



89-15 “CH” Commercial-Heavy

Purpose: The “CH” district implements the Commercial/ Office future land use category of PlanLafayette. The district allows compact development patterns, but provides flexibility for front parking, loading, and building design features for heavy commercial or service-oriented uses (such as large format retailers, auto dealerships, and repair services). PlanLafayette provides that the Commercial Office future land use category is principally a pedestrian oriented area. This District should only be used for locations where these uses currently exist, or where a rezoning applicant demonstrates that there is unmet market demand for the use.



(a) **Permitted Uses.** See [§ 89-21](#).

(b) **Dimensional Standards.**

	A	B
Lot Requirements		
1 Lot Size	n/a	n/a
2 Open space (<i>min</i>)	10%	20%
Setbacks (<i>principal buildings</i>)		
3 Front / corner street (<i>min</i>)	n/a	n/a
4 Front / corner street (<i>max</i>)	35'	n/a
5 Frontage buildout (<i>min</i>)	40%	n/a
6 Side (<i>min</i>)	n/a	n/a
7 Rear-common property line or alley (<i>min</i>)	5'	20'
Bulk Plane (↔ See 89-27)		
8 From RS district boundary	3 stories for the first 50' from the front, side or rear lot line, then 1 additional story for each additional 50 feet from the setback line. This requirement does not apply beyond 200' from any lot line bordering the RS district.	

(1) Maximum density is 25 dwelling units per gross acre. This applies to mixed-use buildings or to residential uses permitted in the district.

(2) A buffer may be required (see Article 3 § 89-36).

(3) Front, side, and rear setbacks must be planted in grass or other plantings except for required ingress and egress.



- (4) For buildings adjacent to substandard streets, an additional setback may apply (see Article 3 § 89-38).
- (c) Whenever a setback greater than the maximum setback established by this Section is required under § 89-38(e), the setback requirements of § 89-38(e) shall supersede the maximum setback established in this Section. In that case, the setback required under § 89-38(e) shall be the maximum setback.
- (d) Corner lot developments will use highest classified road, as determined by LCG, when determining frontage buildout and setback requirements.
- (e) **Parking Reduction for “A” Development Types.** The following provisions apply:
 - (1) The number of parking spaces required by § 89-39(g) is reduced by fifty (50%) percent.
 - (2) The Administrator may further reduce the number of spaces as needed to accommodate reductions in space attributable to the placement of buildings required by the front/corner street setback and minimum frontage buildout.

☞ *Note: For permitted and conditional uses in the CH districts, see [§ 89-21](#). See Article 3 for specific rules, measurement standards, and alternatives for development standards such as open space, setbacks, bulk plane, and buffers and landscaping (in particular, see § 89-36 for alternative standards relative to tree distribution in vehicular use areas, reduced parking lot landscaping requirements, tree preservation credits, increased buffer thresholds and reduced buffer widths). Refer to § 89-80 for standards for drive-in and drive-through establishments.*