions of Section 2.400, General Provisions. In addition, the following standards shall apply:

- A. Off-Street Parking. Off-street parking shall comply with the following provisions:
 - 1. Parking space, dimension and improvement requirements shall comply with Section 2.203. All parking spaces shall be located behind the primary building. For corner lots, this shall be identified as being opposite, and furthest from, the primary building access.
 - 2. As an alternative to providing the on-site parking required in A, 1, above, the owner may contribute to a City Council adopted municipal parking fund, an amount equivalent to the parking spaces required by the proposed use.

- B. Architectural Design Standards. The following standards are intended to support downtown development and revitalization consistent with Lafayette's vision for the future. The standards build on the historic integrity of downtown Lafayette while allowing contemporary interpretations of building forms and styles.
 - 1. Orientation.
 - a. Public entrances and primary structures shall be oriented to the street. All buildings shall have at least one entrance abutting a street within 45 degrees.
 - b. Eighty percent of the abutting street frontage shall have a building placed no farther than 10 feet from the street property line.
 - c. Trash storage and ground level utilities (e.g., utility vaults and similar obstructions) shall not be placed between buildings and the street.
 - 2. Large Buildings. Where a building with more than 15,000 square feet of gross floor area is proposed, it shall provide articulated facades on all street-facing elevations. This criterion is met when an elevation contains at least one of the following features every 40 feet of building (horizontal length):
 - a. Windows;

- b. Weather protection (awnings, canopies);
- c. Building offsets;
- d. Projections, changes in elevation of horizontal direction;
- e. Terraces;
- f. A distinct pattern of divisions in surface materials; or
- g. Screening trees.

The use of ornamentation, changes in cladding materials or color, lighting (wall-mounted), and/or similar features is encouraged but by itself is not sufficient to meet the articulation standard.

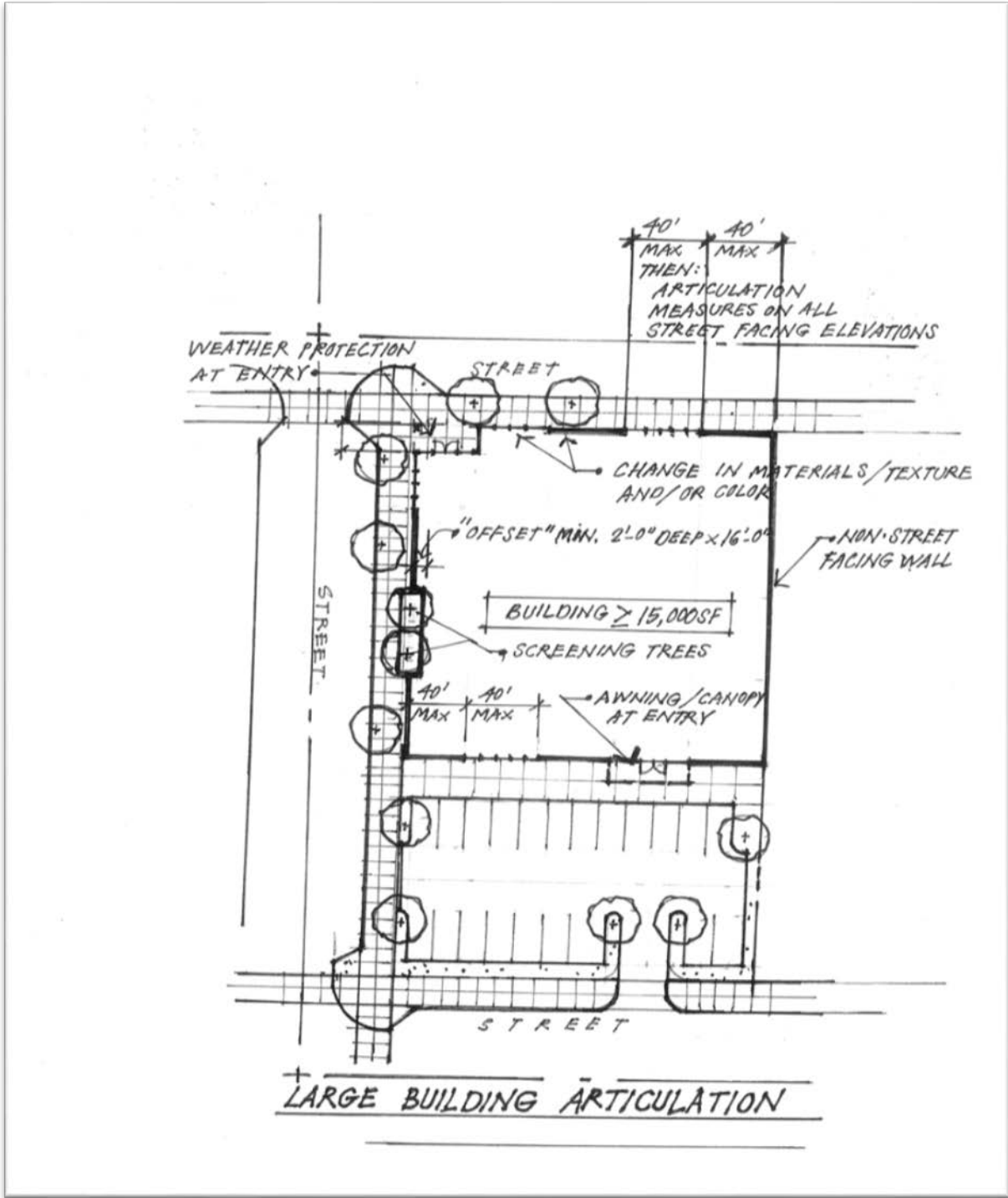


Figure 1: Large Building Articulation

3. Landscaping/pedestrian amenities. If a building is setback from Third Street, at least 75 percent of the setback area shall be improved with pedestrian and landscaping amenities. Permitted landscaping and pedestrian amenities include plazas or extensions of a sidewalk with plants, planters, shrubbery, benches, tables, public art, water fountains, or similar features.

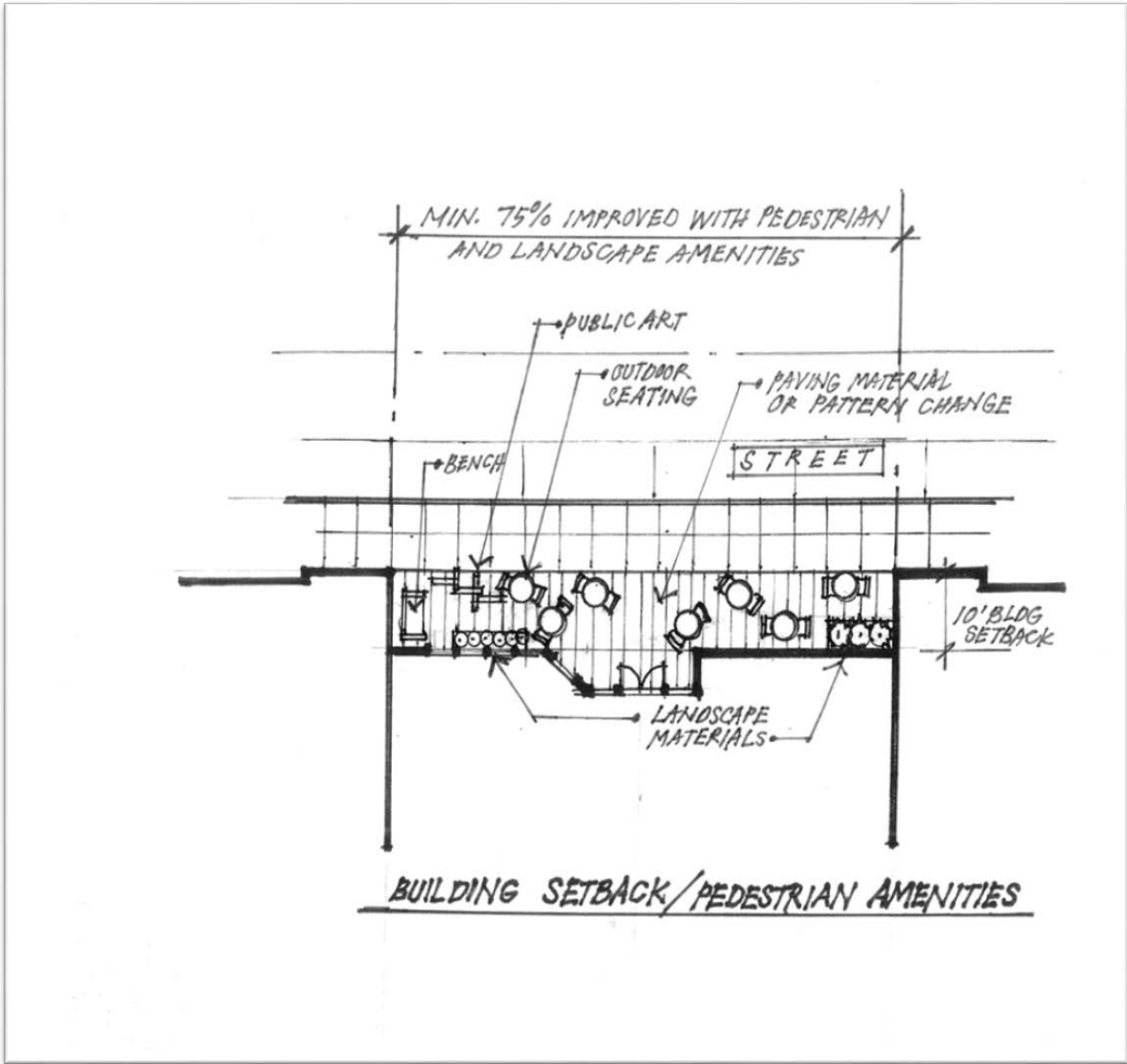


Figure 3: Pedestrian Amenities

4. Storefront Design. All elevations of a building shall contribute to the storefront character of Third Street buildings. This criterion is met by providing all of the architectural features listed in a-f, below, along the front building elevation (i.e., facing the street), as applicable:
 - a. Corner building entrances on corner lots.
 - b. Regularly spaced and similarly-shaped windows with window hoods or trim on all upper building stories.
 - c. Large display windows on the ground-floor (non-residential uses only). Display windows shall be framed by bulkheads, piers, and a storefront cornice that separates the ground-floor from the second story.
 - d. Decorative cornice or parapet at the top of building (flat roof); or eaves provided with pitched roof.
 - e. Completely transparent ground level entrances oriented to a street for natural surveillance and to encourage an inviting business environment.
 - f. Pedestrian shelters that are visually compatible with the architecture of the building, including awnings, canopies, or recesses provided along at least 75 percent of the ground floor elevation(s) of a building where the building abuts a sidewalk, civic space, or pedestrian access ways.
 - g. Siding materials. Exterior siding materials visible from the street right-of-way shall be wood or masonry, or another material indistinguishable in appearance from wood or masonry. Such wood type siding as horizontal lap, shingle, and board and batten are acceptable. Acceptable wood substitutes such as pressed wood products shall only be permitted as a horizontal lap siding. Such masonry type siding as brick and stone are acceptable; stucco material is prohibited. Acceptable masonry substitutes include masonry veneer and concrete or other similar material formed to simulate rock or brick.
 - h. Color Palette. Building exterior paint colors shall conform to the Color Palette in Appendix A.

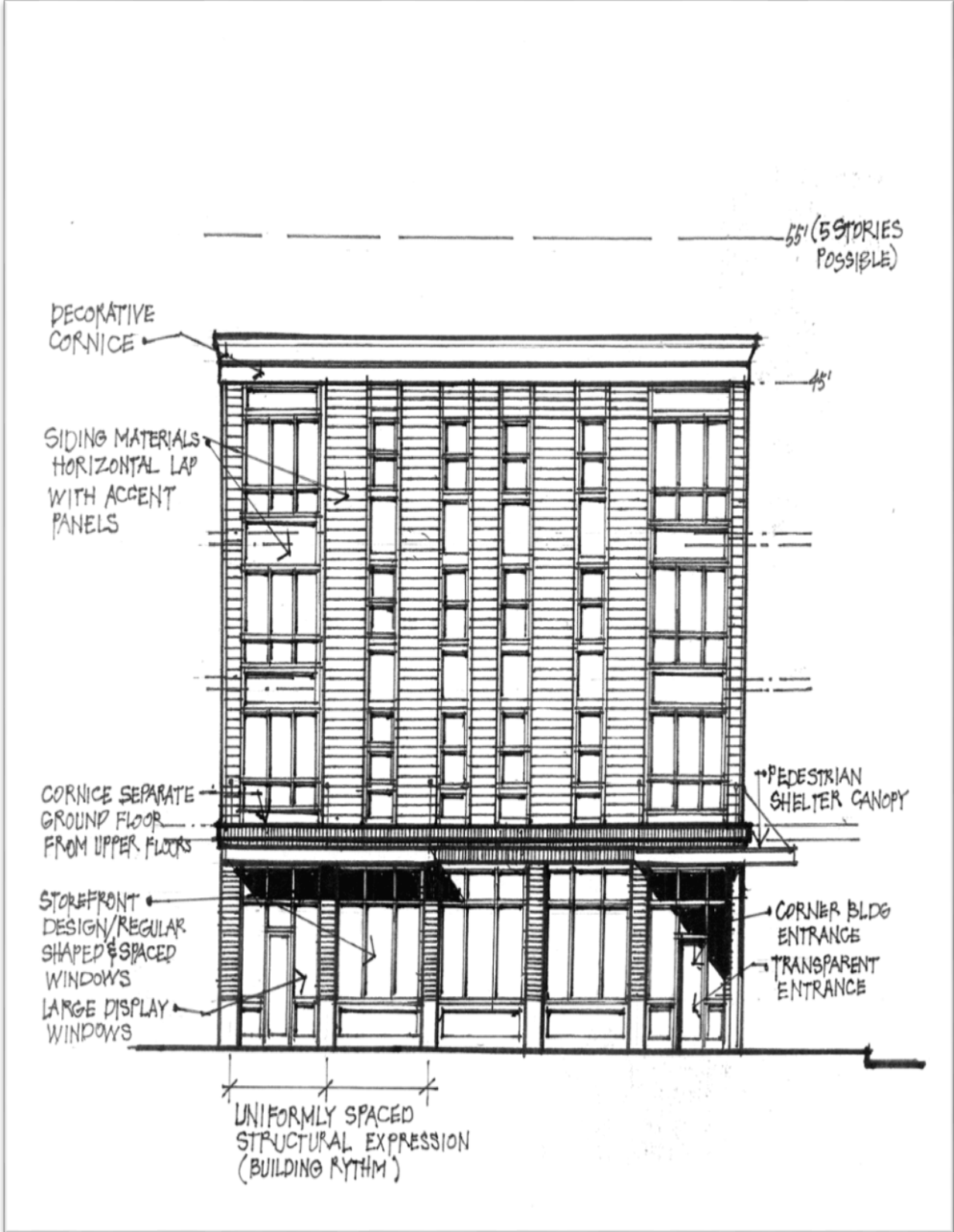
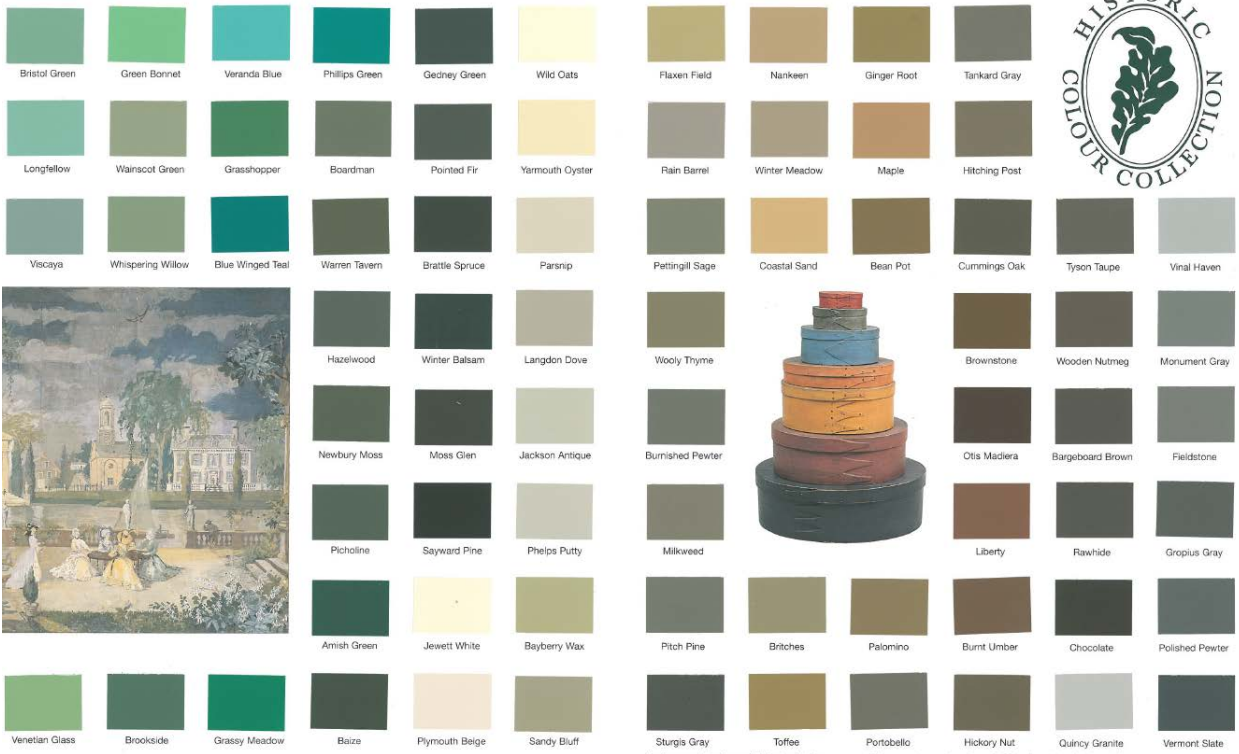
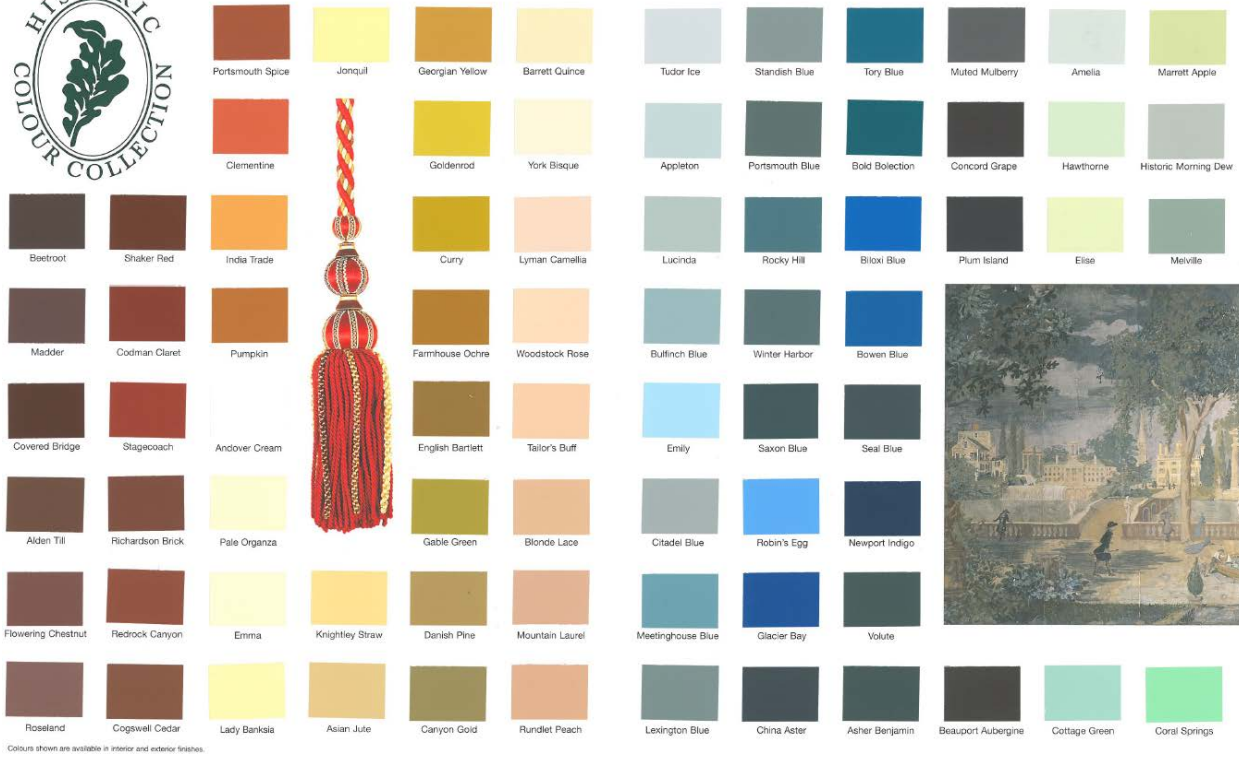
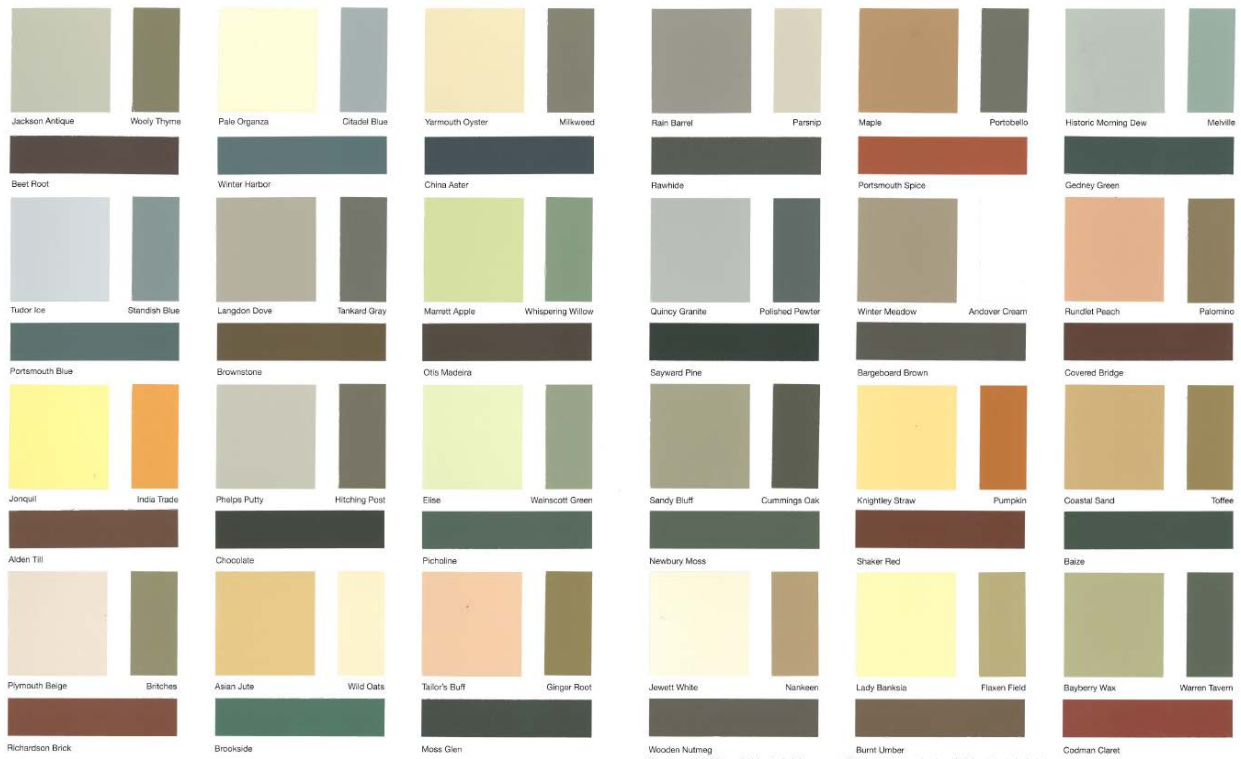


Figure 2: Storefront Design

5. Walkways. Walkways shall connect the street right-of-way to primary building entrances, and connect all primary building entrances to one another, including pedestrian crossings through interior parking areas.
 6. Mechanical Equipment. Mechanical, electrical, and communications equipment including, transformers, shall be screened from view from public rights-of-way and civic spaces.
 7. Trash and Recycling Enclosures. Trash collection and recycling storage areas must be located within a structure or otherwise screened from view in an enclosed facility. Such facilities must be screened from view from public rights-of-way and civic spaces behind a screening wall or fence, constructed to match the materials used on the primary building(s) on the subject site.
- C. Signs. Signs in the C-1 District shall be subject to the provisions of Section 2.206, Signs.
- D. Subdivisions and Partitions. All subdivisions and partitions shall be reviewed in accordance with the provisions of Section 2.208, Land Divisions.
- E. Site Development Review. Development within the C-1 district shall be subject to the provisions in Section 3.105, Site Development Review.
- F. Outdoor Display. There shall be no outdoor display or storage of materials or merchandise within a designated alleyway, roadway or sidewalk that would impede pedestrian or vehicular traffic except during community retail sales events. Safety precautions shall be observed at all times.
- G. Minimum Landscaped Area. In addition to the specific requirements in item "B." above, all areas not containing structures or parking shall be landscaped.



APPENDIX A, C-1 DISTRICT



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