

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

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	Page	Section	Possible Alternatives	Search Instance
1	17	Exec Summary	visual character, business character, look and feel	to preserve the character of the downtown area while incorporating residential uses, to reduce
2	29	History	help give the town a distinctive rural atmosphere	define the community character. The architectural diversity of the neighborhoods and the compact, small
3	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
4	34	Introduction	land use characteristics	Town's robust, villagelike character, as seen in the small businesses, quaint neighborhoods and busy
5	34	Introduction	maintaining the town's distinct land use characteristics	for maintaining the character of the Town, regardless of future events. For instance, if
6	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
7	40	Traditional Neighborhood Design	historic element	Another important historical character of the Town is the pattern of development commonly referred
8	41	LU-7 Title	Preserve human-centered scale and sense of community	community and neighborhood character.
9	42	LU-1.1.1	natural environment qualities	resources and rural character of the areas adjacent to the Town. Program LU-1.1.1-
10	42	LU-1.1.1.1	maintaining land use practices that respect the Town's natural environment.	the small town character of the community. Responsibility: Planning and Building Services, Planning Commission,
11	47	GOAL LU-7	Preserve a human-centered scale, mixed use, and sense of community	community and neighborhood character. Objective LU-7.1: Preserve and enhance the community's small-town
12	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
13	47	LU-7.1.1	village-like qualities	existing "village character" of the commercial center of the Town, designated as the
14	48	LU-7.1.2	village-like qualities	enhance the village character of the Town Center Area in the mix of land

15	49	LU-7.1.5	existing characteristics	enhance the existing character of the Town's neighborhoods in diversity, architectural character, size and
16	49	LU-7.1.5	architectural style	in diversity, architectural character, size and mass. Program LU-7.1.5.1: Develop Design Guidelines and
17	49	LU-7.2	design aesthetic,	manner, the existing character, scale, and quality of life in Fairfax's residential neighborhoods. Policy
18	49	LU-7.2.1	design	with the general character and scale of structures in the vicinity. ADOPTED APRIL 4,
19	50	LU-7.2.4	residential uses,	quality of life, character or vehicular circulation or parking patterns. Program LU-7.2.4.1: Approve
20	50	LU-7.2.4.1	residential uses	of life, neighborhood character or vehicle circulation and parking. Responsibility: Planning and Building Services,
21	50	LU-7.2.5	scope, scale and design aesthetic	rebuilt with a character and scale consistent with the previously existing structures and features.
22	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:
23	54	LU-9.1.4	historic nature	the long-established character of the Town Center should be enhanced. The overall physical
24	54	LU-9.1.4	atributes	The overall physical character of the Town Center should be protected from damage or
25	86	C-3	distinct neighborhood screeetscape qualities	to preserve neighborhood character. C-30 ADOPTED APRIL 4, 2012
26	87	C-3.3	design aesthetic,	town standards and character. Responsibility: Public Works Schedule: Ongoing Policy C-3.4: Avoid major
27	90	C-5.3.2	natural environmental setting	respects the environmental character of the Town. Responsibility: Public Works Schedule: Year 3-5
28	103	Housing Needs Determination	In order to ensure that this shortened title does not imply racial or economic bias in the definition of "household" additional context would be helpful. "Houshold characteristics (i.e. ages, number of people per unit, and cost vs. ability to pay etc.) and Housing characteristics (i.e. housing stock condition)"	Household and housing characteristics, including ability to pay (GC Section 65583(a)(2)).
29	104	Housing & Houshold Characteristics	With the above clarification subsequent references to "household and housing characteristics" are defined and no further edting is required.	Households and Housing Characteristics The 2010 Housing Element analysis must consider current and projected

30	104	Housing & Household Characteristics	With the above clarification subsequent references to "household and housing characteristics" are defined and no further editing is required.	and projected household characteristics, the condition of the housing stock, and the potential impact
31	104	Housing & Household Characteristics	With the above clarification subsequent references to "household and housing characteristics" are defined and no further editing is required.	household and housing characteristics and specific statistical information pertaining to the Town of Fairfax
32	140	H-3.1.2	an architectural design that is	development provides design character that is compatible with the surrounding neighborhood. .. The development
33	155	Town Center Element Introduction	aesthetic look and feel	establish the aesthetic character of the downtown area. An example of a design guideline
34	156	Town Center Element Introduction	physical qualities	that defines the character of the urban form in the downtown area. Fixed measurements,
35	157	TC - Regulatory Framework	architectural design features	historic form and character of the buildings and other structures. RELATIONSHIP TO OTHER ELEMENTS
36	161	TC - Specific Recommendations	design elements	fact, extending the character and intent, as appropriate, to the rest of the downtown
37	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.
38	167	Goals TC-2 Title	historic qualities	enhance the historic character of the Town Center area. .. Goal TC-3: Define
39	167	TC-1.1.1	village-like nature	enhance the village character and pedestrian scale of the downtown area. Large, highly visible
40	167	TC-1.1.1	the human scale development pattern of the Town Center area.	inconsistent with village character. Program TC-1.1.1.1: The Planning Commission should define the village
41	167	TC-1.1.1.1	village-like nature	define the village character and the pedestrian scale of the downtown area of Fairfax.
42	167	TC-1.1.1.2	development vision for the Town Center Area	with the village character. Responsibility: Town Council Schedule: Year Two ADOPTED APRIL 4, 2012
43	168	TC-2	historic elements of	enhance the historic character of the Town Center area. Objective TC-2.1: Work with
44	168	TC-2.1	historic elements of	enhance the historic character of the Town Center Area. Policy TC-2.1.1: New and/
45	168	TC-2.1.1	architectural aesthetic	with the architectural character of the downtown in terms of height, design treatment, colors,

46	168	TC-2.1.1.1	architectural design	of the architectural character of the downtown area. The survey will consider building heights,
47	169	TC-2.1.1.2	architectural design features	define the architectural character of the downtown area, in terms of height, design treatment,
48	169	TC-2.1.2	village-like nature	with the village character of the Town Center Planning Area. Building height to allow
49	170	TC-2.1.3	scope, scale and design aesthetic	existing scale and character of the Town Center Planning Area. A Significant Buildings and
50	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
51	185	Solving the Open Space Challenge	natural, open space environment	fundamental and unique character of the Town. Multiple points of view arise and must
52	189	Designated Open Space	open space quality	the open space character of these lands. Fairfax-Designated Open Space Fairfax-designated Open
53	205	Conservation Element Introduction	a vibrant, environmentally conscious community.	beauty, abundance, and character. It is also populated by a community that not only
54	239	CON-8	sense of community	developed a unique character that reflects its roots and how it has grown to
55	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
56	239	CON-8.1.1.2	visual design	such as visual character as it relates to building style, natural settings, ADOPTED APRIL
57	242	CON-8.2.1.3	cultural element	and unique cultural character of the Fairfax Planning Area. Responsibility: Planning and Building Services,
58	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.
59	288	S-4.4.1.3	physical characteristics	on the specific characteristics of the neighborhood. Responsibility: Ross Valley Fire Department Schedule: Year
60	321	N-3.1	acoustic levels and types of sounds currently found in Town	the existing acoustical character of the Town. Policy N-3.1.1: The Town will periodically