SECTIONS OF THE ZONING ORDINANCE AND TOWN CODE TO BE REVISITED FOR POSSIBLE AMENDMENT

Possible topics identified at Commission meetings

1. **Ordinances that cause a lot of hearings on a common topic**
    a. **Whether those should be amended,**
    b. **Whether there can be over the counter (OTC) permits for some of this?**
        i. **Cuts cost of common issues.**

2. Second Unit Ordinance and Amnesty Ordinance, consider decreasing the minimum size limits, removing the requirement that the property survey be recorded, increasing the maximum square footage and eliminating/amending the parking requirements (Town Code Chapter 17.048)

3. Review Floor Area Ratio Ordinance and possibly amend the "Exceptions" section (Town Code Chapter 17.136 and § 17.136.040)

4. Review/amend lot coverage section of the Town Code pertaining to what gets counted towards lot coverage and what does not, include pools and impervious surfaces, amend definition (Town Code 17.040.010 and 17.008, Definition, Lot Coverage)

5. Consider amending the 50% remodel definition to match the Ross Valley Fire Department definition "significant remodel" [Town Code §. 8.06.011, definition of Substantial Remodel, Town Code 17.016.040(B)]

Commissioner Green's list

6. Review the Tree Ordinance for clarity and possible amendment to make it clearer what trees must be regulated, how to apply and what might be a Permit (OTC)(Town Code Chapter 8.36)

    "Legacy Tree"

7. Review Parking Ordinance (i.e. limiting tandem parking, prohibited where not safe, retain/eliminate covered parking requirement and prohibition of parking in side yard setback)

9. A Fairfax Green Building Ordinance

10. Require Solar based on Report?

11. Ordinances to preserve the Natural State of the area

12. "Significant Remodel" and having to obtain OTC permits?

AGENDA ITEM # 8

13. Pastori- Willow Traffic issues

14. "4th Floor/Story" Ordinance and its analysis

15. Substandard lots analysis (Town Code sections 17.076.050, 17.080.050, 17.084.050, 17.088.050 and 17.124.050)

16. 2nd story Living Space + Retail below analysis [Town Code 17.100.040(53), 17.100.050(G)]

17. Defining Design Review in today's environment (Town Code Chapter 17.020)

18. `Transport Planning

Staff's List

19. Consider including a section that retires incomplete applications within a set time limit so that the file/plans can be recycled.

20. Relocate the 50% remodel definition to the property alphabetical order in the Definitions section of the code (Town Code Chapter 17.008)

21. Consider amending the tree ordinance so the Commission has the authority to approve tree removal permits for projects that obtain discretionary permits from the Planning Commission (Town Code Chapter 8.36)

22. Consider decreasing the accessory structure height limit to below the 15 feet allowed now [Town Code sections 17.076.060(B), 17.080.060(B), 17.084.060(B), 17.088.060(B), 17.092.080(B), 17.096.090(B), 17.100080(B) and 17.124.040(B)]

23. Include an expiration time period for Use Permits that are not activated (Town Code Chapter 17.032)

24. Include an expiration time period for Design Review permits (Town Code Chapter 17.020)

25. Have Town Council consider banning the installation of new outdoor wood burning fire places (Town Code 8.64.040)

26. Consider removing the requirement for a Use Permit for any modification of properties failing to meet the minimum size and width requirements (must include a fiscal impact analysis) (Town Code sections 17.076.050, 17.080.050, 17.084.050, 17.088.050 and 17.124.050)

27. Add Shadow Creek properties to the list of PDD Zoned sites in the tables if the tables end up not being eliminated (Town Code 17.012.140)

28. Add to the Building Section of the Town Code the requirement that a Certified Access Specialist Report (CASP) for Commercial properties should be required prior to issuance of building permits for significant remodels (Town Code Chapter 15.04)

29. Amend Town Code § 17.040.010, Lot Coverage, to include language regarding impervious surfaces to match the lot coverage definition in the Code.

30. Consider eliminating the SF RMP Zone Chapter (Town Code Chapter 17.116)

31. 17.048.020 include Upland Residential Zones as residential areas where second units are permitted.

32. Amend noise table in Town Code § 8.20.050(B)(1) to have the same times listed as Town Code § 8.20.060(C).

33. Consider allowing 2 story structures in the CS Zone District and decreasing the height limit for accessory structures in the CS Zone to below 15 feet (Town Code § 17.104.070)

Items Identified as Needing Amending/Development in Ordinance 780

34. Establish a forum for discussion of housing issues.

35. Consider facilitating community discussions on the Town Center Area's future

36. Rezone only 2 acres of the Christ the Lutheran Church to PDD Zone or let the applicant initiate the PDD Zone Change.

37. Initiate changes to the General Plan to ensure the densities of parcels Zoned UR7 and UR10 are shown correctly throughout.