

# Land Use Element

Historical development patterns in Fairfax have created a town with a distinct center and a compact form. The community grew up around the North Pacific Coast Railroad that linked San Francisco with Marin and Sonoma counties, which transported not only dairy and forest products but also vacationers and ultimately commuters. The historic alignment of the railway line ran along what is today Center Boulevard and Broadway, parallel to Sir Francis Drake Boulevard, the main thoroughfare connecting communities in the Ross Valley. Today Fairfax retains a village-like quality, with a charming downtown, distinct neighborhoods, and large areas of visible open space within and surrounding the community. The Land Use Element seeks to preserve these qualities by providing policies and programs to guide future development and conservation. The Land Use Element is the nexus of the General Plan, underpinning all other Elements.

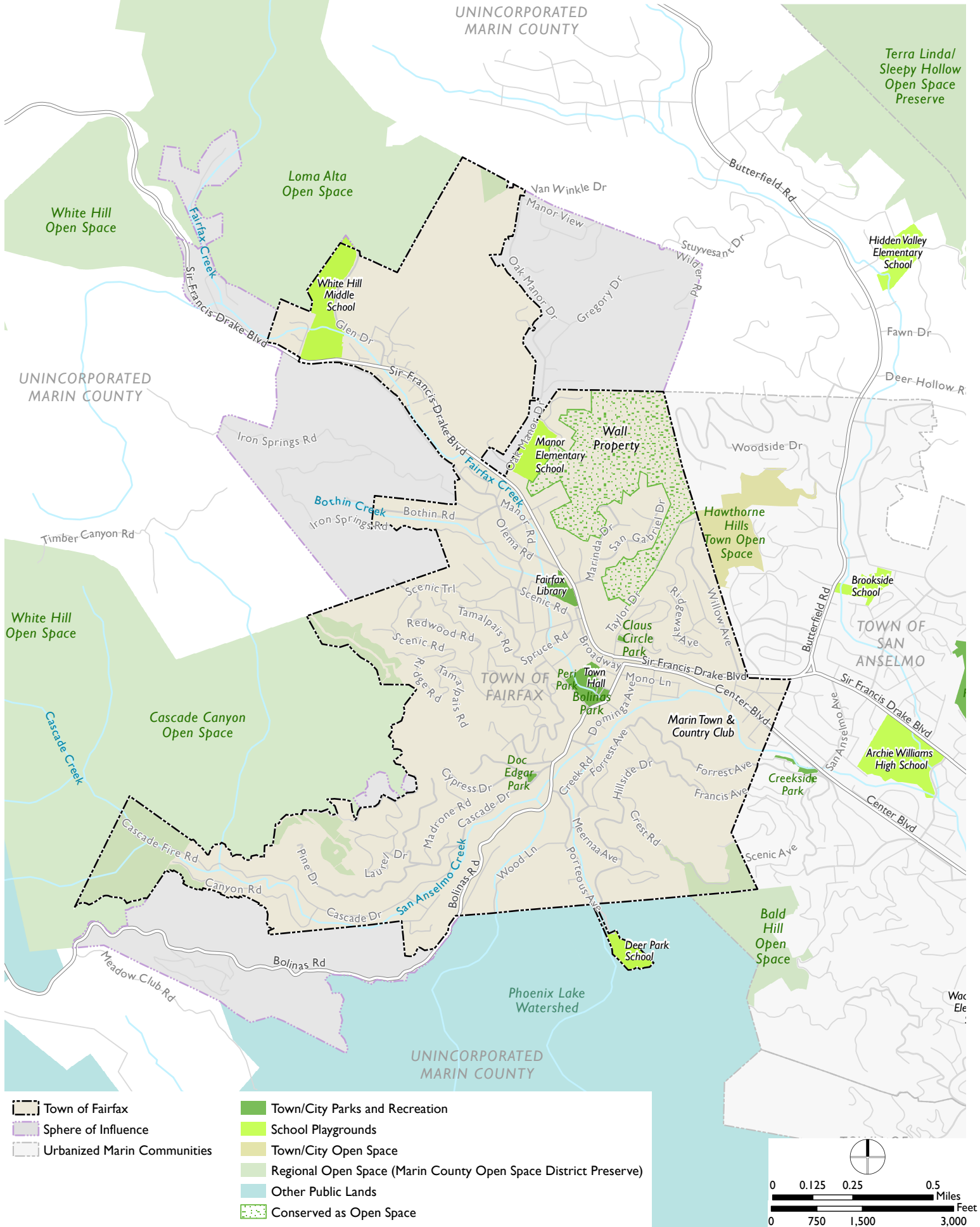
## PLANNING AREA

The planning area is defined as the land area addressed by the General Plan, including land within Town limits and the Sphere of Influence (SOI) outside Town limits as shown on Figure LU-1. The boundary of the Planning Area was determined in response to State law requiring each local jurisdiction to include in its General Plan all territory within the boundaries of the incorporated area as well as “any land outside its boundaries which in the planning agency’s judgment bears relation to its planning” (California Government Code Section 65300). The Fairfax planning area comprises approximately 2,040 acres (3.19 square miles) of incorporated and unincorporated land.

The existing Town limits encompass approximately 1,435 acres (2.24 square miles), or 70 percent of the planning area. The existing uses within the Town limits include residential and commercial developments, as well as public facilities including parks, schools, and government offices. The Sphere of Influence (SOI) is defined as the ultimate physical boundary and service area of the town, and it encompasses both incorporated and unincorporated territory that is envisioned to be the town’s ultimate service area. The Marin County Local Agency Formation Commission (LAFCO) has jurisdiction over defining Fairfax’s SOI and acts on annexations. Fairfax’s SOI encompasses approximately 605 acres (0.95 square miles) outside of the Town limits within unincorporated Marin County, or 30 percent of the total land located in the planning area.

The Marin Local Agency Formation Commission (LAFCo) has jurisdiction over defining Fairfax’s SOI and acts on annexations and the approval of service contracts outside Town limits. The purpose of the SOI is to coordinate and shape logical and orderly development while discouraging urban sprawl and the premature conversion of agricultural and open space lands by preventing overlapping jurisdictions and duplication of services. While individual jurisdictions establish their own planning goals, on a regional level, the LAFCo for each California county helps coordinate the efficient provision of services for the benefit of area residents and property owners. The Town only

**Figure LU-I: Planning Area and Context**



has jurisdiction within the Town limits, although the policy framework of the Land Use Element address coordination with the County and other jurisdictions in the region for conservation and development of land in the SOI.

## **PRIORITY CONSERVATION AREAS**

Within and around Fairfax, important areas of natural open space have been classified as Priority Conservation Areas (PCAs). PCAs are regionally significant areas to be protected and improved and include natural habitats, farms and ranchlands, recreation areas, urban green spaces and locations that can help fight the effects of climate change. Working with the Fairfax Open Space Committee the Town of Fairfax has nominated several PCAs within and adjacent to the town limits of Fairfax. Local governments can nominate PCAs, but it is up to the Association of Bay Area Governments (ABAG) Executive Board to establish PCAs, which often cross jurisdictional boundaries. As of June 2025, 80 PCAs were adopted by ABAG, but more PCAs may be nominated after this date. MTC/ABAG maintains a website on PCAs, which is updated periodically: <https://mtc.ca.gov/planning/land-use/priority-conservation-areas-pcas>. As of June 2025, not all PCA boundaries have been established and are undergoing revisions. The ABAG Executive Board intends to act on new and revised PCAs in the Fall of 2025.

## **TOWN STRUCTURE**

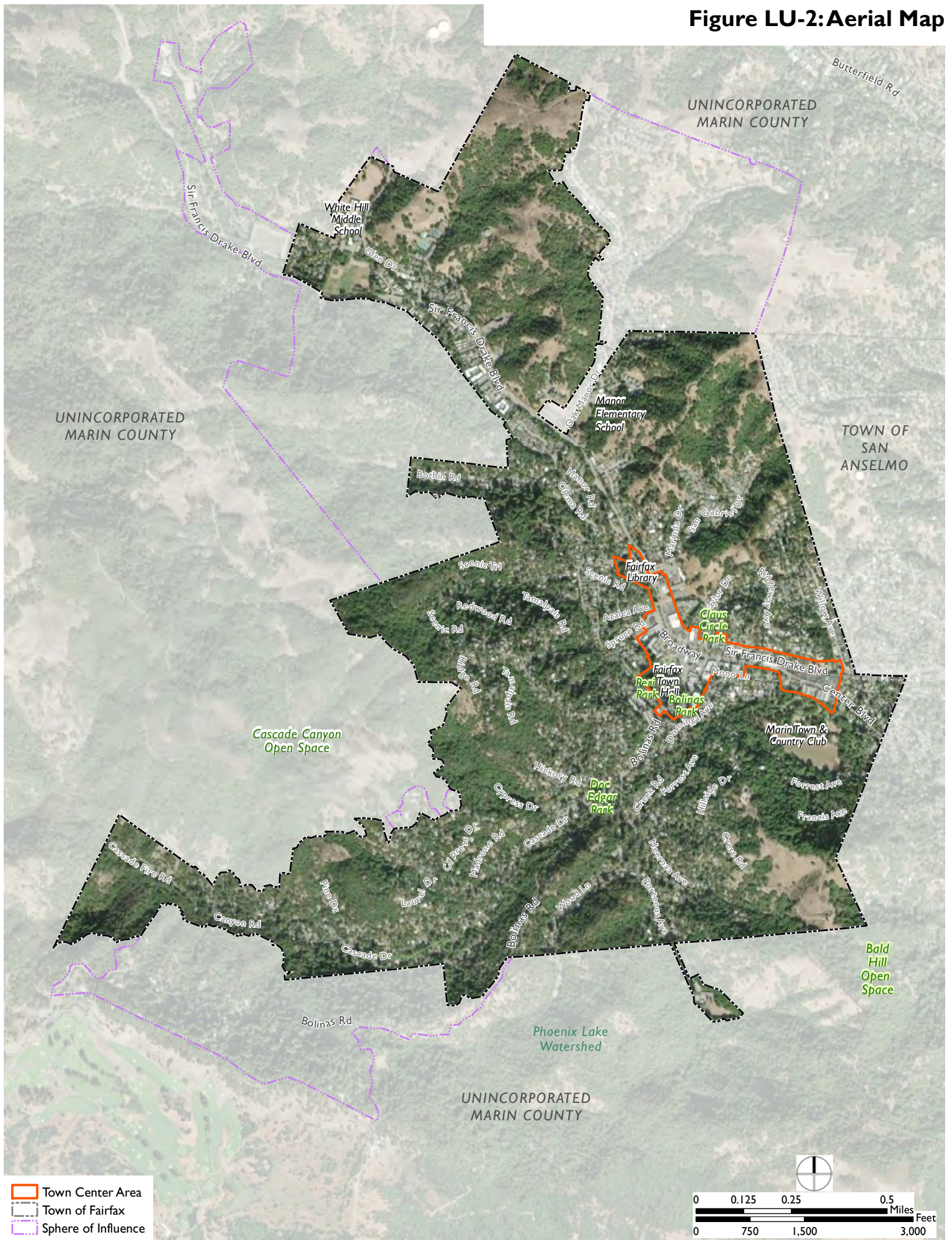
Fairfax is located in scenic Ross Valley in central Marin County. As shown on **Figure LU-2**, existing development is primarily concentrated along Sir Francis Drake Boulevard, which runs along the valley floor bisecting the community. At the heart of Fairfax and the physical center of the community is the traditional downtown, comprised of a mix of commercial, civic, and residential uses. Adjacent to downtown along Sir Francis Drake there are auto-oriented commercial uses and a cluster of small-scale commercial businesses toward the eastern end of the corridor. These commercial areas together with Downtown Fairfax form the Town Center Area, beyond which medium density residential neighborhoods give way to low density residential development. The periphery of the community is defined by steep topography, forested hillsides, and undeveloped natural open space.

## **LAND USE FRAMEWORK**

Fairfax is a special place, loved by residents as well as visitors. Framed by vast areas of open space and forested hills, the natural setting is integral to Fairfax's sense of place, as are the community's village-like characteristics, seen in the small businesses, quaint neighborhoods, human-scaled public spaces, and bustling streets where residents bicycle and walk. The land use framework articulated in this Plan seeks to enhance livability and quality of life for current and future residents of Fairfax by focusing new development primarily within the Town Center Area while preserving the natural and open space resources that frame the community. The framework is intended to enhance the intrinsically sustainable development pattern of Fairfax by fostering an integrated, walkable mix of retail, services, civic, and residential uses at the core of the community that can be easily accessed from surrounding neighborhoods on foot or by bicycle. In established neighborhoods adjacent to the Town Center Area, the Plan seeks to foster traditional neighborhood design, characterized by a variety of lot sizes, home types, and styles as well as good connectivity within and between neighborhoods.

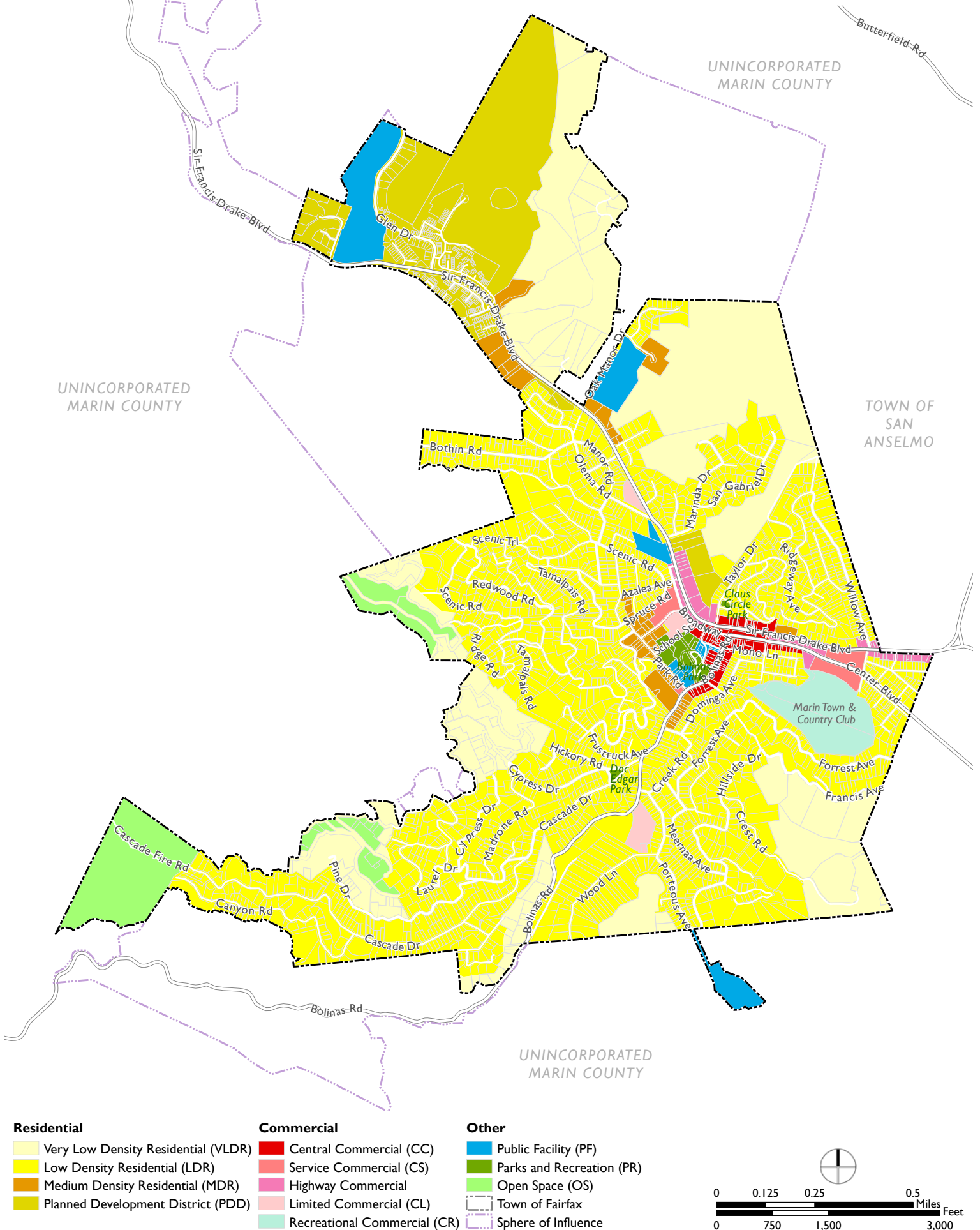


**Figure LU-2: Aerial Map**





**Figure LU-3: General Plan Land Use Map**



Sources: MarinMap, 2023; Town of Fairfax, 2023; Dyett & Bhatia, 2023

## Land Use Designations

The General Plan Land Use Map (**Figure LU-3**) illustrates the long-term vision for development and conservation in the planning area, with land use designations that describe the qualities and sense of place envisioned for each area of Fairfax. Each designation includes standards for density or intensity of use. Residential densities are expressed in terms of dwelling units per acre. Building intensities for non-residential uses are expressed in terms of floor area ratio (FAR), which is the ratio of gross building area (excluding surface parking areas) to net lot area, both expressed in square feet. FAR does not regulate building placement or form; it defines the total amount of development allowed on a given lot. In the designations below, FAR represents an expectation of the overall intensity of future development. The maximums assigned to the land use designations below do not constitute entitlements, nor are property owners or developers guaranteed that an individual project, when tested against the Plan's policies, will be able or permitted to achieve these maximums. Described below, each designation includes standards for density or intensity of use.

### *Residential Designations:*

**Very Low Density Residential (VLDR).** The VLDR designation applies in upland areas adjacent to the Town limit. It provides for large lot residential development with single-family homes and accessory dwelling units. The intent is also to preserve open space and undeveloped ridgelines. Permitted residential density is up to 0.25 dwelling units per acre (du/ac). Clustering of homes is encouraged to minimize areas of disturbance and optimize the provision of infrastructure.

**Low Density Residential (LDR).** The LDR designation applies in established residential areas and provides for single-family residences, including single-family attached, semi-detached, and duet homes, as well as accessory dwelling units. Permitted residential density range is 1-6 dwelling units per acre (du/ac). Public facilities such as schools, religious institutions, parks, and other community facilities appropriate within a residential neighborhood are also permitted.

**Medium Density Residential (MDR).** The MDR designation applies in areas adjacent to Downtown Fairfax and along Sir Francis Drake Boulevard. It is intended to transition from lower density single-family neighborhoods to areas of more intense mixed use and residential development. It provides for a range of residential uses, including single-family homes and more compact housing types such as townhomes, duplexes, triplexes and small-scale apartments at between 7-12 dwelling units per acre.

**Planned Development District (PDD).** This designation provides for development and conservation on large parcels on the periphery of the Town, subject to approval of a master plan or area plan. The intent is to provide for a mix of uses not available through other designations and flexibility in standards to address edge conditions. Clustering of structures is encouraged to preserve large areas of open space onsite, minimize areas of disturbance, and optimize the provision of infrastructure.

### *Commercial Designations:*

**Central Commercial (CC).** The CC designation applies to properties in Downtown Fairfax, where a mix of daytime and evening uses that contributes to the economic and social vitality of the community is desired. The intent is to foster a distinctive, walkable environment at the heart of the Town. Permitted uses include restaurants, shops, services, entertainment, professional offices, and multifamily housing. The maximum permitted FAR for non-residential uses is 2.0 FAR and the maximum permitted residential density is 20 du/ac;

however, sites included in the Workforce Housing Overlay are entitled to additional density if specified affordability requirements are met.

**Highway Commercial (CH).** The CH designation provides for a variety of retail, service, and wholesale businesses and offices along Sir Francis Drake Boulevard, the primary commercial arterial in Fairfax. Multifamily residential uses, live/work units, and shopkeeper housing are also allowed. The maximum permitted FAR for non-residential uses is 1.25 FAR and the maximum permitted residential density is 20 du/ac; however, sites included in the Workforce Housing Overlay are entitled to additional density if specified affordability requirements are met.

**Service Commercial (CS).** The CS designation provides for a variety of service, retail, and wholesale businesses which require larger sites and greater vehicular access than other commercial areas. Multifamily residential uses are also allowed. The maximum permitted FAR for non-residential uses is 0.5 FAR and the maximum permitted residential density is 20 du/ac; however, sites included in the Workforce Housing Overlay are entitled to additional density if specified affordability requirements are met.

**Limited Commercial (CL).** The CL designation provides for a range of neighborhood and community serving commercial opportunities outside of the Town Center Area, including medical facilities, day care facilities, professional offices, and cultural and recreation-oriented businesses. Multifamily residential uses are also allowed. The maximum permitted FAR for non-residential uses is 0.25 FAR and the maximum permitted residential density is 20 du/ac; however, sites included in the Workforce Housing Overlay are entitled to additional density if specified affordability requirements are met.

**Recreational Commercial (CR).** The CR designation provides for privately owned and operated recreational facilities that require a large area of land, such as a golf course, country club, or resort hotel. Uses in the CR designation tend toward physical activity in the open. The maximum permitted development intensity is 0.1 FAR.

#### *Other Designations:*

**Public Facilities (PF).** The PF designation encompasses facilities serving the good of the community, including fire and police stations; government buildings; libraries; schools; educational institutions; community centers; and other community-serving facilities. Co-location of multiple public facilities on a single site is encouraged where it will increase access to community services while offering cost savings and other benefits to community service providers. The maximum permitted development intensity in the PF designation is from 0.25 to 1.0 FAR, determined on a case-by-case basis in consideration of the neighborhood context.

**Parks and Recreation (PR).** The PR designation applies to public parks and recreational facilities in Fairfax. Permitted uses in this designation include parks, playgrounds, trails, ball fields, recreational facilities and other similar uses. There is no maximum permitted FAR in this designation.

**Open Space (OS).** Typically located on the periphery of the Town, the OS designation is intended to preserve open space resources in their natural condition due to their high scenic value, environmental sensitivity, connectivity to larger habitats, and other considerations such as geotechnical, seismic, or wildfire hazards. Recreation trails may be permitted at the discretion of the Town to ensure adequate protection of underlying resources, or natural or scenic features.

## **Town Center Area**

The Town Center Area is the heart of the community, cherished for its village-like qualities and small-town ambiance that are integral to Fairfax's sense of place. The area consists of Downtown Fairfax as well as adjacent commercial, civic, and residential uses, as shown in **Figure LU-4**. Broad-based community outreach conducted during preparation of the 2010-2030 General Plan identified the following key priorities for the Town Center Area:

- Preserving Downtown Fairfax's village-like qualities;
- Visually defining the Town Center from the viewpoint of motorists passing through on Sir Francis Drake to help support local merchants;
- Strengthening linkages within the Town Center Area, such as connections from the east end commercial businesses to downtown;
- Improving pedestrian and bicycle safety;
- Enhancing the pedestrian realm, with widened and repaired sidewalks, street furniture, outdoor dining, and lighting;
- Addressing traffic flow at the Bolinas-Broadway-Claus-Sir Francis Drake intersection;
- Restoring the Pavilion and raising its profile; and
- Greening the area and exploring options for "daylighting" culverted creeks.

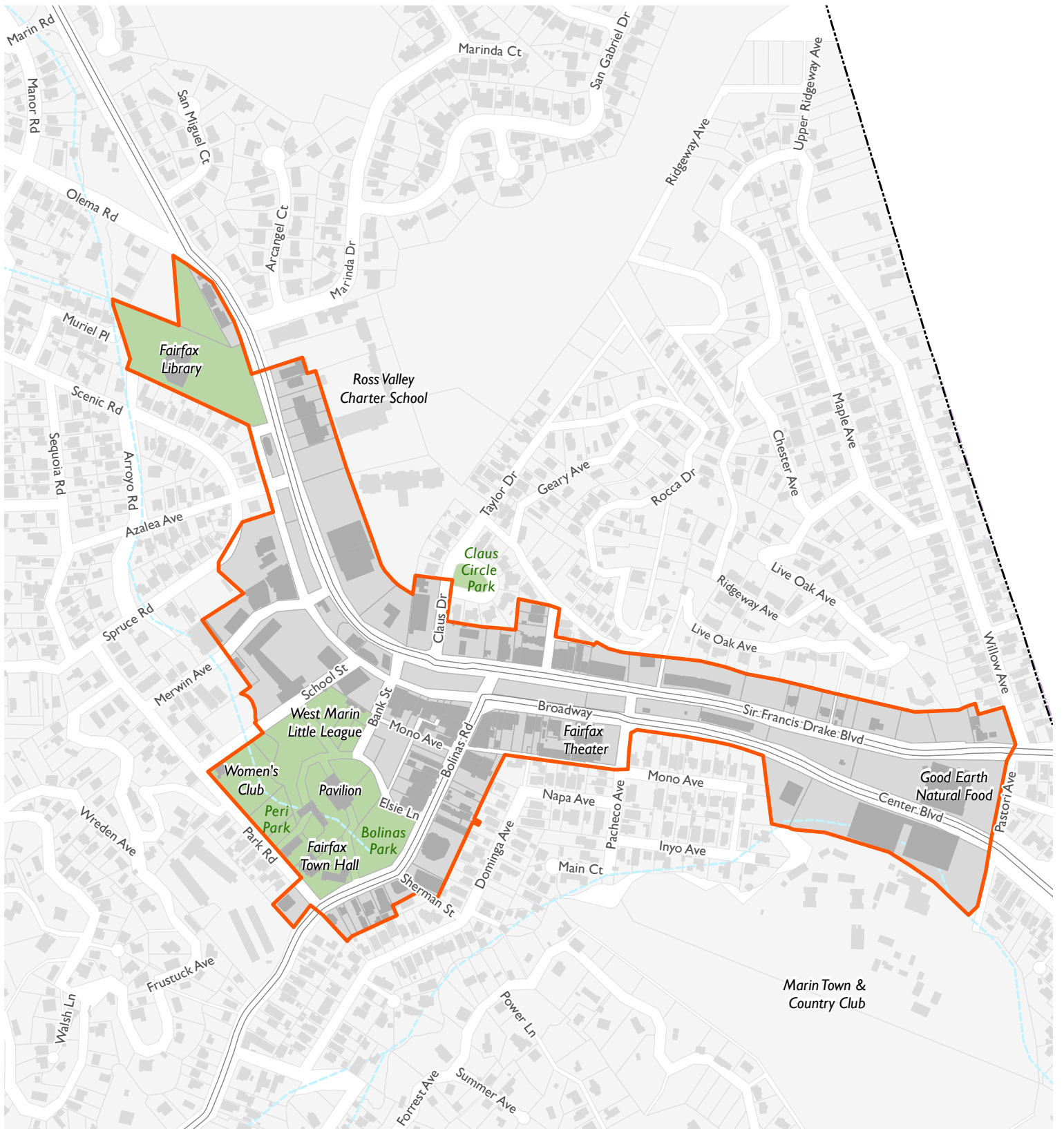
Since that time, the Town has completed several important planning efforts with bearing on the Town Center Area. These include the Bicycle and Pedestrian Plan Update, which outlines plans for new pedestrian and bicycle connections to and through the Town Center Area, and the Workforce Housing Zoning Overlay, which provides opportunities for new multifamily residential housing on key sites in the Town Center Area to meet the needs of those who work in Fairfax and adjacent Marin County communities. In this context, there is a need for careful, coordinated area-wide planning and this Plan envisions preparation of a Town Center Area Plan for that purpose. Policies and programs in this Element also provide direction for other actions and investments with a view to strengthening the role of Town Center area as the commercial and cultural focal point of community life.

## **Marin Town and Country Club**

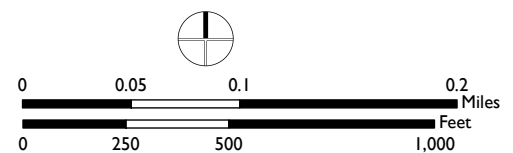
The Marin Town and Country Club site is a 25-acre property located southeast of the Town Center on Pastori Avenue. Originally gifted to Charles Snowden Fairfax, for whom the Town is named, the property was operated as a popular sports and recreation club between 1944 and 1972 with baseball diamonds, a sunbathing lawn, picnic areas, and swimming pools as well as an outdoor bandstand and dance floor called The Redwood Bowl, from which live dance music was broadcast throughout the western United States on Saturday nights. Following the closure of the club, Fairfax voters approved a ballot measure designating the site for commercial-recreational uses and requiring a vote of the people to rezone for other uses. Over the years, various plans have been mooted for the site, including proposals to redevelop part of the site with housing, to create a park, and a proposal to restore the former resort and add housing, but none have moved forward. Under current zoning, the site can be redeveloped with privately owned recreational uses or the property owner can initiate a ballot initiative to rezone it.



**Figure LU-4: Town Center Area**



- Town Center Area
- Town of Fairfax
- Sphere of Influence
- Parks, Recreation and Open Space
- Major Roads



## HISTORIC RESOURCES

Fairfax has a rich historic and cultural legacy that extends from pre-colonial times through the 20th Century to the present day. At the time of European contact, the planning area was part of a larger territory controlled by the Coast Miwok, hunter-gatherers who lived in permanent villages that allowed for dense populations with complex social structures. The planning area was later part of a 6,558-acre land grant from the Mexican Government to Domingo Sais, who in turn gifted a 32-acre portion area to Charles Snowdon Fairfax, after whom the Town was named when it was incorporated in 1931. In the late 19th Century and early 20th Century Fairfax was primarily a summer resort for residents of San Francisco, but the population grew rapidly with the expansion of the railroad. Inaugurated in the 1870s, the railroad was constructed to transport dairy and forest products to Bay Area cities. Scheduled service also popularized passenger trips to resorts on the Russian River in Sonoma and to Fairfax Park, and the railroad eventually provided commuter service to San Francisco with a station in Downtown Fairfax. In the 1960s and 70s, Fairfax earned singular reputation as a hip and mellow hub of the Bay Area music scene, where Janis Joplin, Jefferson Airplane, The Grateful Dead, Van Morrison, Joan Baez and others performed.

Testifying to this heritage, today the home of Charles Snowdon Fairfax is listed on the California Register of Historic Places and there are several other buildings and structures that may be eligible for listing at the national, state, or local level, as shown on **Figure LU-5** and **Table LU-1**. The focus of policies and programs in this Element is preserving and enhancing physical aspects of the historic built environment that contribute to Fairfax's unique sense of place. Please see the Conservation Element for additional policies and programs related to cultural and historic preservation.

## GOALS, POLICIES AND PROGRAMS

<b>Goal LU-1:</b>	<b>Preserve and protect the natural and open space resources that define Fairfax and contribute to local sense of place.</b>
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<b>Policy LU-1.1:</b>	Preserve the natural, scenic, and open space resources surrounding Fairfax through collaboration in regional and cross-jurisdictional conservation initiatives.
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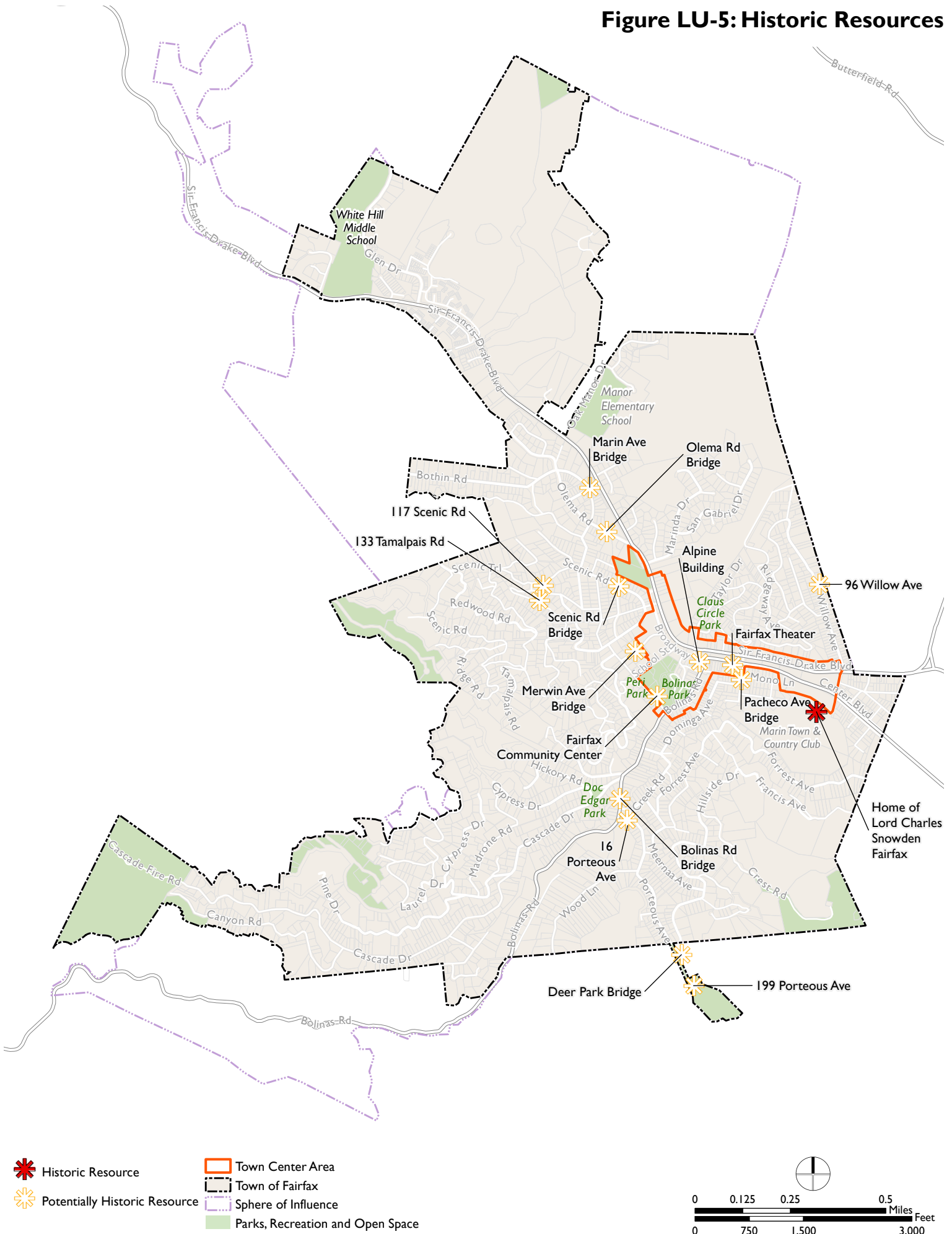
<b>Policy LU-1.2:</b>	Continue to use zoning and development standards to protect existing scenic resources and prevent development on unurbanized open space adjacent to ridgetops.
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Program LU-1.2.1:	Limit development on hillside and ridgeline parcels to preserve and enhance the scenic qualities of the Town.
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Program LU-1.2.2:	No roads or streets shall be permitted to traverse a ridge, except as deemed necessary for emergency access and egress.
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<b>Policy LU-1.3:</b>	Encourage open space preservation through easements, land dedications, and land use and zoning designations with the objective of connecting conservation areas, protecting biodiversity, accommodating wildlife movement, and sustaining ecosystems.
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### Figure LU-5: Historic Resources



Sources: California Historical Resources, California State Parks, 2024; MarinMap, 2023; Town of Fairfax, 2023; Dyett & Bhatia, 2023



**Table LU-I Historic and Potentially Historic Resources**

<i>Primary #</i>	<i>Resource Name</i>	<i>Res Type</i>	<i>Evaluation Info</i>	<i>Construction Year(s)</i>	<i>Evaluation Code</i>	<i>Evaluation Description</i>
P-21-001124	Bolinas Road Bridge	Structure	7R, , 4930-0004-0000	1925	Not Evaluated, or Needs Re-evaluation for National (NR) or California (CR) Registers	Identified in Reconnaissance Level Survey or in an Area of Potential Effect (APE): Not evaluated.
P-21-001125	Deer Park Bridge	Structure	7N, , 4930-0005-0000	1929	Not Evaluated, or Needs Re-evaluation for National (NR) or California (CR) Registers	Needs to be reevaluated - formerly coded as may become NR eligible with specific conditions.
P-21-001126	Marin Avenue Bridge	Structure	7R, , 4930-0006-0000	1925	Not Evaluated, or Needs Re-evaluation for National (NR) or California (CR) Registers	Identified in Reconnaissance Level Survey or in an Area of Potential Effect (APE): Not evaluated.
P-21-001128	Merwin Avenue Bridge	Structure	7R, , 4930-0008-0000	1920	Not Evaluated, or Needs Re-evaluation for National (NR) or California (CR) Registers	Identified in Reconnaissance Level Survey or in an Area of Potential Effect (APE): Not evaluated
P-21-001129	Olema Road Bridge	Structure	7R, , 4930-0009-0000	1925	Not Evaluated, or Needs Re-evaluation for National (NR) or California (CR) Registers	Identified in Reconnaissance Level Survey or in an Area of Potential Effect (APE): Not evaluated
P-21-001130	Pacheco Avenue Bridge	Structure	7R, , 4930-0010-0000	1920	Not Evaluated, or Needs Re-evaluation for National (NR) or California (CR) Registers	Identified in Reconnaissance Level Survey or in an Area of Potential Effect (APE): Not evaluated
P-21-001131	Scenic Road Bridge	Structure	7R, , 4930-0011-0000	1925	Not Evaluated, or Needs Re-evaluation for National (NR) or California (CR) Registers	Identified in Reconnaissance Level Survey or in an Area of Potential Effect (APE): Not evaluated
P-21-001124	Bolinas Road Bridge	Structure	7R, , 4930-0004-0000	1925	Not Evaluated, or Needs Re-evaluation for National (NR) or California (CR) Registers	Identified in Reconnaissance Level Survey or in an Area of Potential Effect (APE): Not evaluated.
P-21-001125	Deer Park Bridge	Structure	7N, , 4930-0005-0000	1929	Not Evaluated, or Needs Re-evaluation for National (NR) or California (CR) Registers	Needs to be reevaluated - formerly coded as may become NR eligible with specific conditions.

**Table LU-1 Historic and Potentially Historic Resources**

Primary #	Resource Name	Res Type	Evaluation Info	Construction Year(s)	Evaluation Code	Evaluation Description
21-001122	Alpine Building	Building	7R, , 4930-0002-0000	1921	Not Evaluated, or Needs Re-evaluation for National (NR) or California (CR) Registers	Identified in Reconnaissance Level Survey or in an Area of Potential Effect (APE): Not evaluated
21-002470	Fairfax Youth Center	Building	6Y, 10/05/1988, HUD880829T		Not Eligible for or Removed from Listing or Designation as Specified	Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or local listing
21-002277	16 Porteus Ave	Building	6Y, 01/14/2019, HUD_2019_0114_002   6Y, 03/24/1994, HUD940218M	1927	Not Eligible for or Removed from Listing or Designation as Specified	Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or local listing
21-001849	Children's Center and Acquisition Building	Building	6Y, 10/20/1987, HUD870922ZZ		Not Eligible for or Removed from Listing or Designation as Specified	Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or local listing
	117 Scenic Rd	Building	6Y, 12/23/2021, HUD_2021_1210_001	1928	Not Eligible for or Removed from Listing or Designation as Specified	Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or local listing
	133 Tamalpais Rd	Building	6Y, 08/17/2015,	1962	Not Eligible for or Removed from Listing or Designation as Specified	Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or local listing
	96 Willow Ave	Building	6Y, 12/12/2019, HUD_2019_1206_006	1949	Not Eligible for or Removed from Listing or Designation as Specified	Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or local listing

Source: California Historic Resources Information System (CHRIS), 2023.

**Policy LU-1.4:** Identify opportunities for new parks and public open spaces in existing neighborhoods where feasible.

Program LU-1.4.1: Evaluate opportunities to redesignate Town-owned VLDR parcels as OS or PR where the parcels are adjacent to designated open space lands and do not have access to the sewer system. The evaluation and any subsequent rezoning shall consider the Housing Accountability Act, the Surplus Lands Act, and other applicable laws and regulations.

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**Goal LU-2: Promote a compact urban footprint and sustainable development pattern.**

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**Policy LU-2.1:** Preserve and enhance Fairfax's village-like quality and the features that contribute to it.

Program LU-2.1.1: Coordinate with Marin County Community Development Agency for review of development proposals in the unincorporated portions of the Town's Planning Area.

**Policy LU-2.2:** Prioritize infill development and foster a resource-efficient development pattern that supports efficient delivery of public services and infrastructure, conserves open space lands surrounding the Town, and helps reduce vehicle trips.

Program LU-2.2.1: Use development agreements, impact fees, benefit districts, and other mechanisms to ensure the provision of adequate infrastructure to serve new development.

Program LU-2.2.2: In the event of a successful ballot initiative to rezone the Marin Town and Country Club site, explore avenues available to fund and finance planning and investments needed to support realization of a community-wide vision for the future of the site.

**Policy LU-2.3:** Focus new multifamily residential and mixed use development in the Town Center area so as to support the vitality of existing businesses, optimize the use of utility infrastructure, promote walkability, and reduce vehicle trip frequency, length, and associated emissions.

**Policy LU-2.4:** Promote a wider range of housing types in residential neighborhoods, including single-family homes, accessory dwelling units, junior accessory dwelling units, tiny homes, and small-scale clustered residential development, so as to encourage a mix of housing types at varying rents and sales prices.

**Policy LU-2.5:** Permit new development and extension of urban services in a manner that preserves natural and cultural resources within the Planning Area.

**Policy LU-2.6:** Consider providing additional density on PDD sites identified in the Housing Element for projects that propose smaller scale, low impact clustered hillside



development that helps the Town meet its regional housing needs allocation (RHNA) obligations while preserving large areas of open space onsite.

**Policy LU-2.7:** Encourage the use of innovative and cost-effective building materials, site design practices, and energy and water conservation measures to conserve resources and reduce the cost of residential development.

**Goal LU-3:** **Strengthen the role of Town Center area as the commercial and cultural focal point of community life.**

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**Policy LU-3.1:** Maintain and enhance the village-like ambiance of Town Center Area while integrating new housing and businesses to strengthen the vitality of the area.

Program LU-3.1.1: Adopt and implement a Town Center Area Plan with the following objectives:

- Integrate a vibrant mix of retail, restaurant, entertainment, commercial and residential uses;
- Enhance walkability and build pedestrian and bicycle connections to and within the Town Center Area;
- Foster opportunities for people to meet and gather, including through the incorporation of plazas, green spaces, paseos, terraces, and outdoor dining spaces;
- Establish a comprehensive parking management program for the area; and
- Build a distinctive visual presence for the Town Center Area as viewed by passersby on Sir Francis Drake Boulevard and strengthen sense of place with gateway design features, unique amenities, landscaping and greenery.

**Policy LU-3.2:** Work with the Fairfax Chamber of Commerce, local businesses, and other community groups to sponsor a program of regular and special events downtown that cater a broad range of interests and contribute to the sense of community.

**Policy LU-3.3:** Foster a vibrant mix of uses and activities within the Town Center.

Program LU-3.3.1: Continue to cultivate a mix of daytime and evening uses throughout the Town Center Area, including restaurants, shops, entertainment, professional offices, and housing to encourage activity throughout the day.

Program LU-3.3.2: Foster mixed use development and the co-location of residential and commercial uses within site distance of one another to promote day and evening vitality.

<b>Policy LU-3.4:</b>	Recognize that a diversity of architectural styles contributes to Fairfax's charm and promote a variety of building types, styles, and features within the Town Center Area, consistent with its village-like qualities.
<b>Policy LU-3.5:</b>	Require site designs that create an active street frontage and screen parking from the frontages of major thoroughfares.
<b>Policy LU-3.6:</b>	Prioritize implementation of public realm and streetscape improvements downtown, including curb extensions and accent paving at pedestrian crossings; new street furniture; and directional signage to parking areas.
<b>Policy LU-3.7:</b>	Encourage high standards of property maintenance and rapid abatement of conditions contributing to blight.
<b>Policy LU-3.8:</b>	Integrate public art and community gathering spaces such as multi-purpose plazas, green spaces, and paseos throughout the Town Center Area.
<b>Goal LU-4:</b>	<b>Foster human-centered design and sense of community.</b>
<b>Policy LU-4.1:</b>	Preserve and enhance Fairfax's village-like qualities and sense of community while allowing and encouraging appropriate infill development.
Program LU-4.1.1:	Promote context-sensitive design throughout the Town, based on objective standards for height, bulk, scale, landscaping, parking, setbacks, streetscapes, and other aspects of development.
Program LU-4.1.2:	Use development standards to ensure smooth transitions between neighborhoods and districts that border one another so that they maintain their unique qualities while being compatible with one another.
<b>Policy LU-4.2:</b>	To the extent feasible natural features including the existing grade, mature trees, and vegetation shall be preserved with development or redevelopment.
<b>Policy LU-4.3:</b>	Allow for home-based businesses in residential neighborhoods to the extent that businesses will not substantially impact neighborhood quality of life, vehicular circulation, or parking patterns.
Program LU-4.3.1:	Update the Town Code to facilitate the establishment of home-based businesses compatible with neighborhood quality of life.
<b>Goal LU-5:</b>	<b>Preserve and restore historic resources that enhance sense of place.</b>
<b>Policy LU-5.1:</b>	Foster the preservation, restoration, and compatible reuse of historically significant structures and sites in Fairfax.

Program LU-5.1.1: Develop review procedures for projects that could potentially affect designated historic resources.

Program LU-5.1.2: Conduct a survey of potentially historic buildings and sites in Fairfax and maintain an inventory of buildings, features, important eras, and sites of local, regional, and national significance.

**Policy LU-5.2:** Provide information on incentives for the restoration or adaptive reuse of historic properties, landmarks, and districts to property owners and the public.

**Policy LU-5.3:** Partner with the Fairfax Historical Society, local businesses, and community groups to establish interpretive programs, such as walking/audio tours or “story poles;” permanent displays and signage; informational pamphlets; banners; and special events celebrating local history.