



TOWN OF FAIRFAX NOTICE AND SUMMARY OF ORDINANCE

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FAIRFAX AMENDING TITLE 17 (ZONING) OF THE FAIRFAX MUNICIPAL CODE TO UPDATE THE FOLLOWING CHAPTERS: CHAPTER 17.060 (RIDGELINE DEVELOPMENT), CHAPTER 17.072 (HILL AREA RESIDENTIAL DEVELOPMENT OVERLAY ZONE), AND CHAPTER 17.124 (UR UPLAND RESIDENTIAL ZONE) TO IMPLEMENT THE GENERAL PLAN HOUSING ELEMENT

Notice is hereby given that on January 24, 2024, the Town Council of the Town of Fairfax will consider the adoption of the Ordinance described below making certain amendments and additions to the Fairfax Municipal Code Title 17 (Zoning).

The revisions would allow for a low impact cluster development option for projects in hillside areas. Changes are also proposed to improve existing regulations related to scenic ridgeline protection. The following is a summary of changes within each chapter:

Chapter 17.060: Ridgeline Development. The purpose of this chapter is to implement policies related to preserving scenic ridgeline resources. The changes include updating terms related to ridgeline development, and protection and adding objective standards for determinations by the Planning Commission. The amendments would allow for vegetation to be removed to reduce fire hazards. Additional provisions related to building colors, lighting and other provisions have been included to reduce the visual impact on ridgelines.

Chapter 17.072: Hill Area Residential Development Overlay Zone. The purpose of this chapter is to provide review standards for development proposed in hill areas. Under the cluster development option, the Town would have broad authority to approve a variety of lot sizes and housing types as long as the base density is not exceeded. Lot configurations and building sites as necessary to minimize grading, preserve public views, reduce hazards, or conserve environmental resources. At least 75 percent of the site would have to be maintained as permanent open space under the cluster option.

Chapter 17.124: UR Upland Residential Zone. Minor amendments are proposed for this chapter to create the necessary cross references to implement the low impact clustered residential development provisions. The amendments allow up to two ADUs. With the approval of a low impact cluster development plan, the standards for yards can be modified and no variance is required. Similarly, the changes to parking requirements for low impact clustered development would also apply.

Please note that the above is a summary of the Ordinance. To obtain a full understanding of the Ordinance it should be read in its entirety. A copy of the full text of the Ordinance is available for review in the Town Clerk's office at 142 Bolinas Road, Fairfax, CA 94930 and online at www.townoffairfax.org.

Date: January 19, 2024
Christine Foster,
Deputy Town Clerk