

TOWN OF FAIRFAX

142 BOLINAS ROAD

FAIRFAX, CA. 94930

SUMMARY OF FAIRFAX ZONING REQUIREMENTS SINGLE FAMILY AND DUPLEX ZONES

For complete information, please refer to the Fairfax Town Code book.

SETBACKS PRINCIPAL STRUCTURES	RS 6 Zone (chpt. 17.080)	RS 7.5 Zone (chpt. 17.076)	RD 5.5-7 Zone (chpt. 17.084)
Front setback - 10% slope or less	6 ft.	10 ft.	6 ft.
Over a 10% slope	6 ft.	6 ft.	6 ft.
Rear setback - 10% slope or less	6 ft.	10 ft.	6 ft.
Over a 10% slope	12 ft.	15 ft.	10 ft.
Front/Rear combination			
10% slope or less	25 ft.	30 ft.	25 ft.
Over a 10% slope	35 ft.	40 ft.	35 ft.
Side setback - 10% slope or less	5 ft.	5 ft.	5 ft.
Over a 10% slope	5 ft.	10 ft.	5 ft.
Two sides combined			
10% slope or less	15 ft.	20 ft.	15 ft.
Over a 10% slope	20 ft.	25 ft.	20 ft.

SETBACKS ACCESSORY STRUCTURES (Chapter 17.040.020)	CORNER LOT SETBACKS (Chapter 17.040.020D)
Front - 10 ft. in all zones *	10 ft. from any property line which parallels a street in all zones
Rear - 10 ft. in all zones *	
Sides - 5 ft. in all zones *	
see also combined setbacks in above table	

CREEK SETBACK (Town Code § 17.040.040) - 20 feet from the top of the creek bank or twice the depth of the creek, whichever is greater.

FLOOR AREA RATIO (FAR) (Town Code Chpt.17.136) - the maximum floor area for single family residences and duplexes shall not exceed a ratio between house size and lot area of .40. No single-family residence or duplex shall exceed 5,000 sq. ft. Garages or parking structures that are less than 500 s.f. in size are not included in the Floor Area Ratio.

LOT COVERAGE - structures and paved areas (other than driveways) may only cover 35% of the property.

HEIGHT	MAXIMUM HEIGHT AND # OF STORIES
Principal Structures - 10% slope or less	28.5 ft. above natural grade and 2 stories
10% slope or more and uphill	28.5 ft. above natural grade and 3 stories
10% or more downhill slopes	35 ft. above natural grade and 3 stories
Accessory Structures	15 ft. above natural grade and 1 story

HEIGHT OF BUILDING (Chapter 17.008.020) - means the vertical distance measured from a point on the natural grade to the highest point of the structure directly above. At no point shall the height of the building exceed the allowable height above natural grade.

PARKING (Chapter 17.052)

Studio Units - 1 space, 9' x 19' in size

Units of 1 bedroom or more - 2 spaces, 9' x 19' in size and 1 guest space, 9' x 19' in size, if legal on street parking is not available along the immediate frontage of the property

Spaces located parallel to another structure, the curb, sidewalk, or a sloped area, must be a minimum of 9' x 22' in size

In all residential zones, at least one of the required parking spaces must be covered in all zones

Uncovered parking spaces may be located in the front yard setback but not in the side yard setback

Uncovered parking decks on downslope lots with over a 15% slope are permitted within the front yard setback and may exceed 15' in height if the finished floor elevation of the parking deck is equal to or less than the adjacent right-of-way

Tandem parking is not allowed in conjunction with second unit required parking.

FENCES, RETAINING WALLS AND HEDGES (Chapter 17.044.080)

Located within the required front setback	Maximum height 4 ft. in all zones
Located behind the required front setback	Maximum height 6 ft. in all zones
Located along side and rear property lines	Maximum height 6 ft. in all zones
Corner lots	4 ft. within 10 ft. of any property line fronting on a street. 6 ft. fences may be located 10ft. or more from the property lines that front on the street

NON-CONFORMING STRUCTURES (Chapter 17.016.040)

No non-conforming structure shall be moved, altered, enlarged, or reconstructed so as to increase the discrepancy between existing conditions and the standards of coverage, front yard, side yards, rear yards or height of structures prescribed in the regulations for the district in which the structure is located without a variance issued under Chapter 17.16.

50% REMODELS OF NON-CONFORMING STRUCTURES (Chapter 17.016.040B)

No building permit or other entitlement shall be issued for any work of construction, alteration, enlargement or re-construction on any non-conforming building or structure so as to add floor space to such building or structure where the value of such work exceeds 50% of the current value of the building or structures as shown on the last equalized Marin County Tax Assessment Roll, unless such building or structures may be conformed to the provisions of the Title 17 of the Fairfax Municipal Code. Provided, however, that this restriction shall not apply when all of the following conditions exist:

1. The floor area of the existing structure or building is increased less than 50%.
2. The off street parking requirements of Town Code Title 17 are met, or a variance from the requirements has been issued.
3. The work does not result in an increase in or creation of any non-conformity.
4. The structure or building is not located in an area which is subject to the provisions of either Chapter 17.32 (Ridgeline Development) or Chapter 17.36 (Flood Zones).

TREES (Chapter 8.36) - Removal or alteration of any tree, 12" or more in circumference when measured 4.5 feet above lowest grade, shall require a tree removal permit. Applications can be obtained from the Fairfax Town Hall.