

## Instances of "Neighborhood/Community Character" or similar term in the Fairfax General Plan

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<u>Page</u>	<u>Section</u>	<u>Possible Alternatives</u>	<u>Search Instance</u>
17	Exec Summary	visual character, business character, look and feel	to preserve the character of the downtown area while incorporating residential uses, to reduce
29	History	help give the town a distinctive rural atmosphere	define the community character. The architectural diversity of the neighborhoods and the compact, small
33	Introduction	to retain for future generations, the aspects of the town that make it special, while ...	to retain this character for future generations, while guiding evolution of the town center
34	Introduction	No change needed as the sentence provides descriptive context	Town's robust, villagelike character, as seen in the small businesses, quaint neighborhoods and busy
34	Introduction	maintaining the town's distinct land use characteristics	for maintaining the character of the Town, regardless of future events. For instance, if
39	Historic Land Use Patterns	seeking instead to preserve the Town's human-centric development pattern.	preserve the Town character as they know it. Fairfax citizens have sought to secure
40	Traditional Neighborhood Design	"historical character" - No change needed as the sentence provides descriptive context	Another important historical character of the Town is the pattern of development commonly referred
41	LU-7 Title	Preserve human-centered scale and sense of community	community and neighborhood character.
42	LU-1.1.1	"rural character" - No change needed as the sentence provides descriptive context	resources and rural character of the areas adjacent to the Town. Program LU-1.1.1-
42	LU-1.1.1.1	"small town character" - No change needed as the sentence provides descriptive context	the small town character of the community. Responsibility: Planning and Building Services, Planning Commission,
47	GOAL LU-7	Preserve human-centered scale and sense of community	community and neighborhood character. Objective LU-7.1: Preserve and enhance the community's small-town
47	LU-7.1	Preserve and enhance the community's small-town, village-like scale and aesthetic design	town scale and character. Policy LU-7.1.1: The existing "village character" of the
47	LU-7.1.1	"village character" - No change needed as the sentence provides descriptive context	existing "village character" of the commercial center of the Town, designated as the
48	LU-7.1.2	"village character" - No change needed as the sentence provides descriptive context	enhance the village character of the Town Center Area in the mix of land

49	LU-7.1.5	existing characteristics	enhance the existing character of the Town's neighborhoods in diversity, architectural character, size and
49	LU-7.1.5	"architectural character" - No change needed as the sentence provides descriptive context	in diversity, architectural character, size and mass. Program LU-7.1.5.1: Develop Design Guidelines and
49	LU-7.2	design aesthetic,	manner, the existing character, scale, and quality of life in Fairfax's residential neighborhoods. Policy
49	LU-7.2.1	general design aesthetic, scope and scale	with the general character and scale of structures in the vicinity. ADOPTED APRIL 4,
50	LU-7.2.4	residential character,	quality of life, character or vehicular circulation or parking patterns. Program LU-7.2.4.1: Approve
50	LU-7.2.4.1	residential character,	of life, neighborhood character or vehicle circulation and parking. Responsibility: Planning and Building Services,
50	LU-7.2.5	scope, scale and design aesthetic	rebuilt with a character and scale consistent with the previously existing structures and features.
51	LU-7.2.5.2	scope, scale and design aesthetic	neighborhood scale and character in rebuilt structures when wide-scale destruction has occurred. Responsibility:
54	LU-9.1.4	historic nature	the long-established character of the Town Center should be enhanced. The overall physical
54	LU-9.1.4	"physical character" - No change needed as the sentence provides descriptive context	The overall physical character of the Town Center should be protected from damage or
86	C-3	distinct neighborhood streetscape qualities	to preserve neighborhood character. C-30 ADOPTED APRIL 4, 2012
87	C-3.3	design aesthetic,	town standards and character. Responsibility: Public Works Schedule: Ongoing Policy C-3.4: Avoid major
90	C-5.3.2	natural environmental character	respects the environmental character of the Town. Responsibility: Public Works Schedule: Year 3-5
103	Housing Needs Determination	Housing and household characteristics (i.e. census data)	Household and housing characteristics, including ability to pay (GC Section 65583(a)(2)).
104	Housing & Household Characteristics	Housing and household characteristics	Households and Housing Characteristics The 2010 Housing Element analysis must consider current and projected
104	Housing & Household Characteristics	Housing and household characteristics (i.e. census data)	and projected household characteristics, the condition of the housing stock, and the potential impact

104	Housing & Household Characteristics	Housing and household characteristics (i.e. census data)	household and housing characteristics and specific statistical information pertaining to the Town of Fairfax
140	H-3.1.2	"design character" - No change needed as the sentence provides descriptive context	development provides design character that is compatible with the surrounding neighborhood. .. The development
155	Town Center Element Introduction	"aesthetic character" - No change needed as the sentence provides descriptive context	establish the aesthetic character of the downtown area. An example of a design guideline
156	Town Center Element Introduction	physical character	that defines the character of the urban form in the downtown area. Fixed measurements,
157	TC - Regulatory Framework	"character of the buildings" - No change needed as the sentence provides descriptive context	historic form and character of the buildings and other structures. RELATIONSHIP TO OTHER ELEMENTS
161	TC - Specific Recommendations	physical character	fact, extending the character and intent, as appropriate, to the rest of the downtown
164	TC - Residential Neighborhood Concerns	quite residential atmosphere and visual aesthetic of the neighborhood	The quiet neighborhood character would be preserved and the natural amenity would be reinstated.
167	Goals TC-2 Title	"historic character" - No change needed as the sentence provides descriptive context	enhance the historic character of the Town Center area. .. Goal TC-3: Define
167	TC-1.1.1	"village character" - No change needed as the sentence provides descriptive context	enhance the village character and pedestrian scale of the downtown area. Large, highly visible
167	TC-1.1.1	the human scale development pattern of the current Down Town area.	inconsistent with village character. Program TC-1.1.1.1: The Planning Commission should define the village
167	TC-1.1.1.1	"village character" - No change needed as the sentence provides descriptive context	define the village character and the pedestrian scale of the downtown area of Fairfax.
167	TC-1.1.1.2	development vision for the Down Town Center Area	with the village character. Responsibility: Town Council Schedule: Year Two ADOPTED APRIL 4, 2012
168	TC-2	"historic character" - No change needed as the sentence provides descriptive context	enhance the historic character of the Town Center area. Objective TC-2.1: Work with
168	TC-2.1	"historic character" - No change needed as the sentence provides descriptive context	enhance the historic character of the Town Center Area. Policy TC-2.1.1: New and/
168	TC-2.1.1	"architectural character" - No change needed as the sentence provides descriptive context	with the architectural character of the downtown in terms of height, design treatment, colors,
168	TC-2.1.1.1	"architectural character" - No change needed as the sentence provides descriptive context	of the architectural character of the downtown area. The survey will consider building heights,

169	TC-2.1.1.2	"architectural character" - No change needed as the sentence provides descriptive context	define the architectural character of the downtown area, in terms of height, design treatment,
169	TC-2.1.2	village character" - No change needed as the sentence provides descriptive context	with the village character of the Town Center Planning Area. Building height to allow
170	TC-2.1.3	scope, scale and design aesthetic	existing scale and character of the Town Center Planning Area. A Significant Buildings and
183	Open Space Element Introduction	what residents cherish about living in Fairfax	in maintaining the character of Fairfax, and shaping the future of the town. Open
185	Solving the Open Space Challenge	rural aesthetic	fundamental and unique character of the Town. Multiple points of view arise and must
189	Designated Open Space	"open space character" - No change needed as the sentence provides descriptive context	the open space character of these lands. Fairfax-Designated Open Space Fairfax-designated Open
205	Conservation Element Introduction	a vibrant community.	beauty, abundance, and character. It is also populated by a community that not only
239	CON-8	sense of community	developed a unique character that reflects its roots and how it has grown to
239	CON-8.1.1.2	develop local factors which define the unique aesthetic look of the town,	of the "character" of Fairfax, such as visual character as it relates to
239	CON-8.1.1.2	"visual character" - No change needed as the sentence provides descriptive context	such as visual character as it relates to building style, natural settings, ADOPTED APRIL
242	CON-8.2.1.3	unique historic character	and unique cultural character of the Fairfax Planning Area. Responsibility: Planning and Building Services,
242	CON-8.2.3	development patterns, scope and scale of the Town's historic and natural landscape	complements the patterns, character, and scale of the Town's traditional communities and natural landscape.
288	S-4.4.1.3	physical characteristics	on the specific characteristics of the neighborhood. Responsibility: Ross Valley Fire Department Schedule: Year
321	N-3.1	"acoustical character" - No change needed as the sentence provides descriptive context	the existing acoustical character of the Town. Policy N-3.1.1: The Town will periodically