



# 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 ADD OR  
UPDATE THE FOLLOWING CHAPTERS: 17.012 (ZONE DISTRICTS  
ESTABLISHED), 17.092 (CL LIMITED COMMERCIAL ZONE); AMENDING 17.096  
(CH HIGHWAY COMMERCIAL ZONE); 17.100 (CC CENTRAL COMMERCIAL  
ZONE); AND ADDING CHAPTER 17.126 (WORKFORCE HOUSING OVERLAY  
ZONE) TO IMPLEMENT THE GENERAL PLAN HOUSING ELEMENT**

Notice is hereby given that on February 7, 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 proposed ordinance is to amend Title 17 (Zoning) of the Fairfax Municipal Code to allow residential uses in the Limited Commercial Zone (CL), Commercial Highway (CH) and Central Commercial Zone (CC), and to implement the Workforce Housing Overlay (WHO). The WHO applies to housing opportunity sites as shown in the General Plan in the CL, CH, CC, Urban Residential (UR) and Single Family Residential (RS-6) zones to allow those properties to develop housing or mixed-use projects at greater densities in exchange for a greater percentage of affordable units.

There are two subzones in the WHO: WHO-A has a density of 40 units per acre which may be increased up to a maximum of 75 units per net acre in exchange for a commitment to make a greater percentage of the total units affordable; WHO-B has a density of 20 units per acre may be increased up to a maximum of 40 units per net acre in exchange for a commitment to make a greater percentage of the total units affordable. The affordable units must enter into an agreement for affordability of at least 55 years.

The regulations for the WHO zones incorporate development standards including lot coverage, setbacks, height, parking, open space and review procedures.

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](http://www.townoffairfax.org).

Date: January 31, 2024  
Christine Foster,  
Deputy Town Clerk