

**TOWN OF FAIRFAX
STAFF REPORT
Department of Planning and Building Services**

TO: Fairfax Planning Commission
DATE: August 21, 2014
FROM: Jim Moore, Director of Planning and Building Services
Linda Neal, Principal Planner
Garrett Toy, Town Manager
ACTION: Adopt Resolution recommending the Town Council adopt a proposed Amendment to the General Plan to (1) formally correct typographical errors, (2) make minor narrative revisions to correct numerical inconsistencies and to provide additional clarity regarding the PDD zoning for opportunity sites and (3) correct the listing of the General Plan designation for Assessor's Parcel No. 174-070-50 (commonly known as 2600 Sir Francis Drake Boulevard, site of the Jehovah's Kingdom Hall), from Planned Development District (PDD) to Upland Residential 7-10 (UR-7)
CEQA STATUS: Exempt from CEQA per 14 C.C.R §15061(b)(3)

BACKGROUND

On August 6, 2014, the Town Council, after numerous public meetings to consider the matter, unanimously adopted Ordinance No. 780 which repealed Ordinance No. 778. Ordinance No. 778, among other thing, rezoned Highway Commercial (CH) zoned properties to Central Commercial (CC), rezoned four properties Planned Development District (PDD), and rezoned certain properties to Public Domain (PD).

As part of the discussion to repeal Ordinance No. 778, the Council indicated it wanted to have a "fresh start" for the rezoning process to implement General Plan policies including those found in the Housing Element. This "fresh start" would allow the Planning Commission and Council to address concerns raised during the initial approval process of Ordinance No. 778.

The Council approved the series of steps to address these concerns at the July 16th Council meeting. The proposed steps were also presented by staff to the community at the Forum on the General Plan held on Saturday July 12th.

DISCUSSION

This General Plan Amendment represents the first step in the "fresh start" process. At the July 16th meeting, the Council directed staff to proceed with the recommended actions to remove the Jehovah Witness property from the PDD land use designation and make corrections to tables in the Housing Element to eliminate any uncertainty as to the density of specific zoning designations. Staff had indicated to the Council that these revisions would be considered by the Planning Commission at its August meeting.

Jehovah Witness Parcel

The General Plan map (Figure LU-1 in the Land Use Element) inadvertently included the Jehovah Witness property under the new PDD land use designation. The General Plan, including the Housing Element, never envisioned the zoning for the property to be changed from Upland Residential 7 (UR-7) to PDD. This amendment correctly reflects the site's actual General Plan Land Use designation of UR 7-10 and makes it consistent with the property's existing zoning designation of UR-7.

Housing Element Revisions

While the proposed revisions to the Housing Element can be considered errata or minor statements of clarification, the Council wanted to include these revisions in a General Plan amendment to eliminate any uncertainty as to zoning densities. Specifically, Tables H-3, H-5, and H-12 in the Housing Element incorrectly listed a density of .25 units/acre for UR-7 and UR-10 zoning designations. The revisions include the correct density of .14 units/acre for UR-7 and .10 units/acre for UR-10 (see Tables H-5 and H-12).

Staff has also included the following revisions to make the tables consistent with the related sections of the Housing Element and the General Plan: a) added residential zoning districts (e.g., RM, RS-7.5) not initially included on Table H-3, b) provided more clarity as to the typical housing types (e.g., multi-family) within the zoning districts on Table H-3, c) added a note to Table H-5, and d) eliminated reference to the Service Commercial zoning district which does not allow residential uses and the SF-RMP district since there are no parcels in Town with that zoning designation on Table H-3. In addition to the revisions on the tables, a minor revision was made to HE Objective H-1.1 to correct a numerical inconsistencies (i.e., 124 units and not 108), the reference to UR-7 zoning was corrected on the "Opportunity Site Master List" map, and revisions made to HE Program H-4.1.1.6 to provide clarity regarding the PDD zoning for opportunity sites. Attached are red-lines of the proposed revisions by page number in the Housing Element as well as the corrected "Town of Fairfax 2010-30 General Plan Map." The entire Housing Element is available on the Town's website at www.townoffairfax.org.

RECOMMENDATION

Adopt a resolution recommending the Town Council adopt a proposed Amendment to the General Plan to (1) formally correct typographical errors, (2) make minor narrative revisions to correct numerical inconsistencies and to provide additional clarity regarding the PDD zoning for opportunity sites, and (3) correct the listing of the General Plan designation for Assessor's Parcel No. 174-070-50 (commonly known as 2600 Sir Francis Drake Boulevard, site of the Jehovah's Kingdom Hall), from Planned Development District (PDD) to Upland Residential 7-10 (UR-7).

ATTACHMENTS

Corrected General Plan Map, Redlines of tables and narratives

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
Light 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</u>
Residential .25 du/acre	<u>FPA*</u>	.25 du/acre	<u>n/a</u>
Residential 1-6 du/acre	<u>RS-6,RS-7.5</u>	1-6 du/acre	<u>Single family dwelling</u>
Residential 7-12 du/acre	<u>SF,RMPRM, RD 5.5-7</u>	7-12 du/acre	<u>Multi-family units</u>
<u>UR-7/UR-10</u>	<u>UR-7/UR-10</u>	<u>.1425 du/acre</u>	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/aNo maximum</u>	<u>Would only allow 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-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	5	12	0.25 ¹⁴	0.25 ¹⁰	10	Determined during MP		See Note 3	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% increase	+300 sq ft per 1% increase	+300 sq ft per 1% increase	7 acres	10 acres	+600 sq ft per 1% 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% increase	+1,200 sq ft per 1% increase	+1,000 sq ft per 1% 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
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 ft	10 ft	10 ft ¹	Determined during MP	See Note 3	12 ft ⁵	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	
more)							during MP	Note 3				
Building Coverage (%)	35%	35%	35%	35%	35%	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:

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. The Planning Commission and Town Council may designate a property less than 5 acres PDD, if deemed suitable. 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, commercial or industrial zoning district(s) most similar in nature and function to the proposed planned development district (PDD) use(s), or by standards that the Planning Commission shall by resolution from time to time adopt.
4. Front and rear yard will have a combined depth of not less than 25 feet, with neither yard having a depth of less than 6 feet.
5. Front and rear yard will have a combined depth of not less than 35 feet, with the front yard having a depth of not less than six feet and the rear yard of not less than 12 feet;
6. Side yards will have a combined width of not less than 15 feet, with neither yard having a depth of less than 5 feet.
7. Side yards will have a combined width of not less than 20 feet, with neither yard having a depth of less than 5 feet.

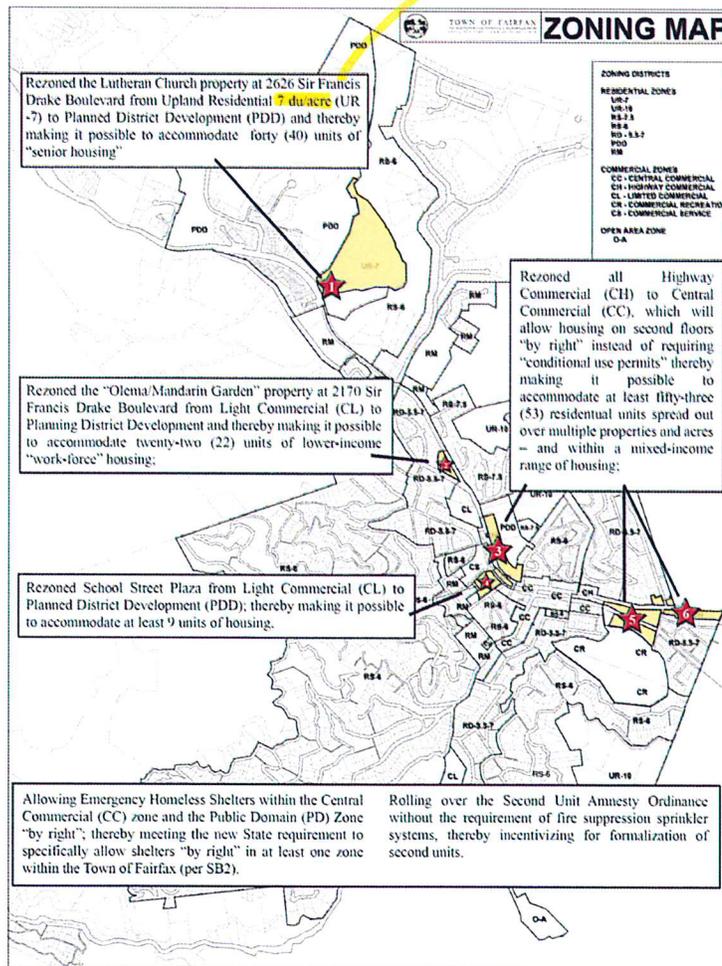
TABLE H-12 INVENTORY OF SITES WITH POTENTIAL FOR RESIDENTIAL DEVELOPMENT

Site Name	APN	Acreage	Zoning	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	Residential 1-6 du/acre	1-6 du/acre	1 above moderate unit	Vacant
174-290-03		1.69	RS-6	Residential 1-6	1-6 du/acre	1 above moderate	Vacant

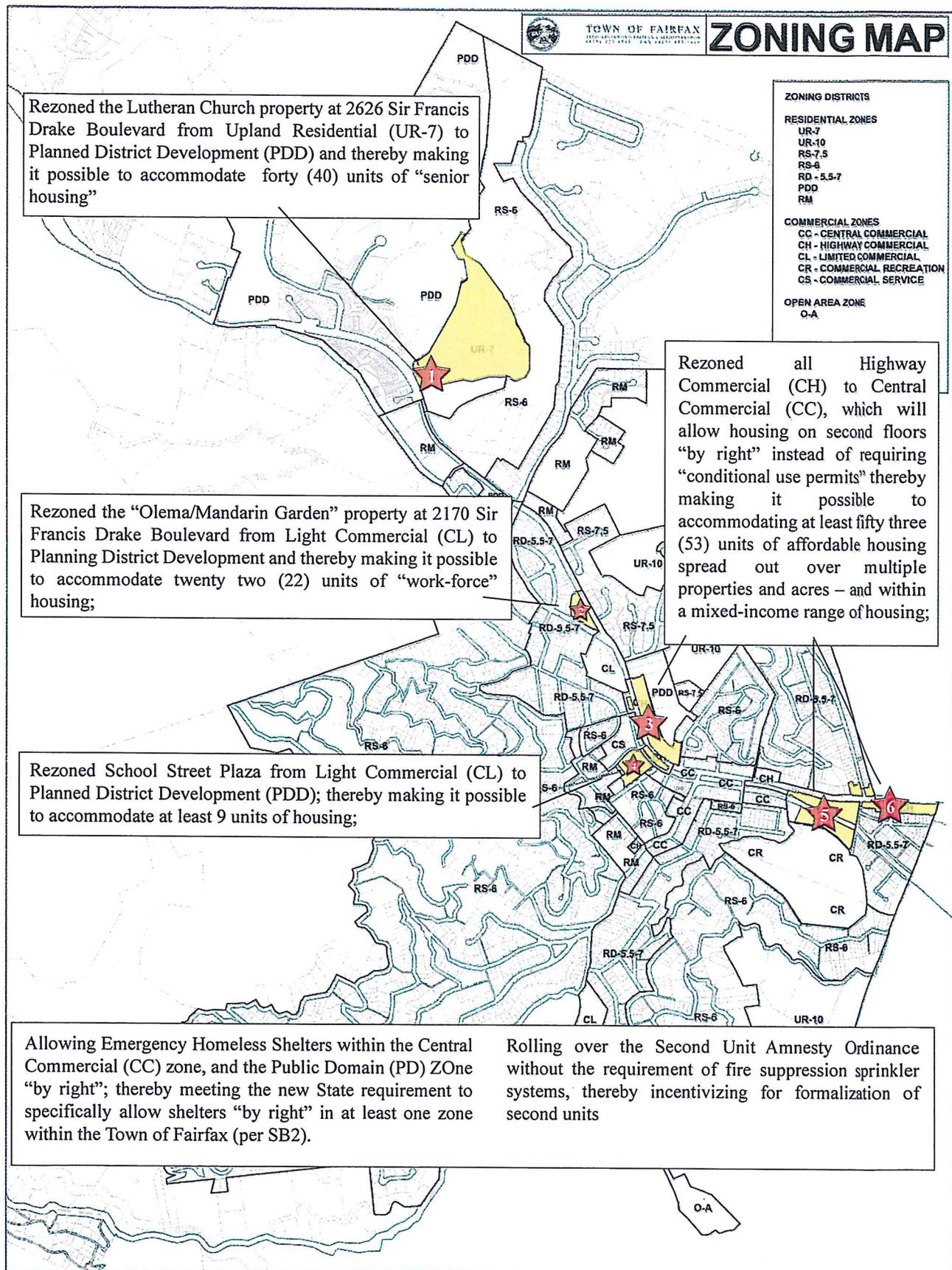
Opportunity Sites

Section Three: Housing Opportunity Sites

Opportunity Site Master List - 6 Total Sites



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

ducing the parking space requirements for one-bedroom units. 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.*
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.
- Specify that 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.

RESOLUTION NO. 14-

A RESOLUTION OF THE FAIRFAX PLANNING COMMISSION RECOMMENDING THE TOWN COUNCIL ADOPT A PROPOSED AMENDMENT TO THE GENERAL PLAN TO (1) FORMALLY CORRECT TYPOGRAPHICAL ERRORS ON TABLES, (2) MAKE MINOR NARRATIVE REVISIONS TO CORRECT NUMERICAL INCONSISTENCIES AND PROVIDE ADDITIONAL CLARITY REGARDING THE PDD ZONING FOR OPPORTUNITY SITES, AND (3) CORRECT THE LISTING OF THE GENERAL PLAN DESIGNATION FOR ASSESSOR'S PARCEL NO. 174-070-50 (COMMONLY KNOWN AS 2600 SIR FRANCIS DRAKE BOULEVARD, SITE OF THE JEHOVAH'S KINGDOM HALL), FROM PLANNED DEVELOPMENT DISTRICT (PDD) TO UPLAND RESIDENTIAL 7-10 (UR-7).

WHEREAS, on August 6, 2014, the Fairfax Town Council adopted Ordinance No. 780, thereby repealing Ordinance No. 778 which, among other things, rezoned Highway Commercial (CH) zoned properties to Central Commercial (CC), rezoned four properties Planned Development District (PDD), and rezoned certain properties to Public Domain (PD); and

WHEREAS, the Town Council of the Town of Fairfax supports the goals, objectives, policies, and programs contained in the General Plan it adopted in April 2012 and the Certified Housing Element it adopted in October 2013 and repealed Ordinance No. 778 to facilitate the correction of errors, omissions, and inconsistencies within and between the General Plan and Town Code; and

WHEREAS, the Town Council intends to expeditiously move forward with appropriate rezoning acts that will move toward aligning the Town Code with the General Plan once errors, omissions, and inconsistencies have been corrected; and

WHEREAS, this proposed General Plan Amendment will correct certain errors, omissions, and inconsistencies in the Housing Element and represents the first step in aligning the General Plan and Town Code; and

WHEREAS, since the adoption of this General Plan Amendment simply corrects certain errors, omissions, and inconsistencies within and between the General Plan and the Town Code, it can be seen with certainty that this action will have no significant effect on the environment and is thus exempt from further review under the California Environmental Quality Act ('CEQA,' as codified at Public Resources Code § 21000, and as further governed by the CEQA Guidelines, found at 14 C.C.R. § 15000), per 14 C.C.R. § 15061(b)(3); and

WHEREAS, pursuant to the State Planning and Zoning Law (California Government Code Section 65000, et seq.), any amendments to the General Plan must first be considered by the Planning Commission for its recommendation on the same to the Town Council; and

WHEREAS, on Thursday, August 21, 2014, at a duly-noticed public hearing of the Planning Commission of the Town of Fairfax, the Planning Commission did consider that certain proposed General Plan Amendment, a true and correct copy of which is attached hereto and incorporated

herein as Exhibit A, heard a report on the same from staff, took and considered public comment on the matter, made findings, and formulated a recommendation to the Town Council.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Section 1. The Planning Commission finds this proposed General Plan Amendment will correct certain errors, omissions, and inconsistencies in the Housing Element and represents the first step in aligning the General Plan and Town Code. Moreover, the Planning Commission specifically finds that these corrections are necessary to achieve consistency between and amongst the corrected sections and other, related sections of the General Plan and are not substantive in nature.

Section 2. The Planning Commission further finds that the General Plan Amendment attached hereto will not adversely affect the public health, safety, or welfare, insomuch as it will provide for the orderly and consistent development of the Town.

Section 3. On the basis of the foregoing the Planning Commission recommends the Town Council adopt the proposed amendment to the General Plan as shown in the attached Exhibit A which (1) formally corrects typographical errors on tables, (2) makes minor narrative revisions to correct numerical inconsistencies and provide additional clarity regarding the PDD zoning for opportunity sites, and (3) corrects the listing of the General Plan designation for assessor's parcel no. 174-070-50 (commonly known as 2600 Sir Francis Drake Boulevard, site of the Jehovah's Kingdom Hall), from Planned Development District (PDD) to Upland Residential 7-10 (UR-7) on the Town of Fairfax 2010-30 General Plan Map.

The foregoing resolution was duly introduced and adopted on the __th day of August, 2014, by the following vote:

AYES:

NOES:

ABSENT:

ATTEST:

Brannon Ketcham, Chairperson

James M. Moore
Director of Planning and Building Services

TOWN OF FAIRFAX General Plan Map

- General Plan Designations:**
- COMMERCIAL**
- Central Commercial
 - Highway Commercial
 - Light Commercial
 - Service Commercial
 - Recreational Commercial
- RESIDENTIAL**
- Residential 26 du/acre
 - Residential 1 - 6 du/acre
 - Residential 7 - 12 du/acre
 - UR - 7 UR - 10 acres/du*
 - PDD
- *Building 60,000 sq. ft. per Residential 26 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

0 260 560 1,120 1,680 2,240
Feet

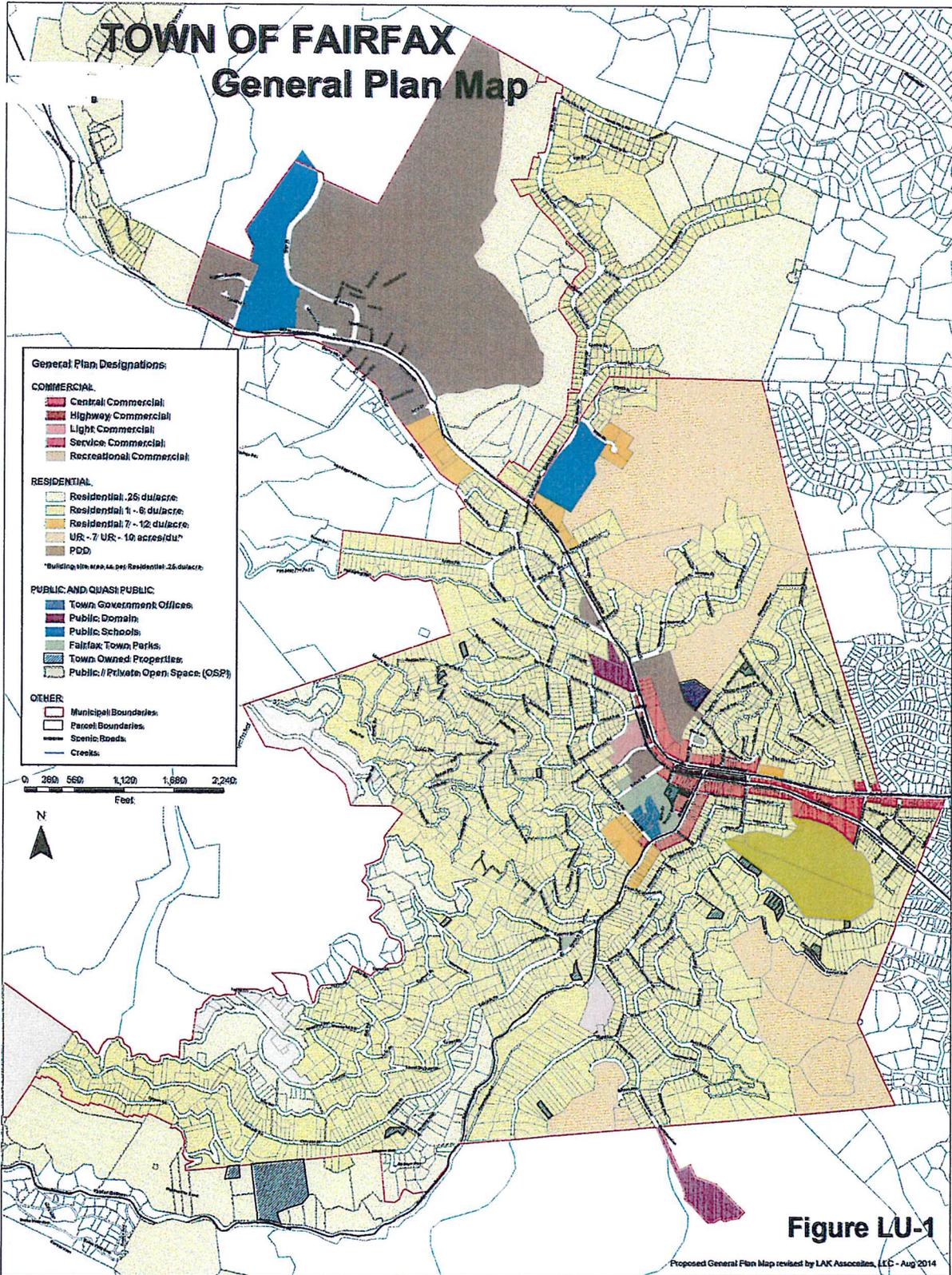


Figure LU-1

Proposed General Plan Map revised by LAK Associates, LLC - Aug 2014

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
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Residential .25 du/acre	FPA*	.25 du/acre	n/a
Residential 1-6 du/acre	RS-6,RS-7.5	1-6 du/acre	Single family dwelling
Residential 7-12 du/acre	RM, RD 5.5-7	7-12 du/acre	Multi-family units
UR-7	UR-7	.14 du/acre	Single-family dwelling
UR-10	UR-10	.1 du/acre	Single-family dwelling
Planned Development District	PDD	No maximum	Multi-family units
Public Domain	PD	n/a	Would only allow for emergency shelters

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. 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-5 RESIDENTIAL DEVELOPMENT STANDARDS

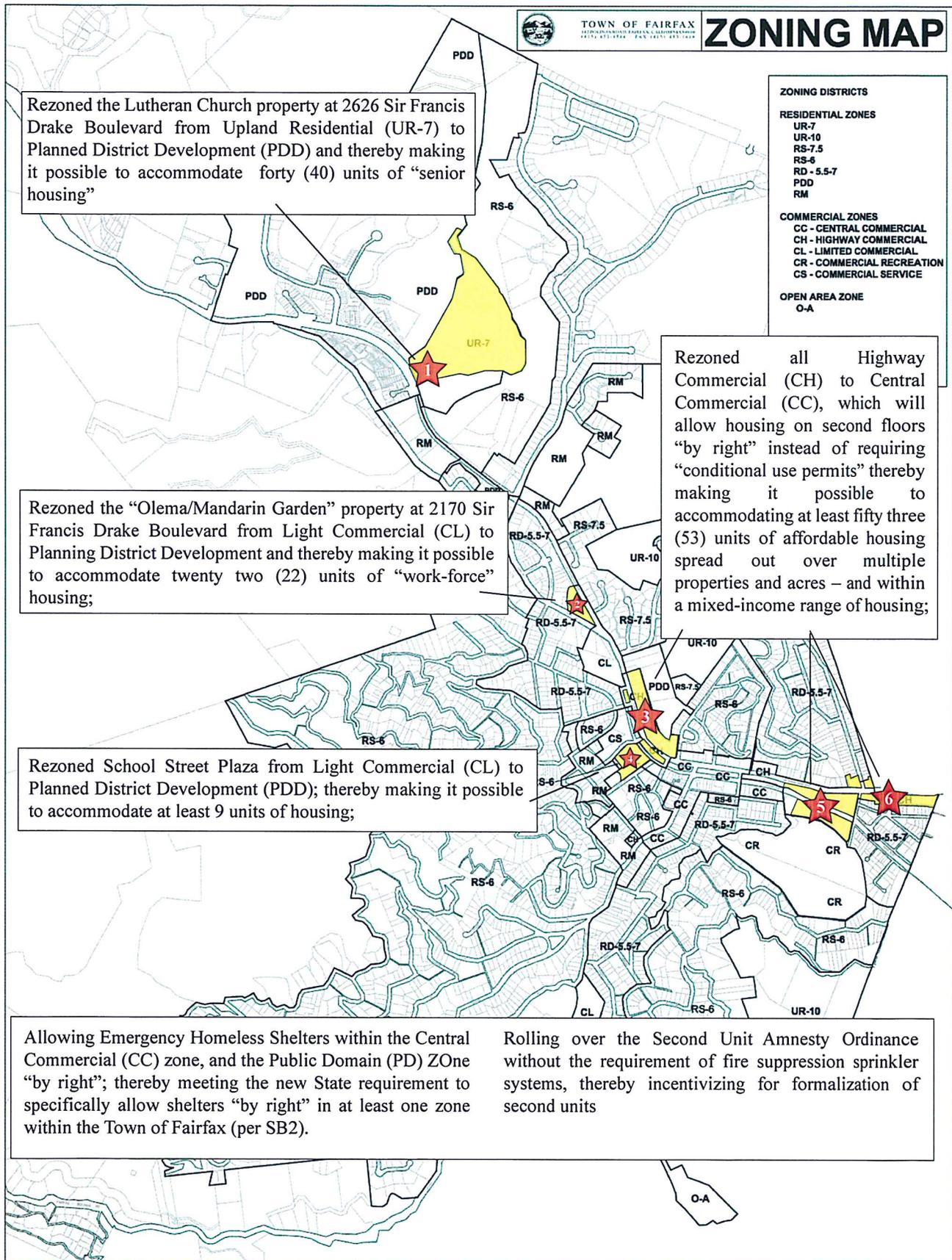
Zoning Designation	RS-6	RS -7.5	RD 5.5-7	UR-7	UR-10	RM	SF-RMP	PDD	O-A	CL	CC
Max. Density (du/ac)	6	5	12	0.14	0..10	10	Determined during MP		See Note 3	No Maximum	No Maximum
Min. Lot Size (sq. ft.) (10% slope or less)	6,000 sq ft	7,500 sq ft	5,500 sq ft (single-family) 7,000 sq ft (duplex)	7	10	7,500 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	10	+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	10	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 ft	10 ft	10 ft ¹	Determined during MP	See Note 3	12 ft ⁵	0 ft	0 ft
Building Coverage (%)	35%	35%	35%	35%	35%	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:											
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. The Planning Commission and Town Council may designate a property less than 5 acres PDD, if deemed suitable. 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, commercial or industrial 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	..10 du/acre	6 above moderate units	Vacant
001-160-09		18.45	UR-10	UR-10	..10 du/acre	2 above moderate units	Vacant
001-251-31		11.5	UR-10	UR-10	..10 du/acre	1 above moderate unit	Vacant
002-071-01		9.04	UR-7	UR-7	..14 du/acre	1 above moderate unit	Vacant
002-181-03		4.78	UR-10	UR-10	.10 du/acre	1 above moderate unit	Vacant
002-181-04		4.58	UR-10	UR-10	..10 du/acre	1 above moderate unit	Vacant
002-181-12		11.21	UR-10	UR-10	..10 du/acre	1 above moderate unit	Vacant
002-181-20		6.79	UR-10	UR-10	..10 du/acre	1 above moderate unit	Vacant
002-181-21		11	UR-10	UR-10	..10 du/acre	1 above moderate unit	Vacant
002-181-22		.74	UR-10	UR-10	..10 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 124 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.*
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
- Specify that 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.