

RED-LINED REVISIONS TO MAPS, TABLES, AND NARRATIVES

Please note that the red-line revisions highlighted in yellow represent additional revisions recommended by staff.

TOWN OF FAIRFAX 2010-30 General Plan Map

General Plan Designations

COMMERCIAL

- Central Commercial
- Highway Commercial
- Light Commercial
- Service Commercial
- Recreational Commercial

RESIDENTIAL

- Residential .25 du/acre
- Residential 1 - 6 du/acre
- Residential 7 - 12 du/acre
- UR - 7 UR - 10 acres/du*
- PDD

*Building site area as per Residential .25 du/acre

PUBLIC AND QUASI PUBLIC

- Town Government Offices
- Public Domain
- Public Schools
- Fairfax Town Parks
- Town Owned Properties
- Public / Private Open Space (OSP)

OTHER

- Municipal Boundaries
- Parcel Boundaries
- Scenic Roads
- Creeks

*REVISED
FROM PDD
TO UR-7-10*

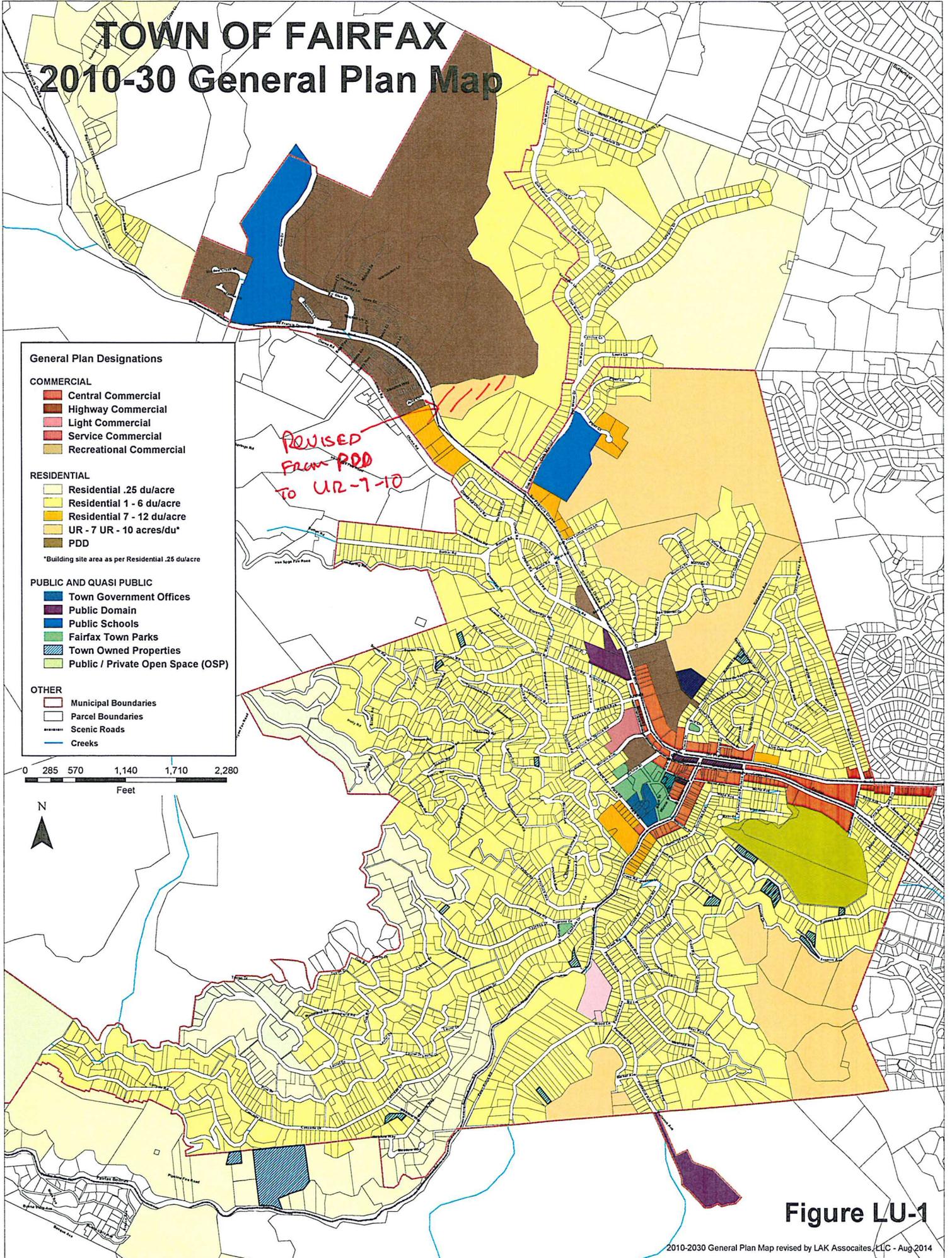
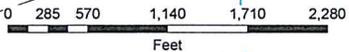


Figure LU-1

TOWN OF FAIRFAX Zoning Map



TOWN OF FAIRFAX
142 BOLINAS ROAD, FAIRFAX, CALIFORNIA 94930
(415) 453-1584 FAX (415) 453-1618

ZONING DISTRICTS

PUBLIC ZONES

PD - Public Domain

COMMERCIAL ZONES

CC - Central Commercial

CL - Light Commercial

CS - Service Commercial

CR - Recreational Commercial

RESIDENTIAL ZONES

RD - 5.5 - 7 - Residential

RS - 6 - Single Family Residential

RS - 7.5 - Single Family Residential

RM - Multi-Family Residential

PDD - Planned Development District

UR - 7 - Upland Residential (7ac/du)

UR - 10 - Upland Residential (10ac/du)

*RS - 6 - zoning determined by arrowood settlement agreement recorded 5/28/91

OPEN AREA ZONE

O-A - Open Space

(Consult Fairfax Zoning Ordinance for detailed Zone descriptions)

OTHER

▭ Municipal Boundaries

▭ Fairfax Parcels Boundaries

— Creeks

Summary of Amendments

Year	Ordinance Number	Description/Summary
2012/07	322	Adopted the new zoning, official zoning ordinance
2011/01	422	Amend zoning to R20 (R20) from R20 (R20) along U720
2010/03	523	PDD zone for Emerald House (APNs 1-52-05, 1-52-06, CL 43, 1-211-04)
2010/07	555	Remove portion of Arden Rd from RD 5.5-7 to R6 - 6
2010/09	549	Establish O-A Zone - Deer Park School
12/01/91	807	Establish Upland Residential Zones UR-7 & UR-10
05/28/91	822	PDD pre-zone Shadow Creek Subdivision

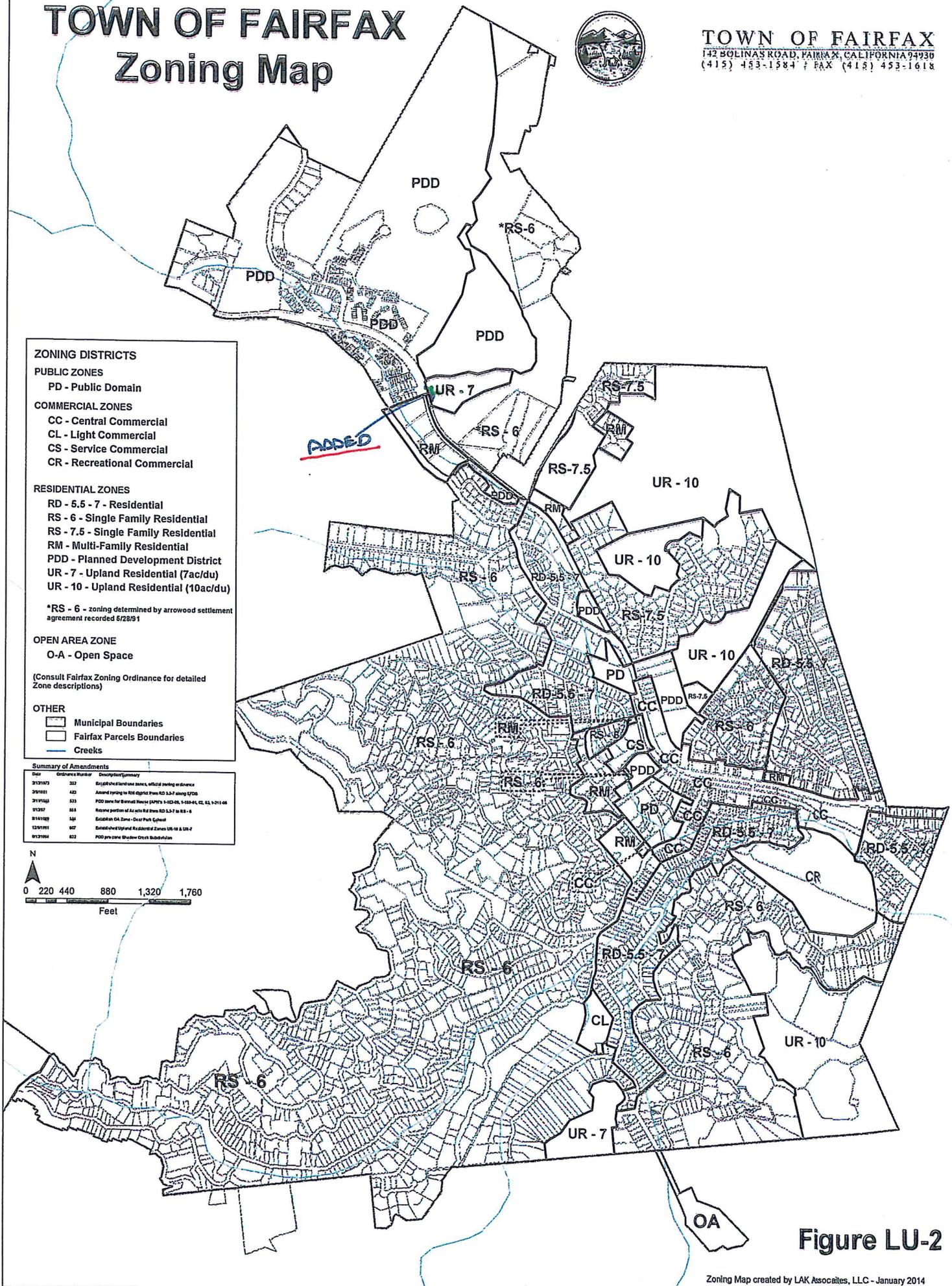
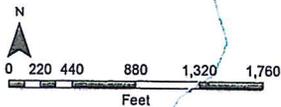


Figure LU-2

TABLE H-3. GENERAL PLAN LAND USE CATEGORIES PERMITTING RESIDENTIAL USE

General Plan Land Use Category	Zoning District(s)	Maximum Density (Units per Acre)	Typical Housing Type(s)
Central Commercial	CC	No maximum	Mixed-Use Development & <u>emergency shelters</u>
Light <u>limited</u> Commercial	CL	No maximum	<u>Residential units require conditional use permit (CUP)–</u>
Service Commercial	CS	No maximum	–
Recreational Commercial	CR	No maximum	<u>Second unit Residential units allowed with CUP, but must be determined to be accessory and incidental (e.g., service employees) to principal recreation use see Town Code Chapter 17.108</u>
Residential .25 du/acre	<u>FPA*</u>	.25 du/acre	<u>n/a</u>
Residential 1-6 du/acre	RS-6 , <u>RS-7.5</u>	1-6 du/acre	<u>Single family dwelling</u>
Residential 7-12 du/acre	SF-RMPRM , <u>RD 5.5-7</u>	7-12 du/acre	<u>Multi-family units</u>
UR-7 / UR-10	UR-7 / UR-10	.1425 du/acre	Single-family dwelling
<u>UR-10</u>	<u>UR-10</u>	<u>.1 du/acre</u>	<u>Single-family dwelling</u>
Planned Development District	PDD	No maximum	<u>Multi-family units</u>
Public Domain	PD	<u>n/a</u> No maximum	<u>The only residential use could only allowed is for emergency shelters</u>

Source: Town of Fairfax Land Use Element, 2012; Town of Fairfax 2013.

*Fairfax Planning Area(FPA)- Pre-zoned parcels within the Fairfax Planning Area that should be annexed to the Town (LU-6.1.1)

As part of the recent General Plan update the Town rezoned all of the CH properties to CC, which allows residential units on the second floor “by-right” – rather than by Conditional Use Permit only, as is the case under CH.

Zoning Ordinance

Fairfax’s land use designations, as identified in the Zoning Ordinance, have been relatively stable for many years. The predominant designations are residential (RS-6) and (RD5.5-7) allowing single-family residences and duplexes, ~~at densities of 8 to 14 units per acre.~~ In fact, because most of the lots in Fairfax are legal, “non-conforming” due to exceptionally small size, the density in many areas of the community far exceeds the zoning designation. Due to steep slopes and related narrow roads, as well as a general lack of undeveloped land, increasing density beyond the current maximums in established residential areas would not result in an appreciable increase in the supply of housing. Duplexes are allowed in both primary residential zones and second dwelling units are permitted by right on conforming residential lots. A full listing of the types of dwelling units allowed within each zoning designation is provided in Table H-4.

TABLE H-4 ZONES PERMITTING RESIDENTIAL USES

RESIDENTIAL USE	ZONE											
	RS-7.5	RS-6	RD		RM	CL	CC	PDD	SF-		UR	O-A
			5.5-7						RMP	P		
SF-Detached	P	P	P	-	-	-	-	C	P	P	P	-
SF-Attached	-	-	P	P	-	-	-	C	-	-	-	-
2-4 DU	-	-	-	P	C	P*	C	C	-	-	-	-
5+ DU	-	-	-	P	C	P*	C	C	-	-	-	-
Residential Care < 6P***	-	-	C	-	-	-	-	-	-	-	-	-
Residential Care > 6P***	-	-	-	-	-	-	-	-	-	-	-	-
Emergency Shelter	-	-	-	-	-	-	-	-	-	-	-	-
Single-Room Occupancy	-	-	-	-	-	-	-	-	-	-	-	-
Manufactured Homes	-	-	-	-	-	-	-	-	-	-	-	-
Mobile-Homes	-	-	-	-	-	-	-	-	-	-	-	-
Employee Housing	C	C	C	-	-	-	-	-	C**	C	C	C
Second Unit	-	-	C	C	-	-	-	-	C**	C	C	-
P=Permitted CUP=Conditional Use												

* when not on the first floor
 ** in coordination with planned district approval
 ***Transitional and supportive housing uses are currently allowed in the same manner as small and large residential care facilities. These uses are not specifically defined in the Zoning Ordinance.

TABLE H-5 RESIDENTIAL DEVELOPMENT STANDARDS

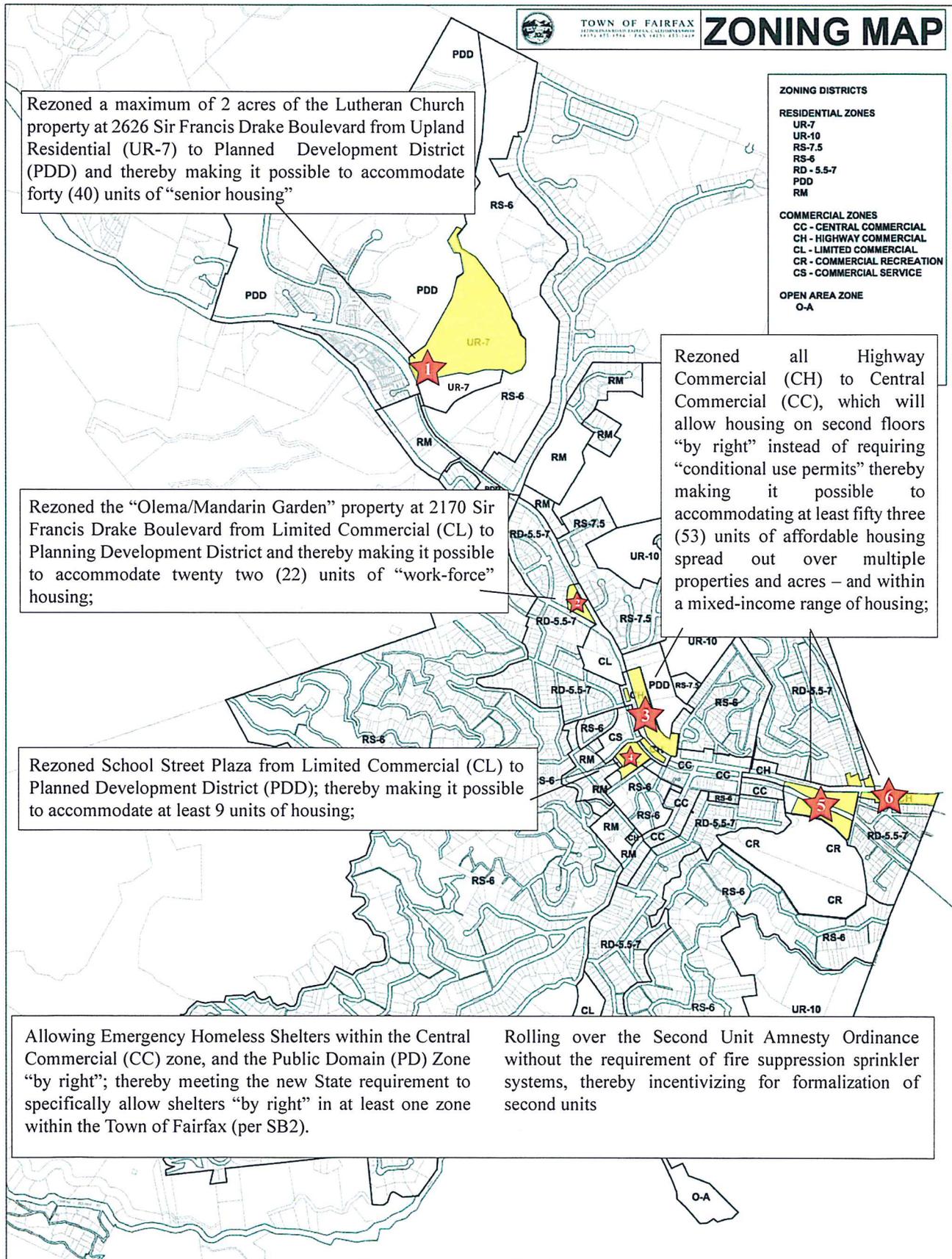
Zoning Designation	RS-6	RS -7.5	RD 5.5-7	UR-7	UR-10	RM	SF-RMP	PDD	O-A	CL	CC
Max. Density (du/ac)	6 ⁷	5	12	0.25 ¹⁴	0.25, 10	10	Determined during MP	Determined during MP	See Note 3 NA	No Maximum	No Maximum
Min. Lot Size (sq. ft.) (10% slope or less)	6,000 sq ft	7,500 sq ft	5,500 sq ft (single-family) 7,000 sq ft (duplex)	7 acres	10 acres	7,500 sq ft	Determined during MP	5 acres See note 3	5 acres	20,000 sf	No Minimum
Min. Lot Size (sq. ft.) (10%–15% slope)	+300 sq ft per 1% slope increase	+300 sq ft per 1% slope increase	+300 sq ft per 1% slope increase	7 acres	10 acres	+600 sq ft per 1% slope increase	Determined during MP	5 acres See note 3	5 acres	20,000 sf	No Minimum
Min. Lot Size (sq. ft.) (15% slope or more)	+1,000 sq ft per 1% slope increase	+1,200 sq ft per 1% slope increase	+1,000 sq ft per 1% slope increase	7 acres	10 acres	10,500 sq ft	Determined during MP	5 acres see note 3	5 acres	20,000 sf	No Minimum
Minimum Lot Width (ft.)	60 ft	75 ft	60 ft	60 ft	60 ft	60 ft	Determined during MP	See Note 3	100 ft	75 ft	No Minimum
Min. Lot Width (10%-15%) (ft)	60 [±] ft	75 [±] ft	60 [±] ft	60 [±] ft	60 [±] ft	+8 ft for each 600 sq ft	Determined during MP	See Note 3	100 ft	75 ft	No Minimum
Min. Lot Width (15% slope or more) (ft)	60 [±] ft	75 [±] ft	60 [±] ft	60 [±] ft	60 [±] ft	100 ft	Determined during MP	See Note 3	100 ft	75 ft	No Minimum
Front Yard (ft.) (10% slope or less)	6 ft	10 ft	6 ft	6 ft	6 ft	10 ft ¹	Determined during MP	See Note 3	6 ft ⁴	0 ft	0 ft
Front Yard (ft.) (10% slope or more)	6 ft	6 ft	6 ft	6 ft	6 ft	10 ft ¹	Determined during MP	See Note 3	6 ft ⁵	0 ft	0 ft
Side Yard (ft.) (10% slope or less)	5 ft	5 ft	5 ft	5 ft	5 ft	10 ft ²	Determined during MP	See Note 3	5 ft ⁶	0 ft	0 ft

Zoning Designation	RS-6	RS -7.5	RD 5.5-7	UR-7	UR-10	RM	SF-RMP	PDD	O-A	CL	CC
Side Yard (ft.) (10% slope or more)	5 ft	10 ft	5 ft	5 ft	5 ft	10 ft ²	Determined during MP	See Note 3	5 ft ⁷	0 ft	0 ft
Rear Yard (ft.) (10% slope or less)	6 ft	10 ft	6 ft	6 ft	6 ft	10 ft ¹	Determined during MP	See Note 3	6 ft ⁴	0 ft	0 ft
Rear Yard (ft.) (10% slope or more)	12 ft	15 ft	10 ft	10-12ft	10-12ft	10 ft ¹	Determined during MP	See Note 3	12 ft ⁵	0 ft	0 ft
Building Coverage (%)	35%	35%	35%	35%5000 sf max	35%5000 sf max	35%	Determined during MP	See Note 3		No Maximum	No Maximum
Max. Bldg. Height (ft.) (10% slope or less)	28.5 ft above natural grade and 2 stories						35 ft	See Note 3	35 ft	28.5 ft above natural grade and 2 stories	
Max. Bldg. Height (ft.) (10% slope or more and uphill)	28.5 ft above natural grade and 3 stories						35 ft	See Note 3	35 ft	28.5 ft above natural grade and 3 stories	
Max. Bldg. Height (ft.) 10% slope or more and downhill)	35 ft above natural grade and 3 stories						35 ft	See Note 3	35 ft	35 ft above natural grade and 3 stories	
Parking (spaces/unit) – Studio	1 space							See Note 3	See 17.048 of Town Code	1 space	
Parking (spaces/unit)–1 bedroom or more	2 spaces and 1 guest space if legal on-street parking is not available along the immediate frontage of the property.							See Note 3	See 17.040 of Town Code	2 spaces and 1 guest space if legal on-street parking is not available along the immediate frontage of the property.	
MP = Master Plan											
Notes:											
<ol style="list-style-type: none"> 1. Front and rear yard will have a combined depth of not less than 40 feet, with neither yard having a depth of less than 10 feet. 2. Side yards will have a combined width of not less than 25 feet, with neither yard having a depth of less than 10 feet. 3. <u>The Planning Commission and Town Council may designate a property less than 5 acres PDD, if deemed suitable.</u> Standards for area, coverage, light and air orientation, site planning, density, yard requirements, open spaces, parking and screening shall be governed by the standards of the residential, <u>or commercial or industrial</u> zoning district(s) most similar in nature and 											

TABLE H-12 INVENTORY OF SITES WITH POTENTIAL FOR RESIDENTIAL DEVELOPMENT

Site Name	APN	Acre- age	Zon- ing	GP Land Use	Allowed Density	Proposed Capacity	Current Use
Vacant Sites							
001-150-12		68.05	UR-10	UR-10	.25 <u>10</u> du/acre	6 above moderate units	Vacant
001-160-09		18.45	UR-10	UR-10	.25 <u>10</u> du/acre	2 above moderate units	Vacant
001-251-31		11.5	UR-10	UR-10	.25 <u>10</u> du/acre	1 above moderate unit	Vacant
002-071-01		09 <u>04</u>	UR-7	UR-7	.25 <u>14</u> du/acre	1 above moderate unit	Vacant
002-181-03		4.78	UR-10	UR-10	.25 <u>10</u> du/acre	1 above moderate unit	Vacant
002-181-04		4.58	UR-10	UR-10	.25 <u>10</u> du/acre	1 above moderate unit	Vacant
002-181-12		11.21	UR-10	UR-10	.25 <u>10</u> du/acre	1 above moderate unit	Vacant
002-181-20		6.79	UR-10	UR-10	.10 <u>25</u> du/acre	1 above moderate unit	Vacant
002-181-21		11	UR-10	UR-10	.25 <u>10</u> du/acre	1 above moderate unit	Vacant
002-181-22		.74	UR-10	UR-10	.25 <u>10</u> du/acre	1 above moderate unit	Vacant
174-290-01		2.11	RS-6	Residen- tial 1-6 du/acre	1-6 du/acre	1 above moderate unit	Vacant

Opportunity Site Master List - 6 Total Sites



Objective H-1.1: Create conditions that will foster the development of at least a total of 10824 units for persons with a variety of incomes by 2014.

***Policy H-1.1.1: Local Government Leadership.* Establish affordable housing as an important priority for the Town, with the Planning Commission providing a leadership role working with community groups, other jurisdictions and agencies, and the building and real estate industry to implement the Housing Element programs.**

Program H-1.1.1.1: *Work with Housing Advocates.* The Planning Commission will coordinate with local businesses, housing advocacy groups, and the Chamber of Commerce, and participate in the Marin Consortium for Workforce Housing, to increase community understanding and support for workforce and special needs housing for lower-income households. Work to date has included noticing and facilitating meetings, issuing Requests for Qualifications (RFQs), Requests for Proposals (RFPs), and selecting a developer for the Christ Lutheran Church opportunity site. In addition, the Town sought and received funding from the local County Supervisor for pre-development environmental studies that have been completed for the 10 Olema Road site.

Responsibility: Planning Commission, Planning and Building Services

Schedule: Initiated in 2012 and Ongoing

Program H-1.1.1.2: *Prepare Public Information Material.* The Planning Commission will prepare community information material to improve awareness of housing needs, issues and programs.

Responsibility: Planning Commission, Planning and Building Services

Schedule: 2014

Program H-1.1.1.3: *Conduct Community Outreach.* The Planning Commission will develop and implement a program providing public information and

Recommendations will be made based on the review and action taken on the recommendations.

Responsibility: Planning Commission, Planning and Building Services

Schedule: 2014

Program H-4.1.1.6 *Amend the Planned Development District (PDD) Zone Standards For Specified Opportunity Sites.* Amend Chapter 17.112 of the Fairfax Town Code to:

- Reduce the minimum acreage for a PDD from five acres to one acre ~~for the opportunity sites~~ the specified Opportunity Sites ~~-(i.e., Lutheran Church and 10 Olema Road).~~
- Specify that a maximum of 2 acres on the Christ Lutheran Church Opportunity Site and the 10 Olema Road Opportunity Site PDD-zoned Opportunity sites shall be reserved for residential development only at a minimum of 20 units per acre. ~~limited to a maximum of 2 acres on the Christ Lutheran Church Opportunity Site and the 10 Olema Road Opportunity Site.~~
- This change may also require revisions to other sections of Chapter 17.112 including the purpose and residential density policy sections.

Responsibility: Planning Commission, Planning and Building Services

Schedule: By January 31, 2015 (end of the 2006–2014 ABAG Planning Period)

Program H-4.1.1.7 *Land Monitoring Program to Meet the RHNA.* The Town will implement a land monitoring program to ensure that the Town has enough land to meet its RHNA, through out the planning period. The Town has identified sites to meet their current and previous planning period lower-income RHNA numbers and the PDD Zone district standards will be amended to require a minimum of 20 dwelling units per acre. This program will ensure that the proposed

sites are rezoned to appropriate minimum densities and identify additional sites to be rezoned if any of the proposed sites cannot be rezoned.

All rezoned sites will permit owner-occupied and rental multi-family developments by right and will not require a conditional use permit or any other discretionary review for allowing the housing units (e.g., Design Review and Development Standards will still be reviewed). All sites will accommodate a minimum of 20 units per acre and at least 16 units per site, per state law requirements. In addition, the City will ensure that at least 50% of its lower-income RHNA shortfall is accommodated on sites designated for exclusively residential uses.

Responsibility: Planning and Building Services
Schedule: 2014 and ongoing

Policy H-4.1.2: *Density Bonuses and Other Incentives for Lower-income Housing Developments.* Support and expand the use of density bonuses, and other incentives, to help achieve housing goals while ensuring that potential impacts are considered and mitigated. Provide the following incentive options for developments containing a significant percentage of extremely low-, very low- or low-income units on-site:

- ***State Bonus Law.*** Offer density bonuses consistent with the State Density Bonus Law (GC Section 65915, et. seq.).
- ***Parking.*** Sites within 962.5 feet (300 meters) of a transit stop may be permitted a reduction in parking required by current code, and tandem parking or off-site parking alternatives will also be considered.
- ***Relationship of Density to Floor Area and Lot Coverage.*** Provide flexibility in applying development standards (e.g., parking, floor area and setback), subject to the type of housing, size, and unit mix, location and overall design. Additional density, beyond the maximum permitted, may be appropriate where units are significantly smaller and would have less impact than the market norm. For example, if the norm is 1,200 square feet of overall space for a two-bedroom unit, two units, 600 square feet each, may be permitted.