



TOWN OF FAIRFAX

STAFF REPORT

May 2, 2018

TO: Mayor and Town Council

FROM: Garrett Toy, Town Manager GT
Ben Berto, Planning and Building Services Director

SUBJECT: Direct the Planning Commission to discuss/consider reduction in maximum home sizes in town

RECOMMENDATION

Direct Planning Commission to discuss/consider reduction in maximum home sizes in town.

DISCUSSION

One of the Council goals for 2018 is to "Amend zoning code to reduce maximum home size." The current maximum home size allowed is 5,000 square feet. Staff's quick analysis is that there are 8 homes which are 4,000+ sf and 46 homes between 3,000-4000 sf in town. As maximum home size is addressed within the Town's zoning code, any amendments must first be considered by the Planning Commission who would then make a recommendation to the Town Council.

We are recommending that the Council refer the matter to the Planning Commission for consideration along with any Council comments. In terms of process, the Planning Commission (PC) would have a general discussion of the issue at its May and/or June meetings. It is possible the PC may need more than one meeting to discuss the issue. Based on the PC's general direction, staff would prepare an ordinance amending the Town's zoning code for consideration at a future PC meeting. As part of the noticing process for the PC's consideration of the ordinance, staff would send notices to the owners of the existing homes that could possibly be affected by the new, reduced standards. A similar noticing process would be used for the Council's consideration of the PC's recommended ordinance.

FISCAL IMPACT

None at this time.