

Proposed Redline Edits to the 2010-2030 General Plan including the 2015 Housing Element Update

Document: TOF_2010-2030GenPlan_2015HE (proposed edits for 12.01.21TC)-Exhibit A

	<u>Page</u>	<u>Section</u>	<u>Proposed Redline Changes to Existing Text</u>
1	17	Exec Summary	to preserve the <u>historic nature, visual aesthetic and vibrant business community</u> character of the downtown area while incorporating residential uses, to reduce
2	29	History	define the <u>Town's identity as a community that values nature and environmental preservation</u> community character . The architectural diversity of the neighborhoods and the compact, small
3	33	Introduction	to retain this character for future generations <u>the aspects of the town that make it special</u> , while guiding evolution of the town center
4	34	Introduction	Town's robust, village-like <u>land use characteristics</u> character , as seen in the small businesses, quaint neighborhoods and busy
5	34	Introduction	for maintaining the <u>town's distinct land use characteristics</u> character of the Town , regardless of future events. For instance, if
6	39	Historic Land Use Patterns	fought to save the Town from automotive-centric development patterns, seeking <u>instead to</u> preserve the <u>Town's human-centric development pattern</u> Town character as they know it . Fairfax citizens have sought to secure
7	40	Traditional Neighborhood Design	Another important <u>historic element</u> historical character of the Town is the pattern of development commonly referred
8	41	LU-7 Title	Preserve <u>human-centered scale and sense of</u> -community and neighborhood character .
9	42	LU-1.1.1	natural resources and <u>natural environment qualities</u> rural character of the areas adjacent to the Town. Program LU-1.1.1-
10	42	LU-1.1.1.1	considered subject to development for the purpose of maintaining <u>land use practices that respect the Town's natural environment</u> the small town character of the community .
11	47	GOAL LU-7	GOAL LU-7: Preserve <u>a human-centered scale, mixed use, and sense of community</u> community and neighborhood character .
12	47	LU-7.1	Objective LU-7.1: Preserve and enhance the community's small-town scale and <u>sense of</u> community character .
13	47	LU-7.1.1	Policy LU-7.1.1: The existing "village- <u>like qualities</u> character " of the commercial center of the Town, designated as the

14	48	LU-7.1.2	enhance the village like qualities character of the Town Center Area in the mix of land
15	49	LU-7.1.5	enhance the existing character istics of the Town's neighborhoods in <u>their diversity</u> , architectural characterstyle , size and mass.
16	49	LU-7.1.5	in diversity, architectural characterstyle , size and mass. Program LU-7.1.5.1: Develop Design Guidelines and
17	49	LU-7.2	manner, the existing characterdesign aesthetic , scale, and quality of life in Fairfax's residential neighborhoods. Policy
18	49	LU-7.2.1	with the general characterdesign and scale of structures in the vicinity.
19	50	LU-7.2.4	quality of life, character-residential uses , or vehicular circulation or parking patterns.
20	50	LU-7.2.4.1	Program LU-7.2.4.1: Approve business permits that do not impact neighborhood quality of life, neighborhood character-residential uses or vehicle circulation and parking.
21	50	LU-7.2.5	rebuilt with a character and <u>scope</u> , scale, <u>and design aesthetic</u> consistent with the previously existing structures and features.
22	51	LU-7.2.5.2	To preserve <u>the scope, scale and design aesthetic</u> in rebuilt structures when wide-scale destruction has occurred.
23	54	LU-9.1.4	the long-established character-historic nature of the Town Center should be enhanced. The overall physical
24	54	LU-9.1.4	The overall physical character-attributes of the Town Center should be protected from damage or
25	86	C-3	With flexible standards to preserve distinct neighborhood streetscape qualitiesneighborhood character .
26	87	C-3.3	lane markings and sign-age consistent with existing town standards and characterdesign aesthetic .
27	90	C-5.3.2	Develop a pedestrian path system in the neighborhoods that respects the <u>natural</u> environmental character setting of the Town.
28	249	2015 Housing Element Update HC-6	The proposed development shall be of a quality and character design appropriate to

29	249	2015 Housing Element Update HC-6	The extent to which the structure conforms to the general <u>architectural</u> character of other structures in the vicinity, insofar as the <u>architectural</u> character can be ascertained,
30	283	Town Center Element Introduction	establish the aesthetic <u>character look and feel</u> of the downtown area. An example of a design guideline
31	284	Town Center Element Introduction	that defines the <u>character physical qualities</u> of the urban form in the downtown area.
32	285	TC - Regulatory Framework	historic form and <u>architectural design features character</u> of the buildings and other structures.
33	289	TC - Specific Recommendations	fact, extending the <u>character design elements</u> and intent, as appropriate, to the rest of the downtown
34	292	TC - Residential Neighborhood Concerns	The quiet <u>residential atmosphere and visual aesthetic of the</u> -neighborhood <u>character</u> would be preserved and the natural amenity would be reinstated.
35	295	Goals TC-2 Title	enhance the historic <u>character qualities</u> of the Town Center area.
36	295	TC-1.1.1	enhance the village- <u>like nature character</u> and pedestrian scale of the downtown area. Large, highly visible
37	295	TC-1.1.1	inconsistent with <u>human scale development pattern of the Town Center area village character</u> . Program TC-1.1.1.1: The Planning Commission should define the village
38	295	TC-1.1.1.1	define the village- <u>like nature character</u> and the pedestrian scale of the downtown area of Fairfax.
39	295	TC-1.1.1.2	with the <u>development vision for the Town Center Area village character</u> . Responsibility: Town Council Schedule: Year Two ADOPTED APRIL 4, 2012
40	296	TC-2	enhance the historic <u>character elements</u> of the Town Center area. Objective TC-2.1: Work with
41	296	TC-2.1	enhance the historic <u>character elements</u> of the Town Center Area. Policy TC-2.1.1: New and/
42	296	TC-2.1.1	with the architectural <u>character aesthetic</u> of the downtown in terms of height, design treatment, colors,
43	296	TC-2.1.1.1	of the architectural <u>character design</u> of the downtown area. The survey will consider building heights,

44	297	TC-2.1.1.2	define the architectural character <u>design features</u> of the downtown area, in terms of height, design treatment,
45	297	TC-2.1.2	with the village- like nature character of the Town Center Planning Area. Building height to allow
46	298	TC-2.1.3	existing <u>scope</u> , scale and character <u>design aesthetic</u> of the Town Center Planning Area. A Significant Buildings and
47	311	Open Space Element Introduction	in maintaining <u>what residents cherish about living in</u> the character of Fairfax, and shaping the future of the town. Open
48	313	Solving the Open Space Challenge	fundamental and unique <u>natural, open space environment</u> character of the Town. Multiple points of view arise and must
49	317	Designated Open Space	the open space <u>character-quality</u> of these lands. Fairfax-Designated Open Space Fairfax-designated Open
50	333	Conservation Element Introduction	beauty, abundance, and <u>a vibrant, environmentally conscious community</u> character . It is also populated by a community that not only
51	367	CON-8	developed a unique <u>character sense of community</u> that reflects its roots and how it has grown to
52	367	CON-8.1.1.2	In addition to federal and State factors for assessment, develop factors which define the <u>unique aesthetic look of the town</u> “character” of Fairfax , such as visual <u>character-design</u> as it relates to building style,
53	370	CON-8.2.1.3	and unique cultural <u>character-elements</u> of the Fairfax Planning Area. Responsibility: Planning and Building Services,
54	370	CON-8.2.3	Ensure that development respects and complements the <u>development</u> patterns, <u>character</u> <u>scope</u> , and scale of the Town’s traditional communities <u>historic</u> and natural landscape.
55	416	S-4.4.1.3	on the specific <u>physical</u> characteristics of the neighborhood.
56	449	N-3.1	Establish a noise abatement program that preserves the existing acoustical <u>levels and types of sounds</u> currently found in <u>character of the</u> Town.