



To: Town of Fairfax Planning Commission
From: Ande Flower, AICP, Principal Planner
Cc: David Woltering, Interim Planning and Building Services Director
Date: August 31, 2022

Re: Objective Development and Design Standards (ODDS) for Fairfax

Fairfax Objective Design and Development Standards

The Marin County ODDS Toolkit created by Opticos is designed to be a catalogue of objective standards used to craft individualized guidelines for each Marin community to use when approving multifamily residential developments. The ODDS Toolkit was intended to be modified by each jurisdiction, tailoring it to be reflective of the local urban conditions and needs. ELS Architecture and Urban Design along with Urban Field Studio will present an approach to creating streamlined standards that focus on performance in place of reliance on prescriptive styles and typologies rooted in early 20th century construction. To achieve this, we are recommending that we focus on a form-based approach that prioritizes scale, proportion, relationship to the street and materiality. The resulting guidelines will allow architects and developers to design projects that will add to the distinctive architecture of Fairfax instead of prescribing new development to conform to a limited few architectural style that may not be relevant in Fairfax.

In addition, we will review the zone designations which closely match existing zoning uses and densities and discuss how the density bonus will apply to zones and sloped sites. We will also look at the applicability of signage standards and propose removing them from the residential design standards so that the Town of Fairfax can adopt them as part of their general zoning if they wish to update their current standards. Schemata Workshop will conclude with an approach for Chapter 10 of ODDS – guidance for development of large sites that focuses on preservation of meaningful open space, concentration of development and creating a scale that fits within the larger concepts of environmentalism and working within the topography of the land. At the conclusion of the presentation, we would like Commissioners to consider the following questions:

Addressee
Company
Date, Page 2

- Do the zone designations make sense?
- Do you agree with the approach of removing specific architectural typologies and styles from ODDS?
- Does moving the signage design guidelines out of the residential ODDS make sense?
- Do you want a different approach for large development sites – as best practices or a more stringent requirement?

Project Schedule

A brief discussion will involve upcoming meetings and the next steps in the process for ODDS, CEQA, and the Housing Element generally.,

Attachments

- A: Presentation for the August 31 Special Meeting**
- B: Draft Schedule for the Housing Element**
- C: Map of the CEQA project and Alternative 3**



Fairfax Objective Design and Development Standards

Attachment A



Title X: Objective Design and Development Standards

February 17, 2021



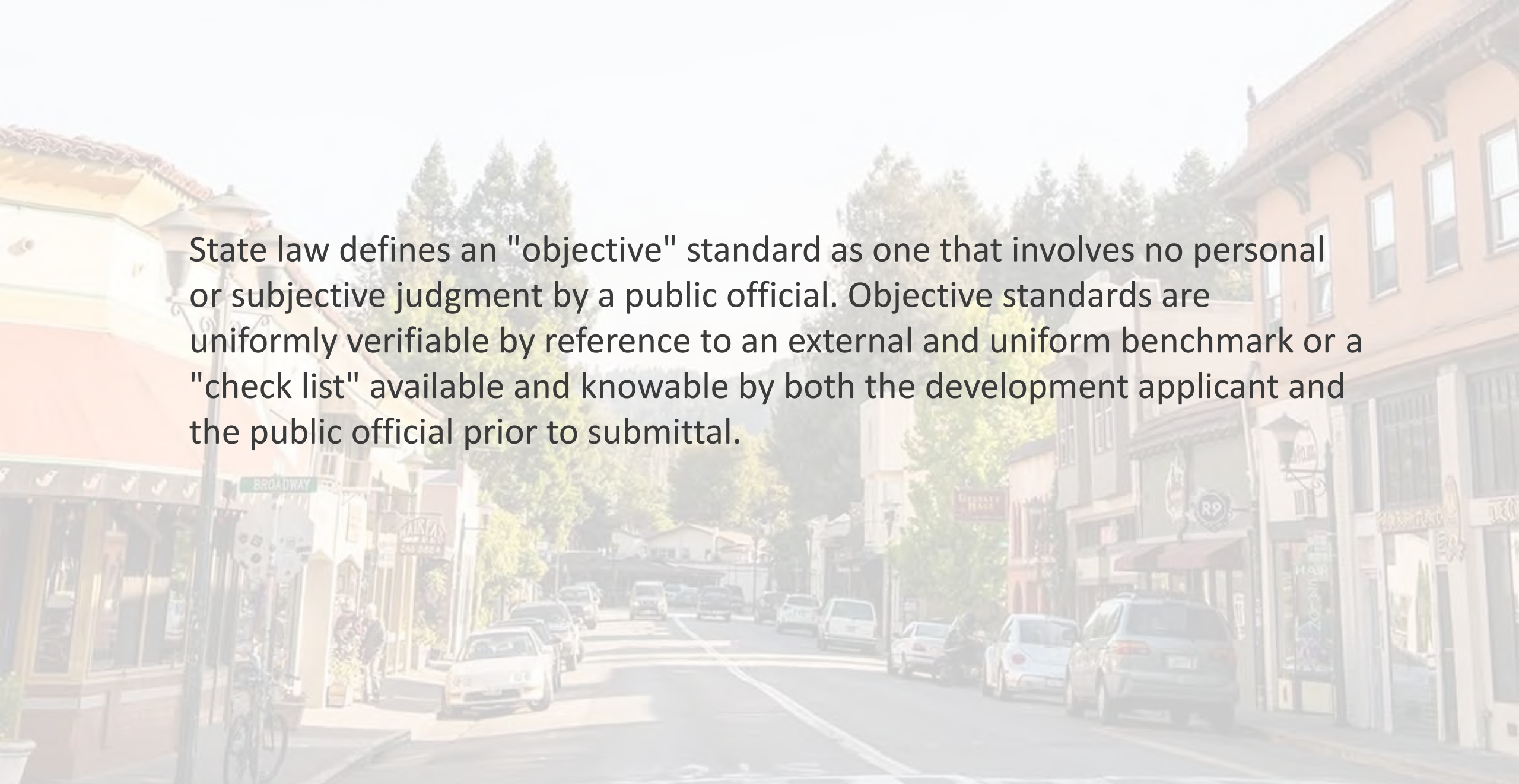
Why Does Fairfax need Objective Design and Development Standards

California recently adopted legislation to address the housing shortage within the State. These new laws require that cities review new multi-family developments and residential mixed-use developments ministerially or "over-the-counter" against objective standards instead through a more subjective design review process open to interpretation.

SB 35 and SB 9

SB 35 requires the availability of a streamlined ministerial approval process for multifamily residential developments in jurisdictions that have not yet made sufficient progress toward meeting their regional housing need allocation (RHNA)

SB 9 waives discretionary review and public hearings for building two homes on a parcel in a single-family zone and subdividing a lot into two lots.



State law defines an "objective" standard as one that involves no personal or subjective judgment by a public official. Objective standards are uniformly verifiable by reference to an external and uniform benchmark or a "check list" available and knowable by both the development applicant and the public official prior to submittal.



Objective

The front yard setback requirement is 4 feet



Subjective

The front yard setback is to be consistent with the character of the neighborhood

What is discretionary review?

§ 17.020.040 DESIGN REVIEW CRITERIA.



The following criteria shall be applied in considering an application for design review approval.

(A) The proposed development shall create a well composed design, harmoniously related to other facilities in the immediate area and to the total setting as seen from hills and other key vantage points in the community.

(B) Only elements of design which have significant relationship to exterior appearance of structures and facilities shall be considered; these elements may include height, arrangement on the site, texture, material, color, signs, landscaping and appurtenances.

(C) The proposed development shall be of a quality and character appropriate to, and serving to protect the value of, private and public investments in the immediate area.

(D) The proposed development shall conform with all requirements for landscaping, screening, usable open space and the design of parking and off-street loading areas set forth in this title.

(E) Where the proposed development is located in an area where a neighborhood plan or precise plan has been adopted by the town, the design of the development shall conform in all significant respects with the plans.

(F) There shall exist sufficient variety in the design of the structures and grounds to avoid monotony in external appearance.

The Marin County Objective Design and Development Standards Toolkit

NOTE to Jurisdiction:

This Toolkit is an integrated catalog of zones and standards based on the Place Type documentation conducted for Marin County in 2020 and is ready to be customized to your jurisdiction. If your jurisdiction has not selected the additional service of preparing a Screencheck Toolkit, you will need to customize this Toolkit to your community's needs and objectives. Please review and adjust, modify or remove the content as it suits your needs. Be advised that as individual Chapters, Sections, Subsections, items, Figures, and Tables are adjusted, modified or removed by your jurisdiction, corresponding edits will need to be made to adjust references and other information to make the content ready for adoption and usage.

The Marin County Objective Design and Development Standards (ODDS) is a document intended as a starting point. At 360 pages it was not intended for full adoption.



Title X: Objective Design and Development Standards

February 17, 2021



What is in the Marin County ODDS Toolkit?

Scale of Topic

Introduction

Zones

Specific Uses

Site Design

Building Types

Private Frontage Types

Architectural Design

Signage Types

Large Sites

Administration

Zones

Specific Uses

Site Design

Building Types

Private Frontage Types

Architectural Design

Zones in Marin County ODDS

T3 Edge Neighborhood x.03.030



T4 Suburban Neighborhood.Small x.03.050



T4 Suburban Main Street.Small x.03.070



T5 Core Neighborhood x.03.090



T3 Suburban Neighborhood x.03.040



T4 Core Neighborhood.Medium x.03.060



T4 Core Main Street x.03.080



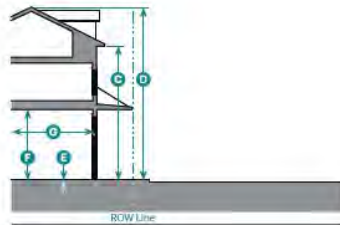
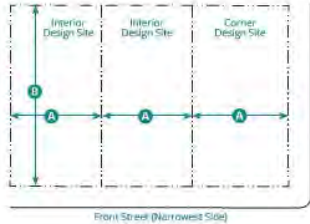
T5 Core Main Street x.03.100



Zone Controls

x.03.070: T4 Suburban Main Street, Small (T4SMS.S)

Zones



Key
--- ROW/ Design Site Line

3. Building Types and Design Site Size

Allowed Building Types	Design Site ^a Width (A)	Design Site ^a Depth (B)	Standards
House-Scale			
Carriage House ^b	N/A	N/A	x.06.040
House	50' min.	100' min.	x.06.050
Neighborhood	18' min. ^c	100' min.	x.06.100
Townhouse			
Neighborhood	70' min. ^d	150' min.	x.06.110
Courtyard			
Multiplex	60' min.	110' min.	x.06.130
Block-Scale			
Main Street	25' min.	100' min.	x.06.160

^aEach design site shall have only one primary building type.
^bDesign sites of at least 3 acres or over 700' long or deep are required to include civic space and new street(s) per Chapter 10 (Specific to Large Sites).

^cThe Carriage House is not a primary building type.
^dRepresents one townhouse

^eFor an L-shaped building, 100' min. for a U-shaped building

4. Building Form

Height	Without Bonus	With Bonus
Primary Building^a		
Stories	2.5 max.	3 max.
To Highest Eave/Parapet	26' max.	36' max.
Overall	40' max.	40' max.
Ground Floor Finish Level^b		
Residential	6" min. ^{c,d}	
Non-Residential	6" max.	
Ground Floor Ceiling^e		
Residential	14' min.	
Non-Residential	14' min.	
Accessory Structure(s)^f		
Height	1 max.	

^aSee Chapter 6 (Specific to Building Types) for refinements to massing and height standards.

^bCommon entries may be set at grade in compliance with local and federal accessibility standards.

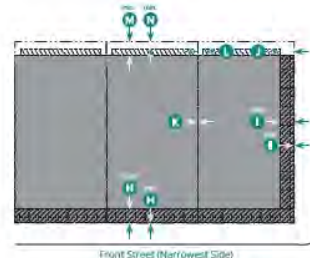
^cOnly on side street and at least 60' from front of design site

^dShall be in compliance with Section x.xx.xxx (Jurisdiction Accessory Structure Standards)

^eFor habitable/occupiable space only

Zones

x.03.070: T4 Suburban Main Street, Small (T4SMS.S)



Key
--- ROW/ Design Site Line
--- Building Setback Line

5. Building Placement

Setback (Distance from ROW/ Design Site Line) ^a	Front (Facade Zone)	Side Street (Facade Zone)	Side	Rear
Interior Design Site	0' min.; 10' max.			
Corner Design Site	0' min.; 10' max.			
Primary Building	0' min.			
Adjacent to T3EN or Res'l Zone	10' min.			
Accessory Structure(s)	3' min.			

^aSee Chapter 6 (Specific to Building Types) for refinements to massing and height standards.

^bCommon entries may be set at grade in compliance with local and federal accessibility standards.

^cOnly on side street and at least 60' from front of design site

^dShall be in compliance with Section x.xx.xxx (Jurisdiction Accessory Structure Standards)

^eFor habitable/occupiable space only

Key
--- ROW/ Design Site Line
--- Setback Line

6. Encroachments

Encroachment Type	Front	Side St.	Side	Rear
Architectural Features ^a	3' max.	3' max.	X	5' max.
Private Frontages ^b	5' max.	5' max.	N/A	N/A
Patio Covers	X	X	X	5' max.
Stairs/Ramps ^c	3' max.	3' max.	X	5' max.

^aThe Gallery Frontage Type (Section x.07.120) may encroach over the sidewalk to within 18" of the curb face.

^bStairs that are part of a private frontage may encroach into the setback an additional 3' beyond the allowed encroachment of the private frontage but not into the public ROW.

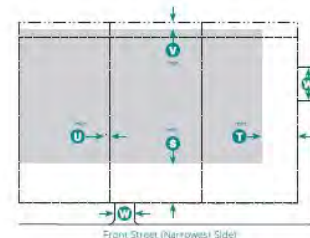
^cEncroachments at grade not allowed within a street ROW, alley ROW, or across a design site line.

Upper story encroachments on front and side street require 8' min. of vertical clearance.

Key X = Not Allowed N/A = Not Applicable

x.03.070: T4 Suburban Main Street, Small (T4SMS.S)

Zones



Key
--- ROW/ Design Site Line
--- Building Setback Line

7. Parking

Use Type	Vehicular Spaces ^a	Bicycle Spaces ^b
Residential Uses		
Studio or 1 Bedroom	1 min. per unit	1 min. per unit
2 or More Bedrooms	1 min. per unit	2 min. per unit
Non-Residential Uses per Building^c		
≤ 3,000 sf	0 min.	
≥ 3,000 sf	1 min. per 1,000 sf	above first 3,000 sf

^aSee Subsection x.05.040.5 for additional standards.

^bSee Subsection x.05.040.3 for additional standards.

^cSee Chapter 4 (Specific to Uses) for allowed uses.

Curbs cut width along alley may exceed 12'.

Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.

Front access not allowed on corner design sites.

Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.

8. Frontages

Allowed Private Frontage Type	Standards
Porch Projecting	x.07.040
Porch Engaged	x.07.050
Dooryard ^a	x.07.060
Stoop ^b	x.07.070
Forecourt	x.07.080
Maker Shopfront ^c	x.07.090
Shopfront	x.07.100
Terrace	x.07.110
Gallery	x.07.120

^aSee Subsection x.05.040.5 for additional standards.

^bSee Subsection x.05.040.3 for additional standards.

^cSee Chapter 4 (Specific to Uses) for allowed uses.

Curbs cut width along alley may exceed 12'.

Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.

Front access not allowed on corner design sites.

Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.

9. Signage

Allowed Sign Type	Standards
Yard/Porch Sign	x.09.040
Projecting Sign	x.09.050
Awning/Canopy Sign	x.09.060
Wall Sign	x.09.070
Painted Wall Sign	x.09.080
Window Sign	x.09.090
Sidewalk Sign	x.09.100
Directory Sign	x.09.110



Zones in Marin County ODDS

T3 Edge Neighborhood x.03.030



T4 Suburban Neighborhood.Small x.03.050



T4 Suburban Main Street.Small x.03.070



T5 Core Neighborhood x.03.090



T3 Suburban Neighborhood x.03.040



T4 Core Neighborhood.Medium x.03.060



T4 Core Main Street x.03.080



T5 Core Main Street x.03.100



Public Zones

PD: Public Domain

Commercial Zones

CL: Limited Commercial

CH: Highway Commercial

CC: Central Commercial

CS: Central Commercial

CR: Commercial Recreation

Residential Zones

RS-7.5: Single Family Residential Medium Density

RS - 6: Single Family Residential High Density

UR: Upland Residential

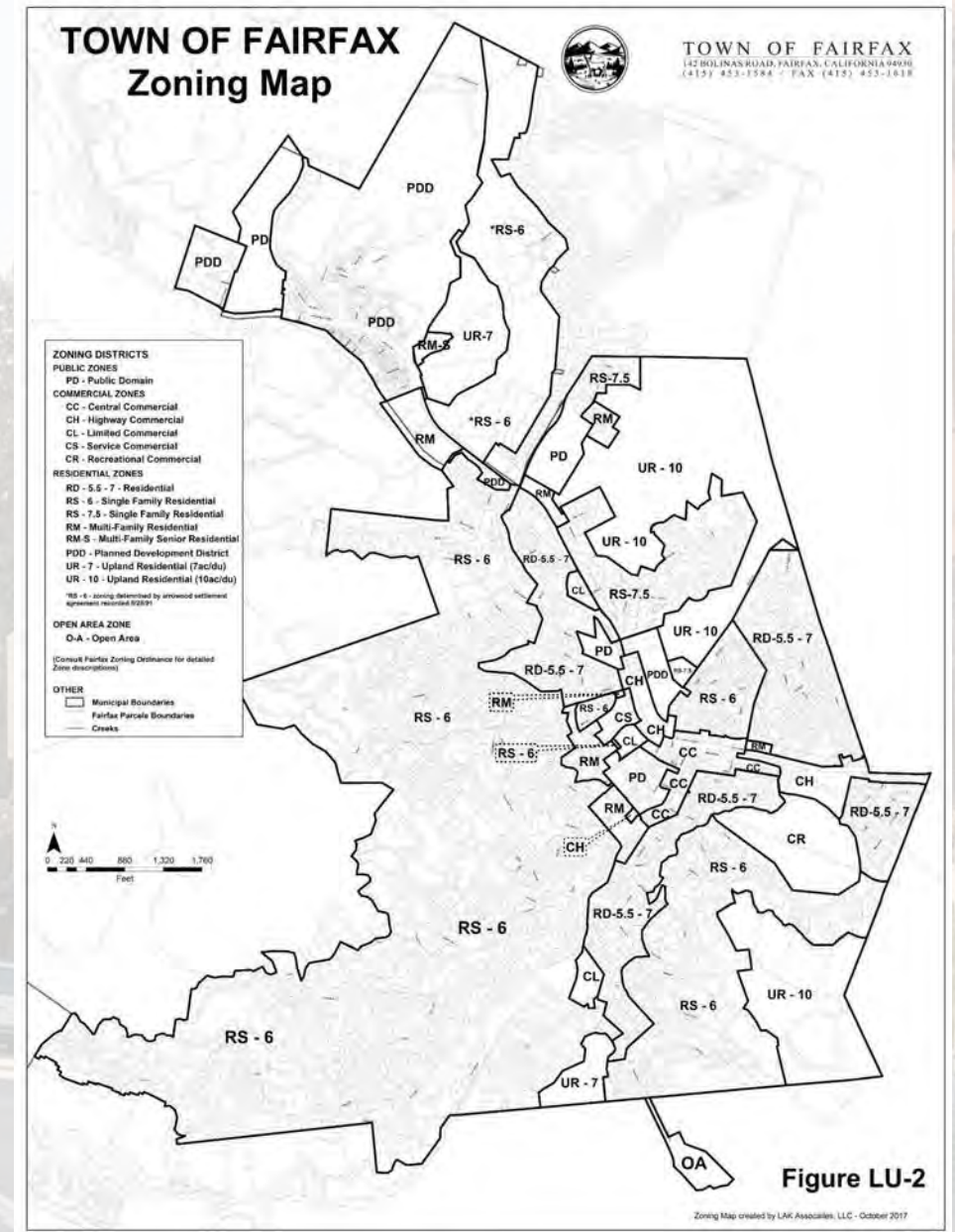
RD 5.5-7: Residential High Density

RM - S: Multiple Family Residential Senior

PDD: Planned Development District

Open Area

O-A: Open Area



Public Zones

PD: Public Domain

Commercial Zones

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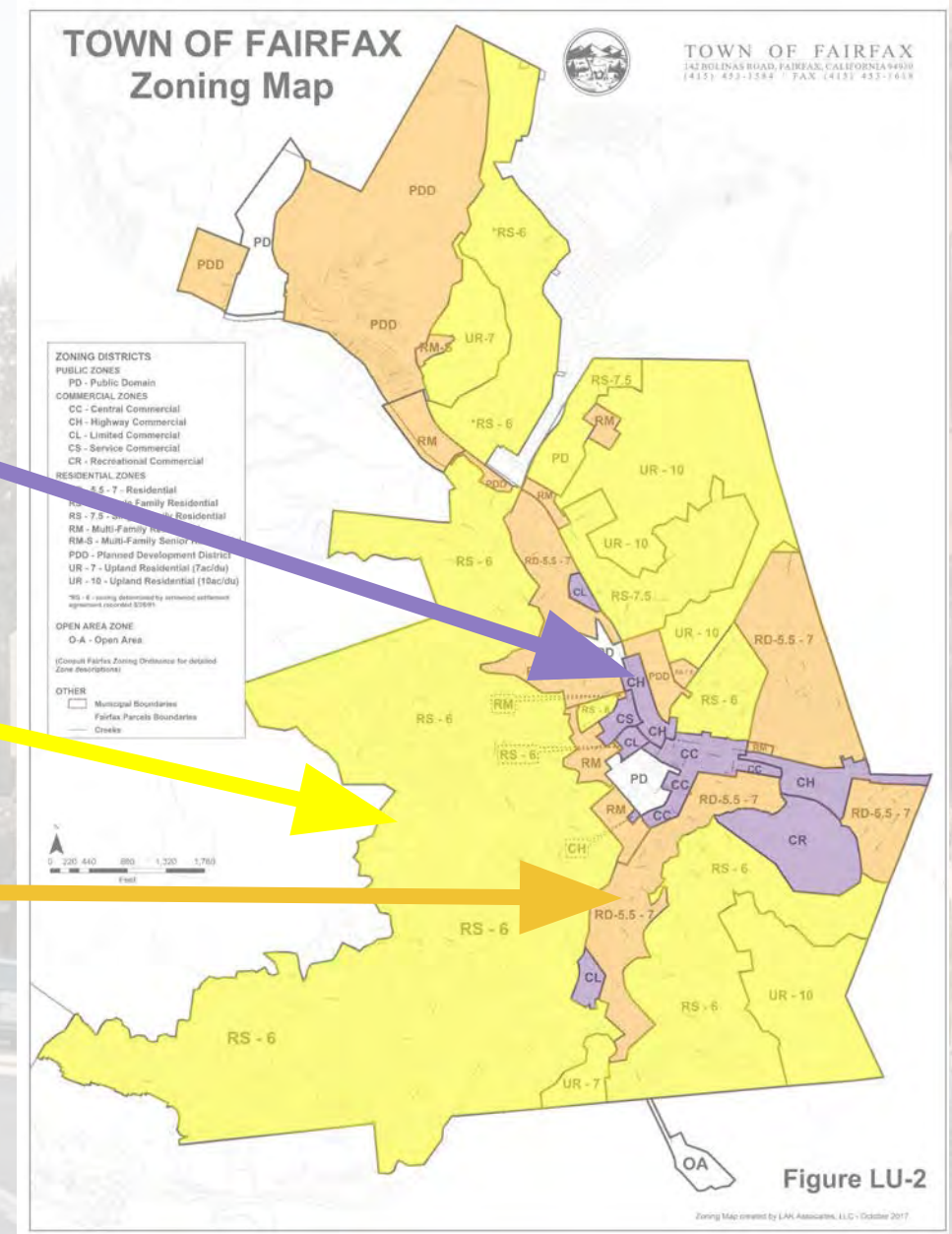
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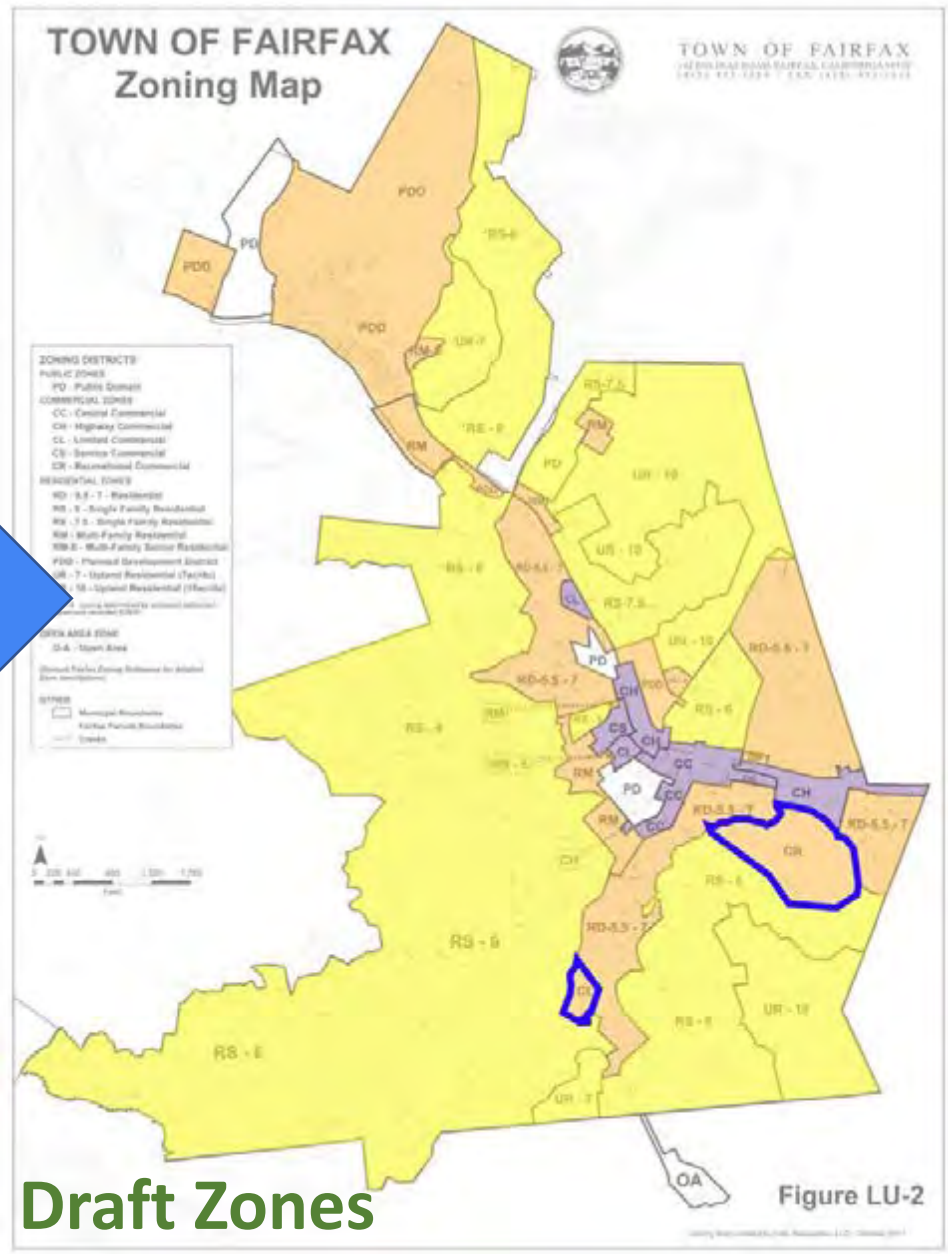
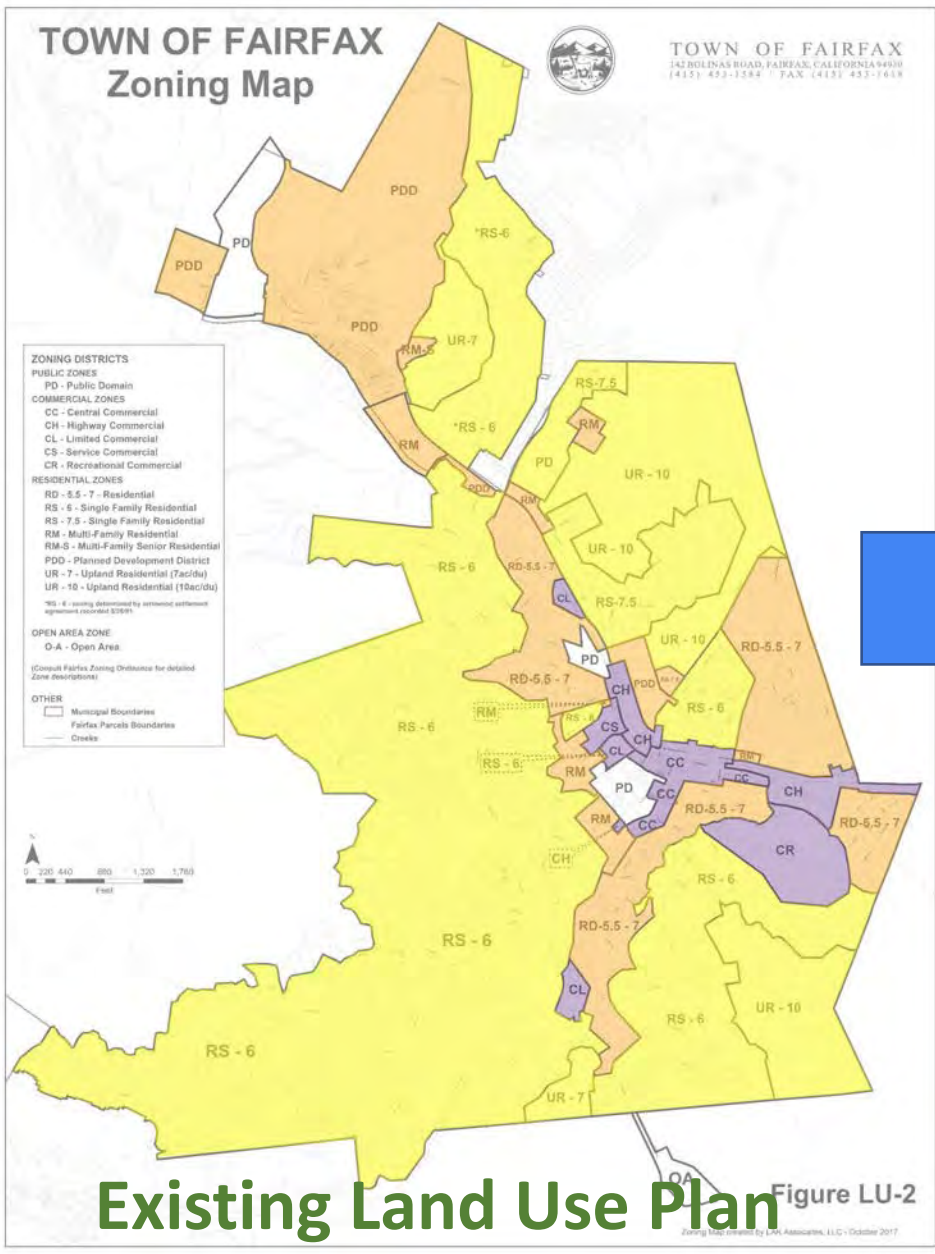
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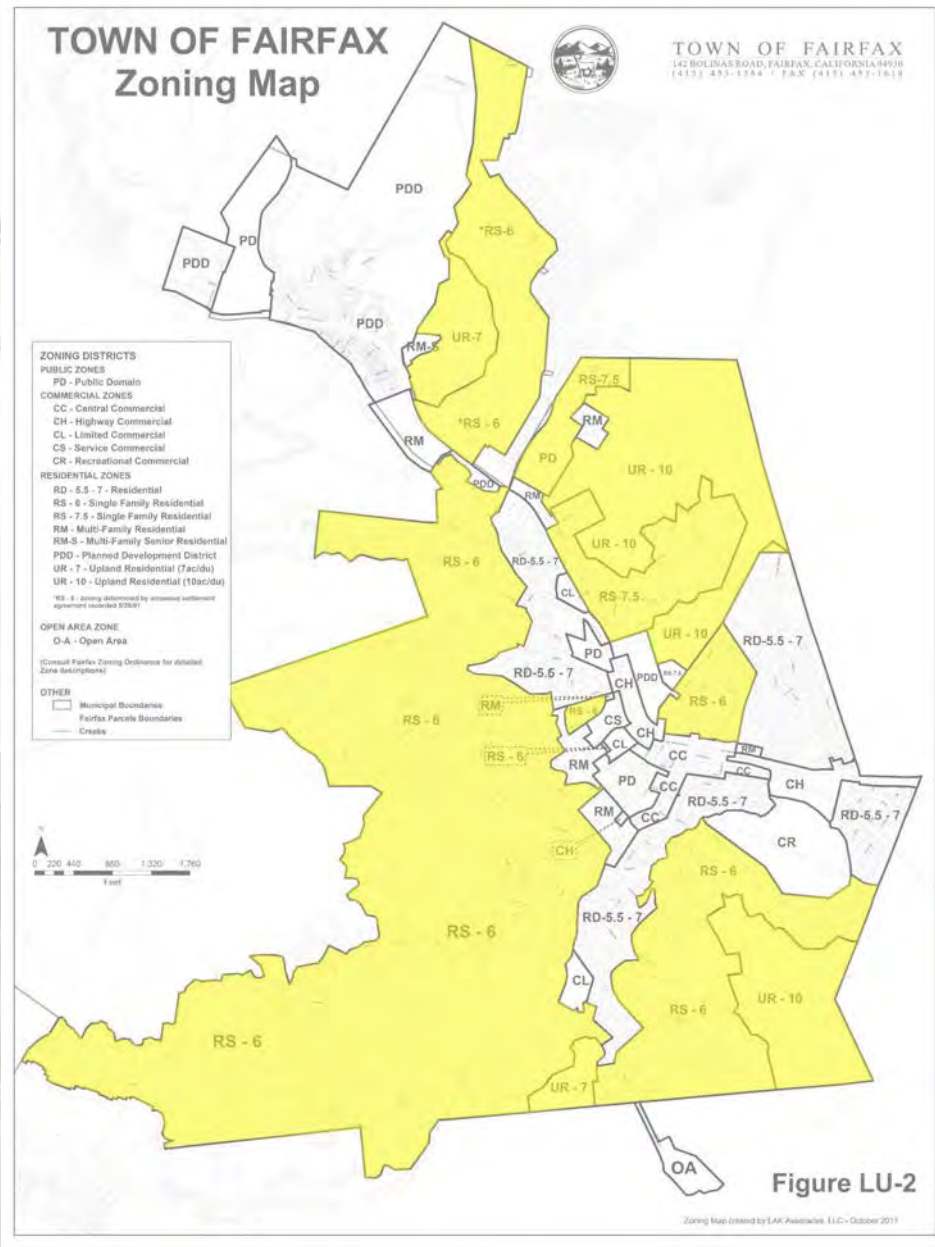
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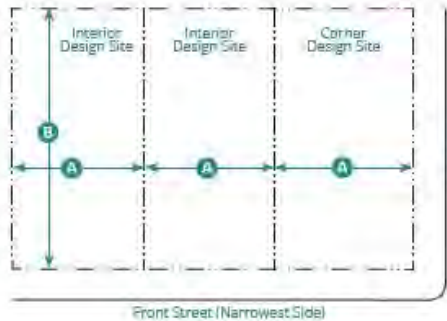


Draft ODDS Zones

- T3 SN Neighborhood
- T4 SN Multifamily Neighborhood
- T4 SMS Main Street Small



- Up to 2.5 Stories without Bonus; Up to **3 Stories with Bonus**
- House, Duplex Side-by-Side, Cottage Court, Fourplex, Townhouse, and Pocket Neighborhood



Key
 ---- ROW/ Design Site Line

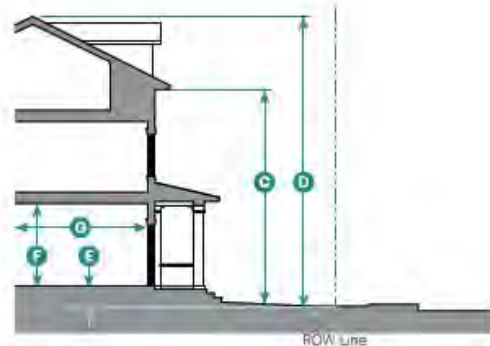
3. Building Types and Design Site Size

Allowed Building Types	Design Site ¹		Standards
	Width A	Depth B	
House-Scale			
Carriage House ²	N/A	N/A	x.06.040
House	50' min.	100' min.	x.06.050
Duplex Side-by-Side	50' min.	110' min.	x.06.060
Cottage Court	125' min.	130' min.	x.06.080
Fourplex	50' min.	110' min.	x.06.090
Neighborhood Townhouse	25' min. ³	100' min.	x.06.100
Pocket Neighborhood	170' min.;	260' min.;	x.06.120
	300' max.	500' max.	

Block-Scale
 None

Each design site shall have only one primary building type.
¹ Design sites of at least 3 acres or over 700' long or deep are required to include civic space and new street(s) per Chapter 10 (Specific to Large Sites).

²The Carriage House is not a primary building type.
³Represents one townhouse



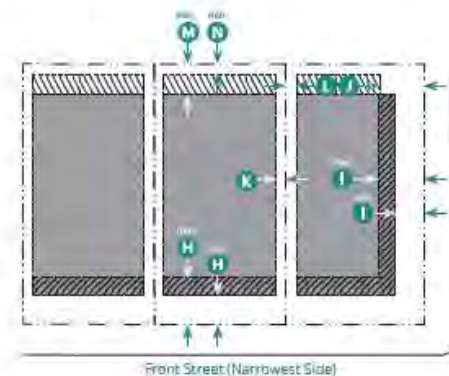
Key
 ---- ROW Line

4. Building Form

Height	Without Bonus	With Bonus
Primary Building⁴		
Stories	2.5 max.	3 max.
To Highest Eave/Parapet	22' max.	32' max. C
Overall	35' max.	35' max. D
Ground Floor Finish Level		E
Residential	6" min. ⁵	
Non-Residential	Not Allowed	
Ground Floor Ceiling		F
Residential	9' min.	
Non-Residential	Not Allowed	
Accessory Structure(s) ⁶	1 max.	

Footprint
 Max. Design Site Coverage See standards in Chapter 6 (Specific to Building Types)
 Depth, Ground-Floor Space 30' min.⁷ **G**

⁴ See Chapter 6 (Specific to Building Types) for refinements to massing and height standards.
⁵ Common entries may be set at grade in compliance with local and federal accessibility standards.
⁶ Shall be in compliance with Section x.xx.xxx (Jurisdiction Accessory Structure Standards)
⁷ For habitable/occupiable space only, except in the Cottage Court Building Type



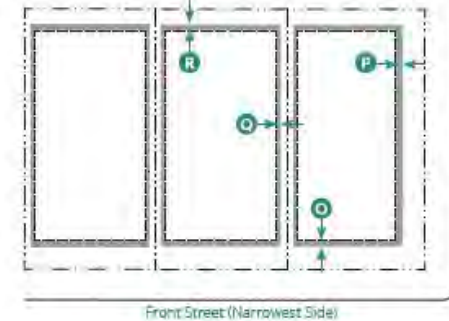
Key
 ---- ROW/ Design Site Line
 --- Building Setback Line
 ■ Buildable Area
 ▨ Acc. Structures Only
 ▩ Facade Zone

5. Building Placement

Setback (Distance from ROW/ Design Site Line) ⁸		
Front (Facade Zone)		
Interior Design Site	15' min.; 25' max.	H
Corner Design Site	15' min.; 25' max.	
Side Street (Facade Zone)		
Primary Building	10' min.; 20' max.	I
Accessory Structure(s)	20' min.	J
Side		
Primary Building	7' min.	K
Accessory Structure(s)	5' min.	L
Rear		
Primary Building	20' min.	M
Accessory Structure(s)	5' min.	N

Building Facade
Facade Zone Defined By Building **Front St.** **Side St.**
 Total length of facade required 60% min. 50% min.
 within or abutting the facade zone, exclusive of setbacks

Facade Design
 All building facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).
⁸ Design sites with slopes \geq 6% shall comply with Section x.05.050 (Slope Standards) and Section x.05.080 (Location of Bonus Height/Floor Area on Sloped Design Sites).



Key
 ---- ROW/ Design Site Line
 --- Setback Line
 ■ Encroachment Area

6. Encroachments

Encroachments into Minimum Setbacks

Encroachment Type	Front O	Side St. P	Side Q	Rear R
Architectural Features	4' max.	4' max.	3' max.	8' max.
Private Frontages	5' max.	2' max.	N/A	N/A
Patio Covers	X	X	3' max.	8' max.
Stairs/Ramps ⁹	4' max.	4' max.	3' max.	8' max.

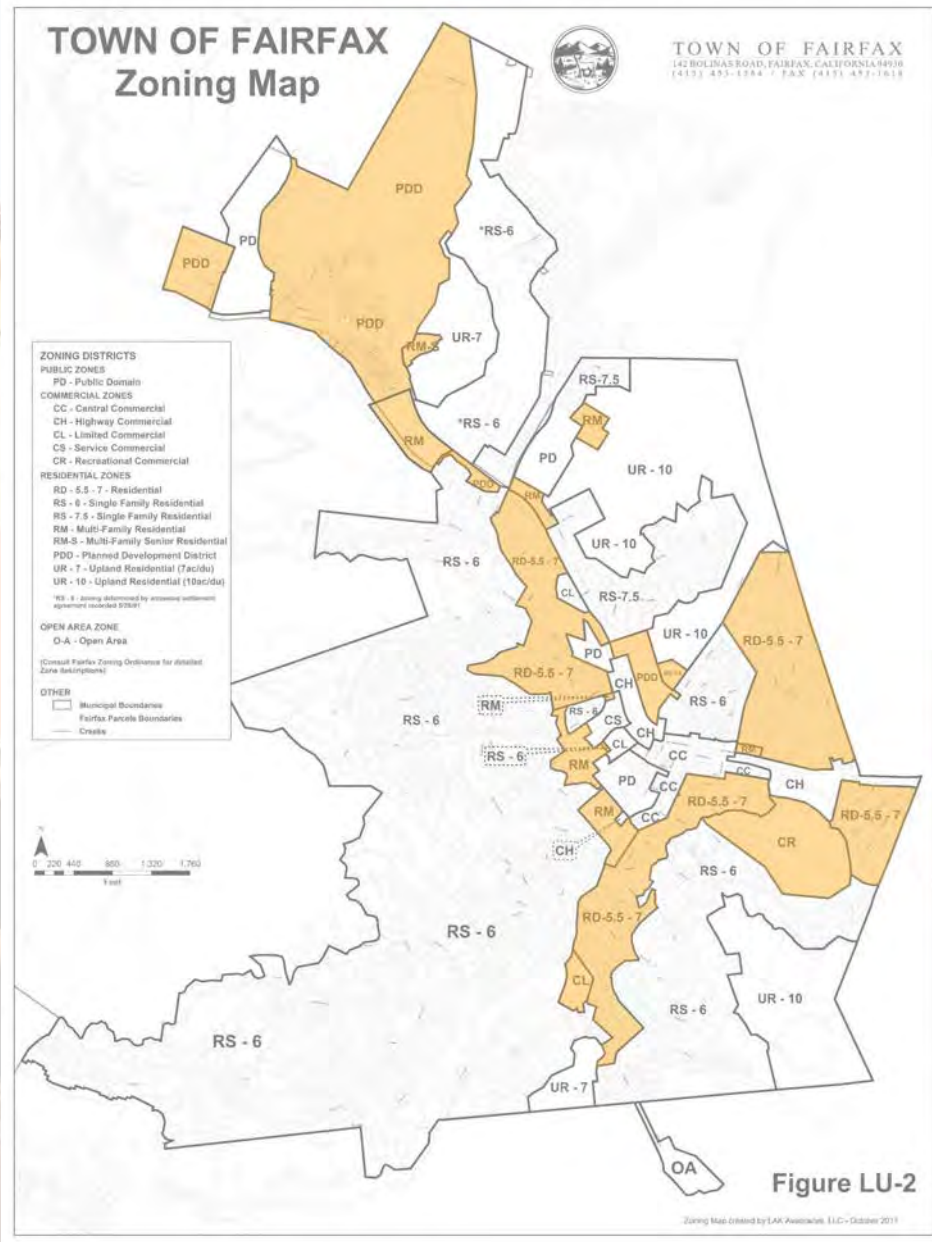
Ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.
 Fences, hedges, and other screen devices are allowed within setbacks as identified in Section x.05.020 (Screening).

⁹ Stairs that are part of a private frontage may encroach into the setback an additional 3' beyond the allowed encroachment of the private frontage but not into the public ROW.

Encroachments into Public Right of Ways (ROW)

Encroachments at grade not allowed within a street ROW, alley ROW, or across a design site line.
 Upper story encroachments on front and side street require 8' min. of vertical clearance.





Draft ODDS Zones



T3 SN Neighborhood



T4 SN Multifamily Neighborhood



T4 SMS Main Street Small

T4 Suburban Neighborhood.Small x.03.050



- Up to 2.5 Stories without Bonus; up to **3 Stories with Bonus**
- House, Duplex Stacked, Cottage Court, Fourplex, Neighborhood Townhouse, Neighborhood Courtyard, Pocket Neighborhood, and Multiplex



Key
 --- ROW/ Design Site Line

3. Building Types and Design Site Size

Allowed Building Types	Design Site ¹		Standards
	Width A	Depth B	
House-Scale			
Carriage House ²	N/A	N/A	x.06.040
House	50' min.	100' min.	x.06.050
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Fourplex	50' min.	110' min.	x.06.090
Neighborhood Townhouse	18' min. ³	100' min.	x.06.100
Neighborhood Courtyard	70' min. ⁴	150' min.	x.06.110
Pocket Neighborhood	170' min.; 300' max.	260' min.; 500' max.	x.06.120

Block-Scale

None

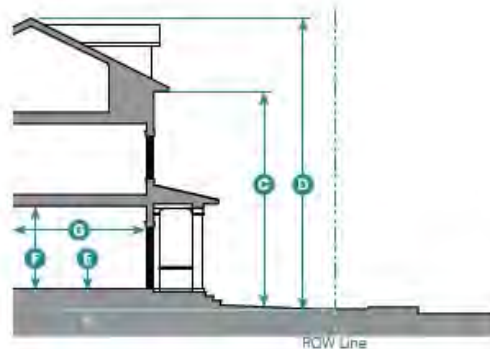
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² The Carriage House is not a primary building type.

³ Represents one townhouse

⁴ For an L-shaped building; 100' min. for a U-shaped building



Key
 --- ROW Line

4. Building Form

Height	Without Bonus	With Bonus
Primary Building^a		
Stories	2.5 max.	3 max.
To Highest Eave/Parapet	24' max.	34' max. C
Overall	40' max.	40' max. D
Ground Floor Finish Level		E
Residential	6' min. ^b	
Non-Residential	6' max.	
Ground Floor Ceiling		F
Residential	9' min.	
Non-Residential	12' min.	
Accessory Structure(s)^c	1 max.	

Footprint

Max. Design Site Coverage See standards in Chapter 6 (Specific to Building Types)

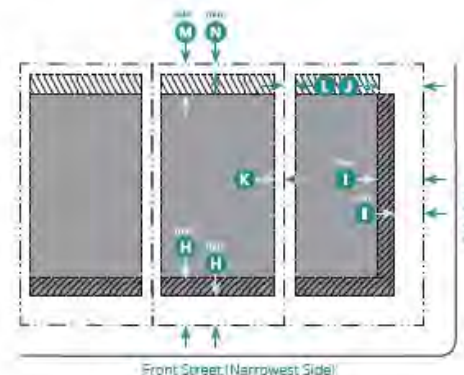
Depth, Ground-Floor Space 20' min.^d **G**

^a See Chapter 5 (Specific to Building Types) for refinements to massing and height standards.

^b Common entries may be set at grade in compliance with local and federal accessibility standards.

^c Shall be in compliance with Section x.xx.xxx (Jurisdiction Accessory Structure Standards)

^d For habitable/occupiable space only, except in the Cottage Court Building Type



Key
 --- ROW/ Design Site Line
 --- Building Setback Line
 ■ Buildable Area
 ■ Acc. Structures Only
 ■ Facade Zone

5. Building Placement

Setback (Distance from ROW/ Design Site Line)^a

Front (Facade Zone)		H
Interior Design Site	10' min.; 20' max.	
Corner Design Site	10' min.; 20' max.	

Side Street (Facade Zone)

Primary Building	10' min.; 20' max.	I
Accessory Structure(s)	20' min.	J

Side

Primary Building	7' min.	K
Accessory Structure(s)	5' min.	L

Rear

Primary Building	15' min.	M
Accessory Structure(s)	5' min.	N

Building Facade

Facade Zone Defined By Building	Front St.	Side St.
Total length of facade required within or abutting the facade zone, exclusive of setbacks	65% min.	55% min.

Facade Design

All building facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).

^a Design sites with slopes \geq 6% shall comply with Section x.05.050 (Slope Standards) and Section x.05.080 (Location of Bonus Height/Floor Area on Sloped Design Sites).



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 ■ Encroachment Area

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Private Frontages	4' max.	4' max.	N/A	N/A
Patio Covers	X	X	3' max.	5' max.
Stairs/Ramps ¹⁹	3' max.	3' max.	3' max.	5' max.

Ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

Fences, hedges, and other screen devices are allowed within setbacks as identified in Section x.05.020 (Screening).

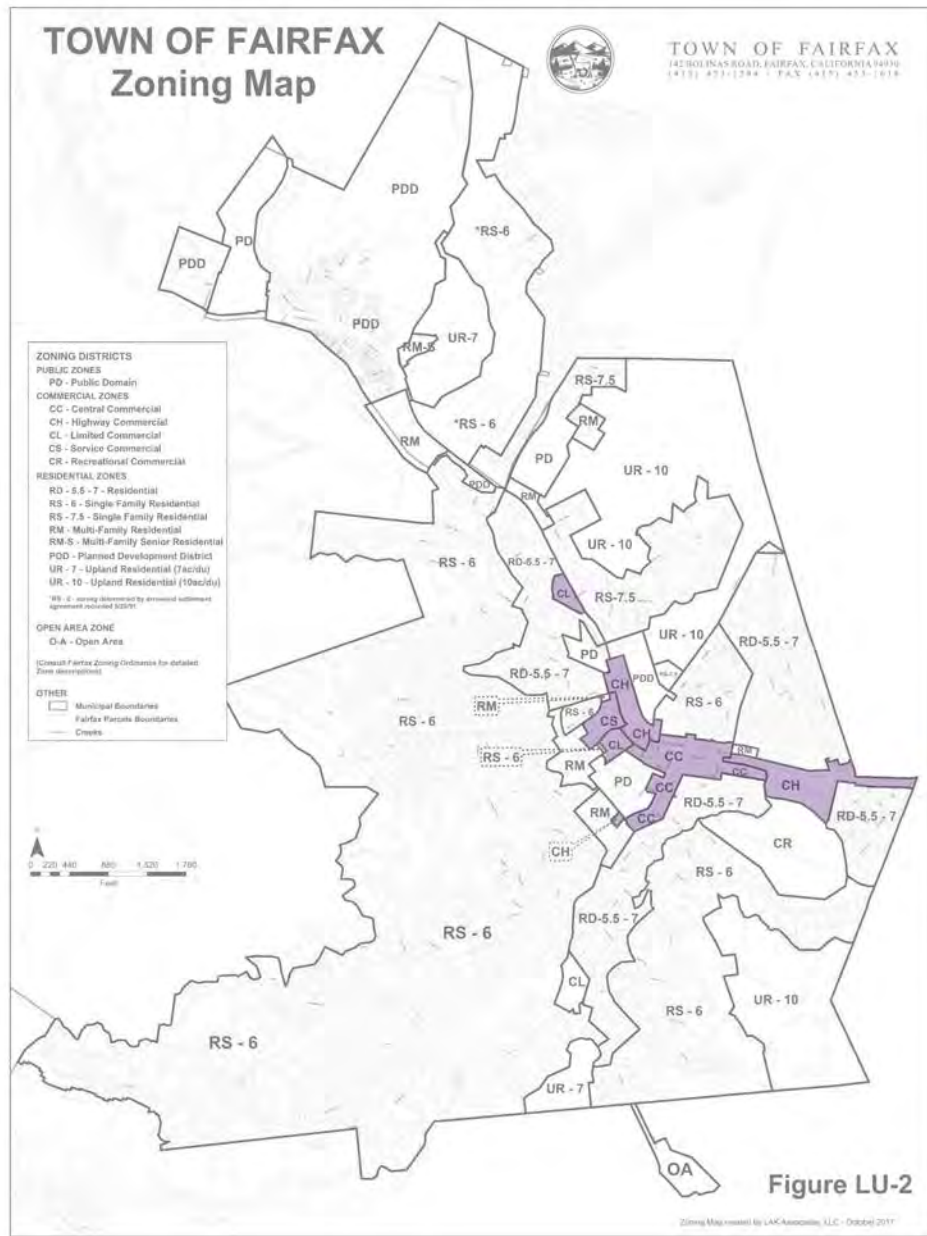
¹⁹ Stairs that are part of a private frontage may encroach into the setback an additional 3' beyond the allowed encroachment of the private frontage but not into the public ROW.

Encroachments into Public Right of Ways (ROW)

Encroachments at grade not allowed within a street ROW, alley ROW, or across a design site line.

Upper story encroachments on front and side street require 8' min. of vertical clearance.





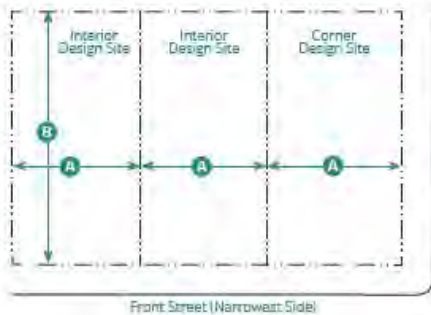
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- T4 SN Multifamily Neighborhood
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T4 Suburban Main Street.Small x.03.070



- Up to 2.5 Stories without Bonus; up to **3 Stories with Bonus**
- House, Neighborhood Townhouse, Neighborhood Courtyard, Multiplex, and Main Street Building



Side Street

Front Street (Narrowest Side)

Key

--- ROW/ Design Site Line

3. Building Types and Design Site Size

Allowed Building Types	Design Site ¹ Width A	Design Site ¹ Depth B	Standards
House-Scale			
Carriage House ²	N/A	N/A	x.06.040
House	50' min.	100' min.	x.06.050
Neighborhood Townhouse	18' min. ³	100' min.	x.06.100
Neighborhood Courtyard	70' min. ⁴	150' min.	x.06.110
Multiplex	60' min.	110' min.	x.06.130
Block-Scale			
Main Street Building	25' min.	100' min.	x.06.160

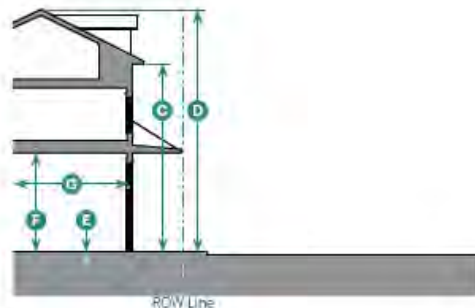
Each design site shall have only one primary building type.

¹ Design sites of at least 3 acres or over 700' long or deep are required to include civic space and new street(s) per Chapter 10 (Specific to Large Sites).

² The Carriage House is not a primary building type.

³ Represents one townhouse

⁴ For an L-shaped building; 100' min. for a U-shaped building



ROW Line

Key

--- ROW Line

4. Building Form

Height	Without Bonus	With Bonus	
Primary Building¹			
Stories	2.5 max.	3 max.	
To Highest Eave/Parapet	26' max.	36' max.	C
Overall	40' max.	40' max.	D
Ground Floor Finish Level			E
Residential	6" min. ^{6,7}		
Non-Residential	6" max.		
Ground Floor Ceiling	14' min.		F
Accessory Structure(s)⁴	1 max.		
Footprint			
Max. Design Site Coverage	See standards in Chapter 6 (Specific to Building Types)		
Depth, Ground-Floor Space	30' min. ⁸		G

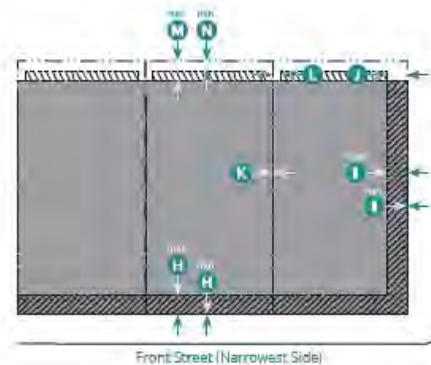
² See Chapter 6 (Specific to Building Types) for refinements to massing and height standards.

³ Common entries may be set at grade in compliance with local and federal accessibility standards.

⁴ Only on side street and at least 60' from front of design site

⁵ Shall be in compliance with Section x.xx.xxx (Jurisdiction Accessory Structure Standards)

⁶ For habitable/occupiable space only



Front Street (Narrowest Side)

Side Street

Key

--- ROW/ Design Site Line

--- Building Setback Line

Buildable Area

Acc. Structures Only

Facade Zone

5. Building Placement

Setback (Distance from ROW/ Design Site Line)¹⁰

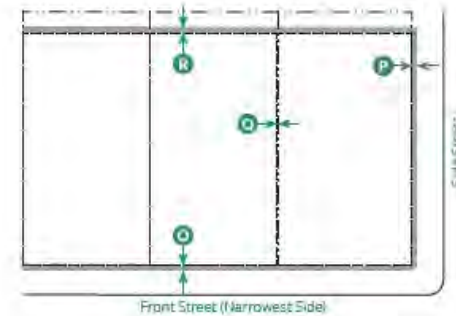
Front (Facade Zone)	Side Street (Facade Zone)	Side	Rear
Interior Design Site			
Corner Design Site			
Primary Building			
Accessory Structure(s)			
Primary Building			
Accessory Structure(s)			
Primary Building			
Accessory Structure(s)			

Building Facade

Facade Zone Defined By Building	Front St.	Side St.
Total length of facade required within or abutting the facade zone, exclusive of setbacks	65% min.	55% min.

Facade Design
All building facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).

¹⁰ Design sites with slopes $\geq 6\%$ shall comply with Section x.05.050 (Slope Standards) and Section x.05.080 (Location of Bonus Height/Floor Area on Sloped Design Sites).



Front Street (Narrowest Side)

Side Street

Key

--- ROW/ Design Site Line

--- Setback Line

Encroachment Area

6. Encroachments

Encroachments into Minimum Setbacks

Encroachment Type	Front	Side St.	Side	Rear
Architectural Features	3' max.	3' max.	X	5' max.
Private Frontages ¹¹	5' max.	5' max.	N/A	N/A
Patio Covers	X	X	X	5' max.
Stairs/Ramps ¹²	3' max.	3' max.	X	5' max.

Ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs. Fences, hedges, and other screen devices are allowed within setbacks as identified in Section x.05.020 (Screening).

¹¹ The Gallery Frontage Type (Section x.07.120) may encroach over the sidewalk to within 18" of the curb face.

¹² Stairs that are part of a private frontage may encroach into the setback an additional 3' beyond the allowed encroachment of the private frontage but not into the public ROW.

Encroachments into Public Right of Ways (ROW)

Encroachments at grade not allowed within a street ROW, alley ROW, or across a design site line.

Upper story encroachments on front and side street require 8' min. of vertical clearance.

Key X = Not Allowed N/A = Not Applicable



Residential Parking Requirements

Existing Fairfax Requirements

- (A) (1) Dwellings, including one-family and two-family dwellings, apartments and mobile homes:
- (a) Studio units without separate bedrooms: one space.
 - (b) One-bedroom units: two spaces.
 - (c) Two-bedroom units: two spaces.
 - (d) Units with three or more bedrooms: two spaces.

ODDS Residential Parking Requirements By Zone

T3 Suburban Neighborhood

7. Parking

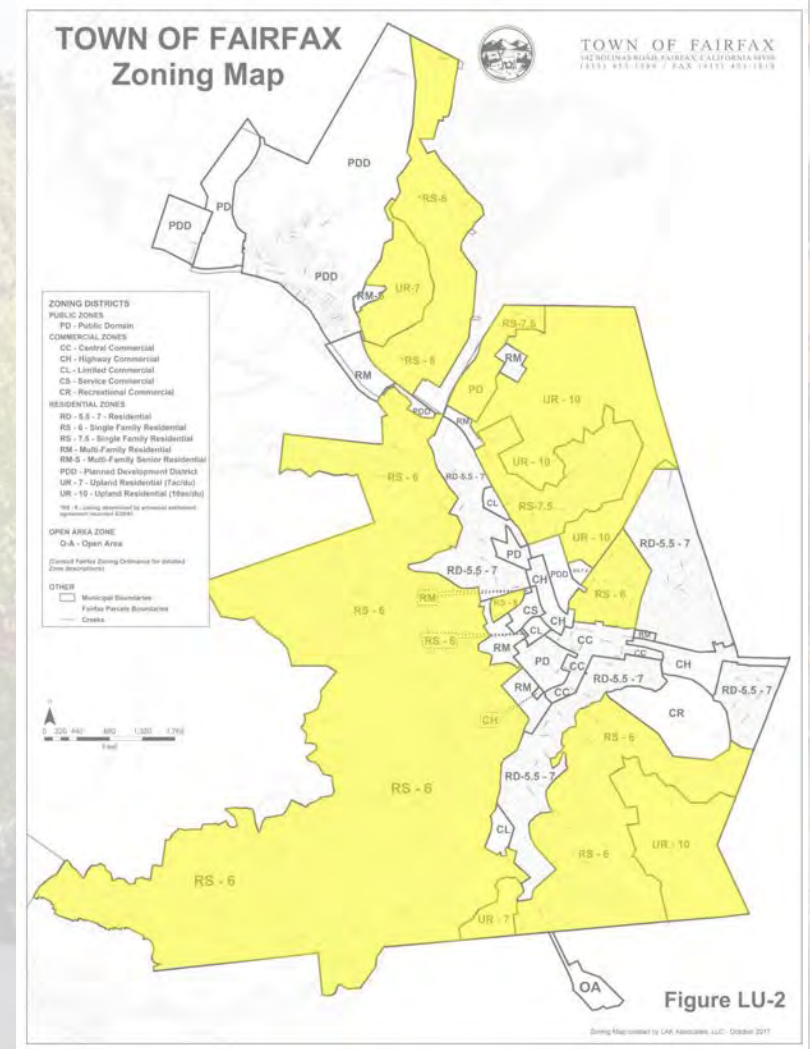
Use Type	Vehicular Spaces ¹⁰	Bicycle Spaces ¹¹
----------	--------------------------------	------------------------------

Residential Uses

Studio or 1 Bedroom	1 min. per unit	1 min. per unit
2 or More Bedrooms	1.5 min. per unit	2 min. per unit

Current Fairfax Residential Parking Requirements

- (A) (1) Dwellings, including one-family and two-family dwellings, apartments and mobile homes:
- (a) Studio units without separate bedrooms: one space.
 - (b) One-bedroom units: two spaces.
 - (c) Two-bedroom units: two spaces.
 - (d) Units with three or more bedrooms: two spaces.



ODDS Residential Parking Requirements By Zone

T4 Suburban Neighborhood

7. Parking

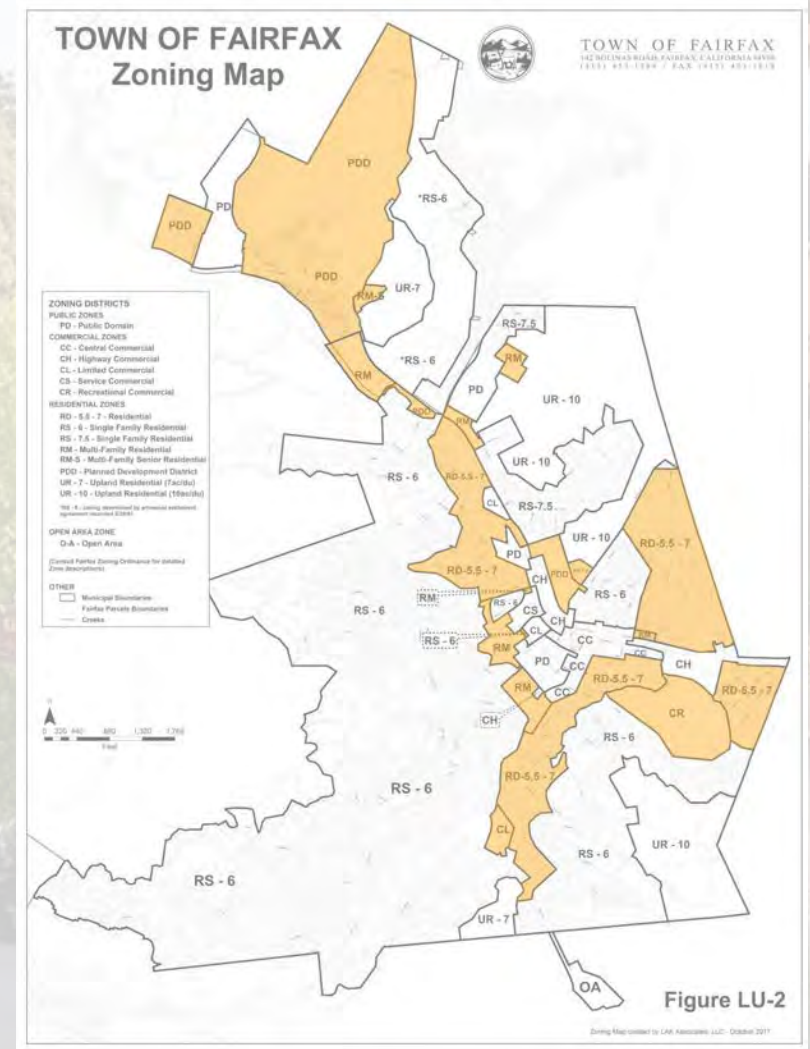
Use Type	Vehicular Spaces ¹⁰	Bicycle Spaces ¹¹
----------	--------------------------------	------------------------------

Residential Uses

Studio or 1 Bedroom	1 min. per unit	1 min. per unit
2 or More Bedrooms	1.5 min. per unit	2 min. per unit

Current Fairfax Residential Parking Requirements

- (A) (1) Dwellings, including one-family and two-family dwellings, apartments and mobile homes:
- (a) Studio units without separate bedrooms: one space.
 - (b) One-bedroom units: two spaces.
 - (c) Two-bedroom units: two spaces.
 - (d) Units with three or more bedrooms: two spaces.



ODDS Residential Parking Requirements By Zone

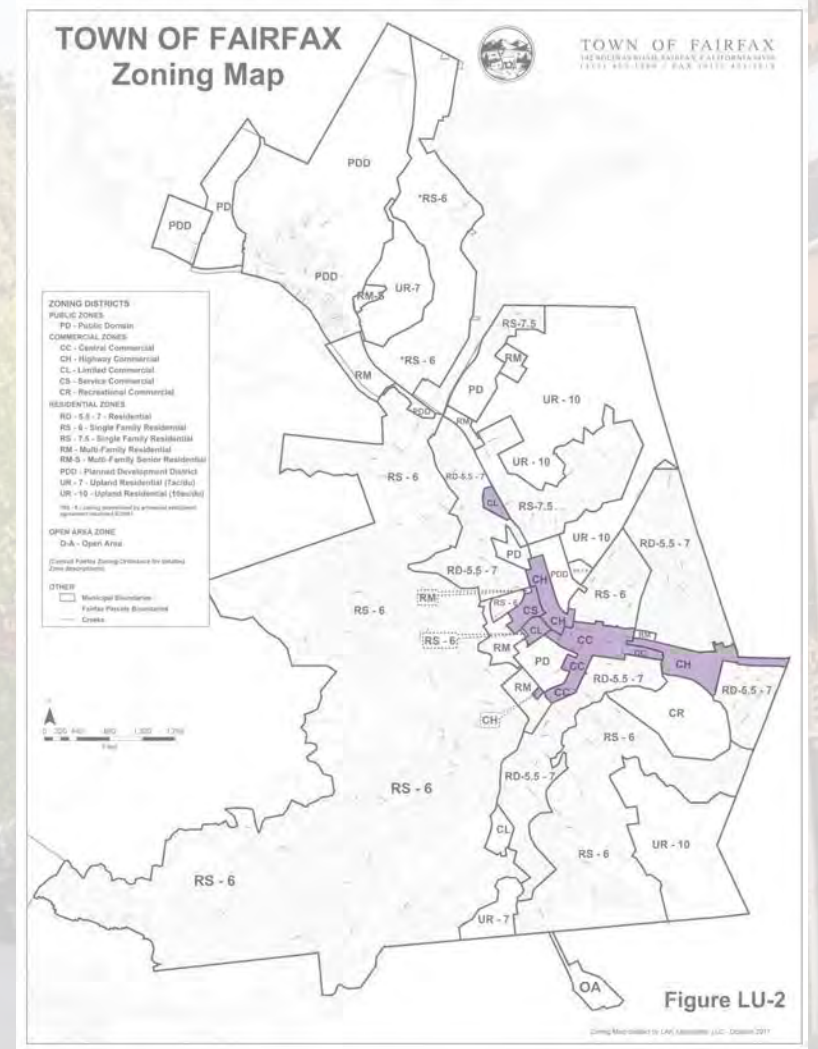
T4 Main Street Small

7. Parking

Use Type	Vehicular Spaces ¹³	Bicycle Spaces ¹⁴
Residential Uses		
Studio or 1 Bedroom	1 min. per unit	1 min. per unit
2 or More Bedrooms	1 min. per unit	2 min. per unit

Current Fairfax Residential Parking Requirements

- (A) (1) Dwellings, including one-family and two-family dwellings, apartments and mobile homes:
- (a) Studio units without separate bedrooms: one space.
 - (b) One-bedroom units: two spaces.
 - (c) Two-bedroom units: two spaces.
 - (d) Units with three or more bedrooms: two spaces.



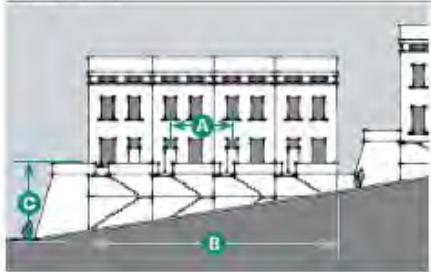
Other ODDS Residential Parking Provisions

C. Parking Costs Unbundled from the Cost of Other Goods and Services

- (1) **Residential Uses.** All off-street parking spaces accessory to residential uses in structures of four dwellings or more shall be leased or sold separately from the rental or purchase fees for dwellings for the life of the dwellings, such that potential renters or buyers have the option of renting or buying a residential unit at a price lower than would be the case if there were a single price for both the residential unit and the parking space. Renters or buyers of on-site inclusionary affordable units shall have an equal opportunity to rent or buy a parking space on the same terms and conditions as offered to renters or buyers of other dwellings.

Slopes and Bonus Application

Not Allowed. Grading that results in each new or modified building not following and reflecting the topography of the parcel or design sites, and that disconnects each building from the adjacent street and public realm:



Key

- Distance between building entries on slopes greater than 6% shall not exceed 50'. **A**
- Building footprint width does not step with slope. **B**
- Finished grade of terrace design site is more than 4 feet from the adjacent street/right-of-way. **C**



Figure x.05.050.1: Site Grading for Small-to-Medium Detached and Attached Building Forms

Allowed Site Grading. The following examples apply to the House, Duplex, Fourplex, Neighborhood Townhouse, Multiplex, and Neighborhood Courtyard Building Types.

Allowed. Grading that results in each new modified building stepping and reflecting the topography of the parcel or design sites, and that connects each building with the adjacent street and public realm.



Key

- Distance between building entries on slopes greater than 6% shall not exceed 50'. **A**
- Building footprint width is expressed to step with slope. **B**

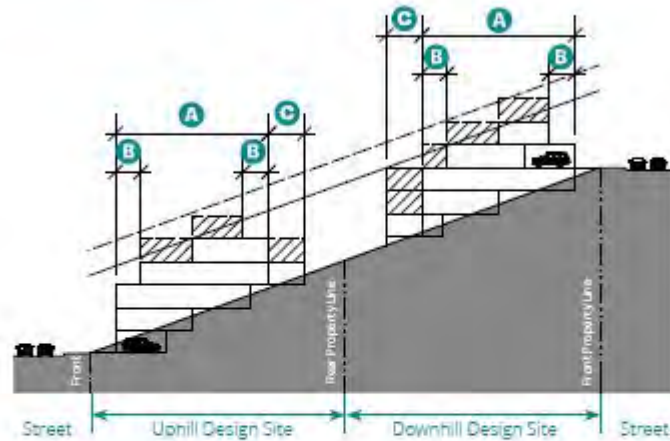


Not Allowed

Allowed

Slopes and Bonus Application

Figure x.05.080.1: Allowed Location of Bonus Height/Floor Area from Front to Rear of a Sloped Design Site

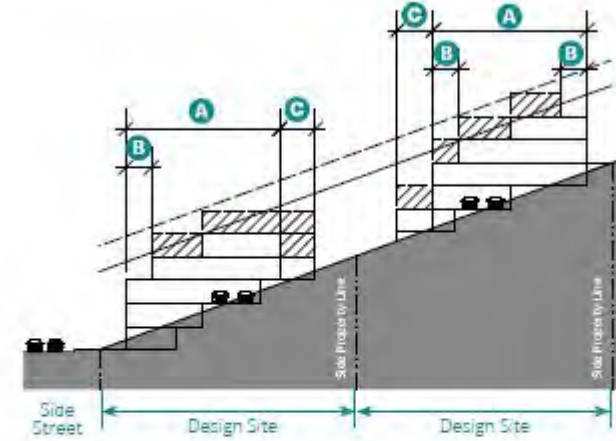


Key

- Max. Height Allowed by Zone
- - - Max. Bonus Height Allowed by Zone
- ▨ Allowed Locations of Bonus Height/Floor Area
- A** Max. Size Allowed for Main Body in Subsection 3 of the Building Type
- B** 10' min. Stepback (Front and Rear)
- C** Additional Story or Stories above Wing(s)

Front to Rear Slope

Figure x.05.080.2: Allowed Location of Bonus Height/Floor Area Across a Sloped Design Site



Key

- Max. Height Allowed by Zone
- - - Max. Bonus Height Allowed by Zone
- ▨ Allowed Locations of Bonus Height/Floor Area
- A** Max. Size Allowed for Main Body in Subsection 3 of the Building Type
- B** 10' min. Stepback (Sides)
- C** Additional Story or Stories above Wing(s)

Side Slope



Design Controls Approach: Unique to Fairfax

How can Standards ensure we don't get Standardized Architecture?

Focus developers and architects on a clear set of community form and craft-based design principles

Encourage creativity within the context of those design principles and quality assurances

Quality Design

+

Unique (not cookie cutter)



Rose Street



**Typologies and styles
can be blended to
create solutions that are
both inventive and
contextual.**

How does form and craftsmanship ensure compatibility with Larkspur?

Buildings with finer grain massing and articulation of the facade better harmonize with Larkspur's intimate scale

While preferences for architectural styles may change over time, appreciation for craftsmanship is constant.

Human Scale

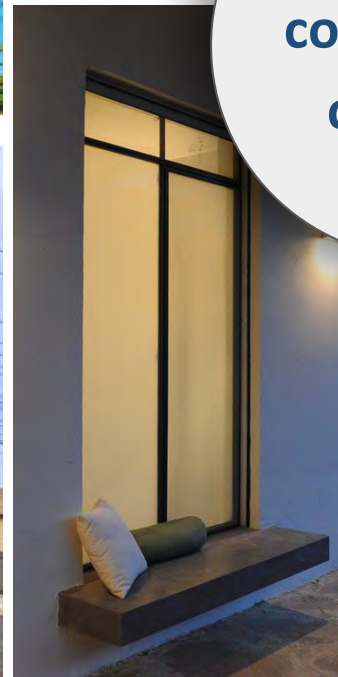
+

**Quality Detailing
and Materials**



Simplicity in form and materiality allows resources to be focused on quality materials and detailing, resulting in a more timeless architecture

Styles will continue to change!

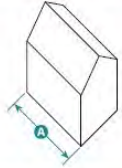


ODDS Modified for Flexibility and Focus on Craft, Massing, and Scale

7. Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 8 (Specific to Architectural Design) and the following standards.

Side Gable

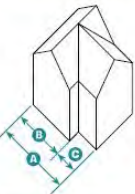


This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

Number of Bays Flexible **A**

Main Body Width Max. allowed by Subsection 3 of this building type

Gable L (2/3 + 1/3)



This massing type divides the facade into three equal parts, 1 part projecting and 2/3 as a wing. The roof is sloped with a gable at the projecting 1/3.

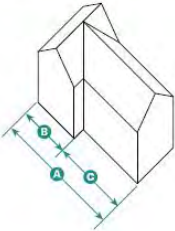
Number of Bays 3-6 bays **A**

Main Body Width Max. allowed by Subsection 3 of this building type

Massing Proportions 2/3 **B**

1/3 **C**

Gable L (2/5 + 3/5)



This massing type divides the facade into five equal parts, with two parts projecting and three parts set back to create a shallow forecourt. The roof is sloped with gables at the projecting two parts.

Number of Bays 5 bays **A**

Main Body Width Max. allowed by Subsection 3 of this building type

Massing Proportions 2/5 **B**

3/5 **C**

Sections:

x.06.010	Purpose
x.06.020	Building Types
x.06.030	Overview of Building Types
x.06.040	Carriage House
x.06.050	House
x.06.060	Duplex Side-by-Side
x.06.070	Duplex Stacked
x.06.080	Cottage Court
x.06.090	Fourplex
x.06.100	Neighborhood Townhouse
x.06.110	Neighborhood Courtyard
x.06.120	Pocket Neighborhood
x.06.130	Multiplex
x.06.140	Core Townhouse
x.06.150	Core Courtyard
x.06.160	Main Street Building

Impossible to include all relevant typologies!!

Focus on Quality, Human Scale

Avoid Labels / Styles

Benefits:

- Eliminate extensive guideline repetition
- Eliminate typologies not relevant to private sector
- Focus conversation on design qualities vs. what to call it
- Allows new ideas about unit types into development (ex.: Shop Houses)
- Typologies and Styles can be mixed within a single project
- Flexibility to adapt to market forces without continually modifying guidelines

Example of How Site Planning Can be Controlled without Typologies

Group Site Plan options by zones

Alely access required if alely exists

Side Street

Front Street

Key

- ROW/ Design Site Line
- Building Setback Line
- Carriage House
- Primary Building Type

3. Building Size and Massing

Height	2.5 max. ¹
Stories	2.5 max. ¹
Main Body ²	
Area	800 sf max. A
Depth	24' max. B
Separation from Primary Building ³	10' min. B

¹ Includes garage story

² In compliance with the setbacks of the zone

³ A Carriage House may be connected to the primary building by an uninhabitable space including, but not limited to, a breezeway.

Key

- ROW/ Design Site Line
- Building Setback Line
- Frontage

4. Pedestrian Access

The main entrance shall not be through a garage.

5. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Subsection 7 of the zone. **C**

Parking may be covered, uncovered, or in a garage.

6. Open Space

Private Open Space

Not required

Alely access required if alely exists

Side Street

Front Street

Key

- ROW/ Design Site Line
- Building Setback Line
- Building
- Frontage
- Outline of Building above

3. Building Size and Massing

	T4SMS.S	T4CMS	T5CMS
Height	2.5 max.	3.5 max.	5 max.
Stories	2.5 max.	3.5 max.	5 max.
Main Body ²			
Width	100 max.	150 max.	200 max. A
Depth	90 max.	120 max.	280 max. B
Wing(s)	Not Allowed		
Facades	shall be designed in compliance with Chapter 8 (Specific to Architectural Design).		

¹ In compliance with Subsection 5 of the zone

4. Pedestrian Access

Distance between Entries to Ground Floor Shops 50' max.

Upper floor units shall be accessed by a common entry **C** along the front street.

Ground floor shops shall have individual entries along the adjacent street. **D**

Ground floor units allowed along side street at least 60' from front of design site.

On corner design sites, units in a wing or accessory structure may enter from the side street. **E**

5. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Subsection 7 of the zone. **F**

Parking may be covered, uncovered, or in a garage.

6. Open Space

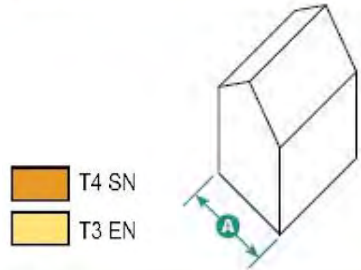
Common or private open space is not required.

Example of How Massing Can be Controlled without Typologies

7. Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 8 (Specific to Architectural Design) and the following standards.

Front Gable

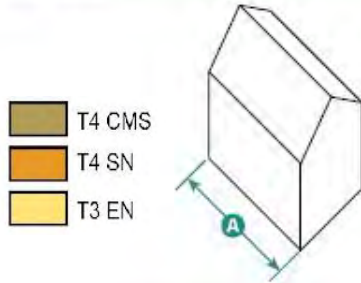


- T4 SN
- T3 EN

This massing type is a simple rectilinear form that is deeper than it is long. The roof is sloped and may be either hipped or gabled.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

Side Gable

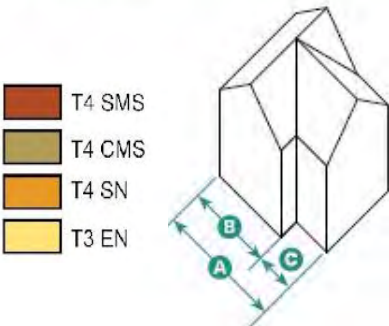


- T4 CMS
- T4 SN
- T3 EN

This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

Gable L (2/3 + 1/3)



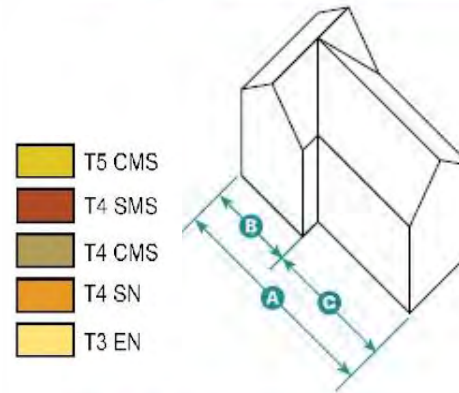
- T4 SMS
- T4 CMS
- T4 SN
- T3 EN

This massing type divides the facade into three equal parts, 1 part projecting and 2/3 as a wing. The roof is sloped with a gable at the projecting 1/3.

Number of Bays	3 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/3	B
	1/3	C

7. Massing Composition (Continued)

Gable L (2/5 + 3/5)

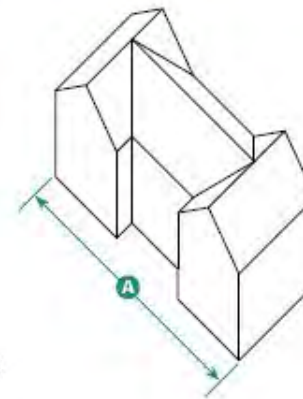


- T5 CMS
- T4 SMS
- T4 CMS
- T4 SN
- T3 EN

This massing type divides the facade into five equal parts, with two parts projecting and three parts set back to create a shallow forecourt. The roof is sloped with gables at the projecting two parts.

Number of Bays	3-6 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/5	B
	3/5	C

Twin Gable



- T5 CMS
- T4 SMS
- T4 CMS
- T4 SN
- T3 EN

This massing type divides the facade into three parts, with the middle part set back slightly to create a shallow open space. The roof is sloped and may be either hipped or gabled.

Number of Bays	3-6 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

Chapter 8: Focus on Core Architectural Elements, not styles

Remove:

- Description of style
- Typical style characteristics
- Specific architectural detailing

Focus on Basic Elements, Quality and Function:

- Base: Durable Materials
- Wall: Quality and changes of Materials
- Roof Slopes: Min and Max
- Eaves: Materials, Min extension
- Parapet: Screening Mechanical Units
- Windows: Material Quality
- Porch and Balcony: Dimensions for function
- Clear Prohibitions: Ex. Vinyl windows, doors, T-11 siding

Steer away
from
cheapness

Chapter 8: Eliminate restrictions that are too narrow, Focus on quality instead.

Too Restrictive:

5 styles,
73 pages!
Too narrow and
too restrictive!

Specific to Architectural Design

5. Building Roof

Building Roof Standards	Sloped Roof	Flat Roof
Applicable Subsections		
Subsection 6 (Rake)	A	N/A
Subsection 7 (Eave)	A	N/A
Subsection 8 (Parapet)	N/A	A
Form		
Pitch	4:12 min.; 10:12 max.	N/A

6. Rake

Height		
Bracket Bracing Member	4" min.	C
Horizontal Projection		
Projection to Fascia	18" min.; 30" max.	D
Bracket Projection Beyond Fascia	No min.; 10" max.	E

See Subsection 7 (Eave) for height standards.

Key: A = Applicable, N/A = Not Applicable

February 17, 2021

Specific to Architectural Design

8. Parapet

Canopy		
Parapet may include canopy.		
Eave Height	6" min.	I
Horizontal Projection ¹	30" min.	J
Required Support Elements	Brackets.	
Bracket Width	4" min.	K
Roof Pitch	3:12 min.	L
Crenellation		
Parapet shall be crenellated.		
Crenel Height	10" min.	M
Width, from Center Line	10" min.	N
Crenel may not occur at building corner or end bays.		

¹ Horizontal projection includes gutter.

February 17, 2021

Specific to Architectural Design

Only one example!

Parapet Section

Parapet Elevation

Signage

x.09.050 Projecting Sign



Example of a Projecting Sign



Example of a Projecting Sign

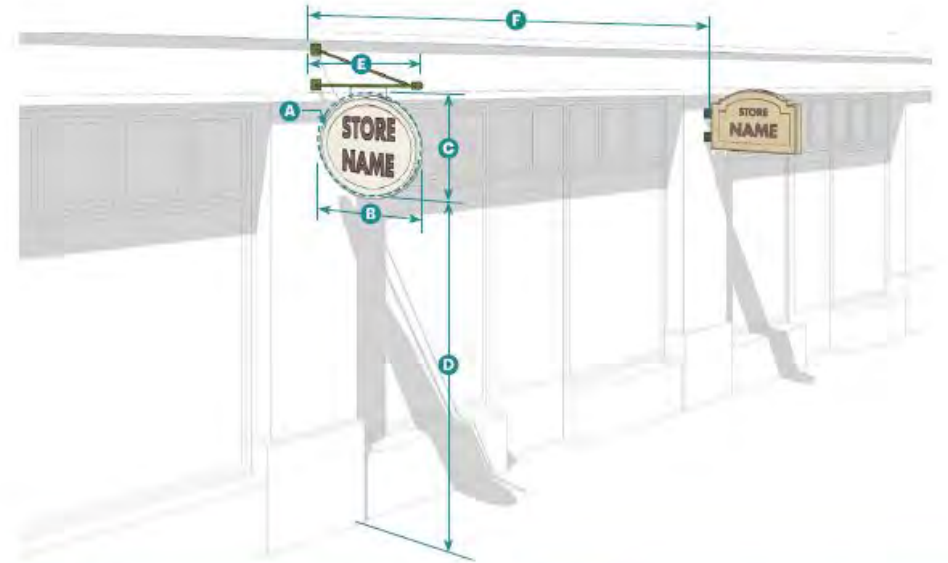


Examples of a Projecting Sign

A. Description

This sign is mounted perpendicular to a building's facade, by decorative brackets that may allow the sign to swing slightly; small in size. This type is pedestrian scaled and intended to be read along the sidewalk.

Synonyms: Blade Sign, Bracket Sign



B. Sign Size

Signable Area	6 sf per side, max.; 12 sf total, max.	A
Width	36" max.	B
Height	36" max.	C
Thickness	4" max.	

C. Location

Clear Height	8' min.	D
Projection	4' max.	E
Distance between Signs	10' max.	F

D. Miscellaneous

Neon is not allowed.

General Note: Photos on this page are illustrative, not regulatory.

Signage



Example of a Wall Sign integrated with the architecture



Example of Wall Sign



Example of Wall Sign

1. Description

This sign is flat against the facade, consisting of individual cut letters applied to a panel mounted directly to the building or painted directly on the wall surface. This type is pedestrian scaled when on the ground floor. This type is placed above shopfronts and runs horizontally along the 'expression line', entablature of traditional buildings, decorative cornice, or sign band at the top of the building.



2. Sign Size

Signable Area	1 sf per linear foot of shopfront; width up to 80 sf max.	A
Signable Width	Shopfront width, max.	B
Signable Height	12" min.; 3' max.	C
Lettering/Image Width	75% of signable width, max.	D
Lettering/Image Height	75% of signable height or 18" max. (whichever is lesser)	E

3. Location

Projection	8" max.
Sign shall not project beyond the cornice.	

4. Miscellaneous

Internal illumination is not allowed.	
Neon is not allowed.	

General Note: Photos on this page are illustrative, not regulatory.

Current Fairfax Signage Code is Not Objective

CA > Fairfax > Fairfax, CA Municip... > § 17.064.140 DESIGN CRITERIA.

2012)

§ 17.064.140 DESIGN CRITERIA.

(A) All permanent signs must conform to the following criteria:

- (1) The sign must meet the purpose and intent of § [17.064.010](#) of this chapter.
- (2) The sign may not be garish, excessively brilliant or otherwise inappropriate to the character or plans of the town.
- (3) The sign must be architecturally a part of the design of the building rather than a feature independent of and in conflict with the design of the building.
- (4) The color and material of any sign shall be compatible with the color and material of any wall on which a sign is painted or to which the sign is attached.
- (5) The sign must be designed and installed in such a manner as to ensure adequate security and stabilization to minimize or eliminate risk of injury to persons and property.

Commercial requirements can be discretionary

How Should Fairfax Handle Sign Code?

Include in ODDS

OR

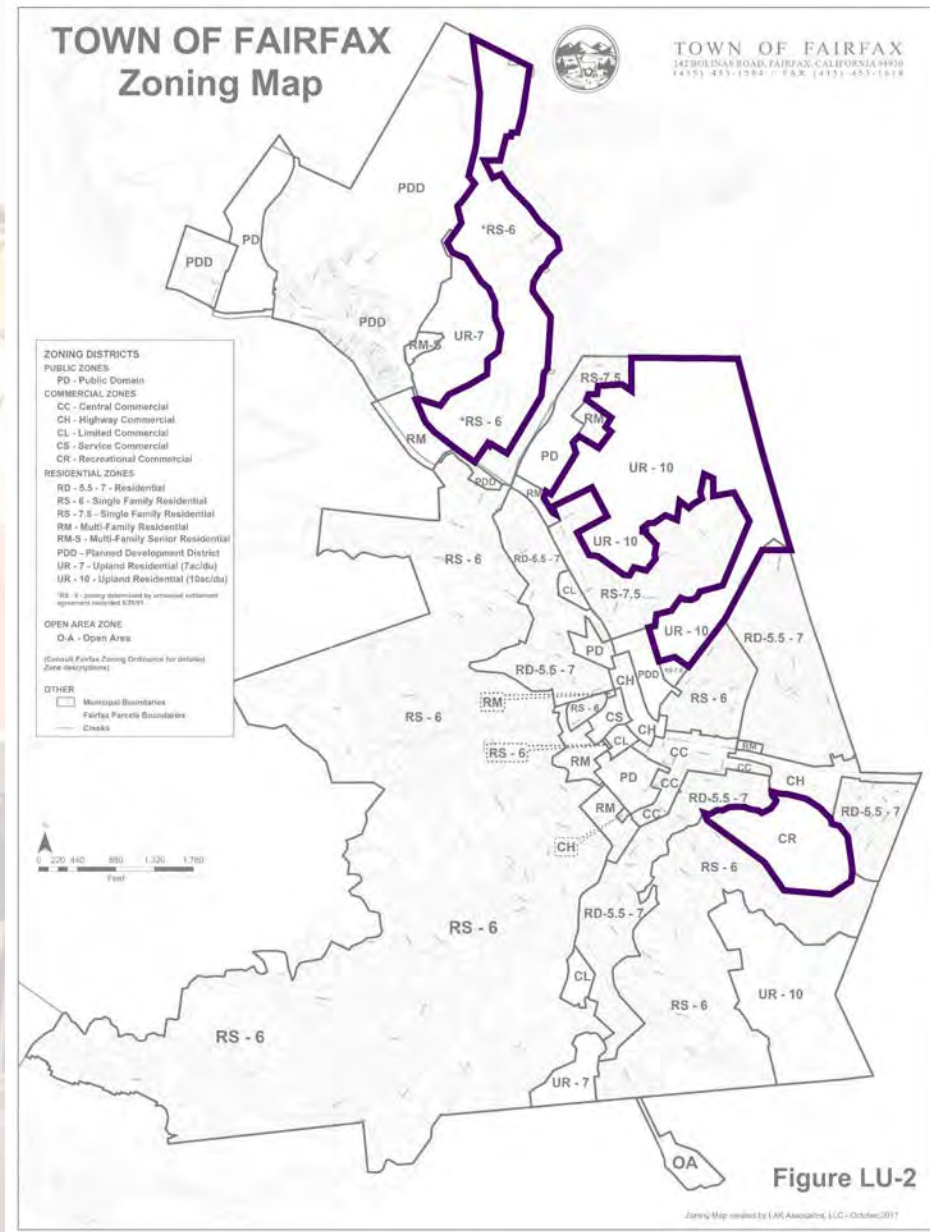
Omit the Section

Creates a conflict with existing Fairfax signage code

Existing Fairfax signage code remains controlling document

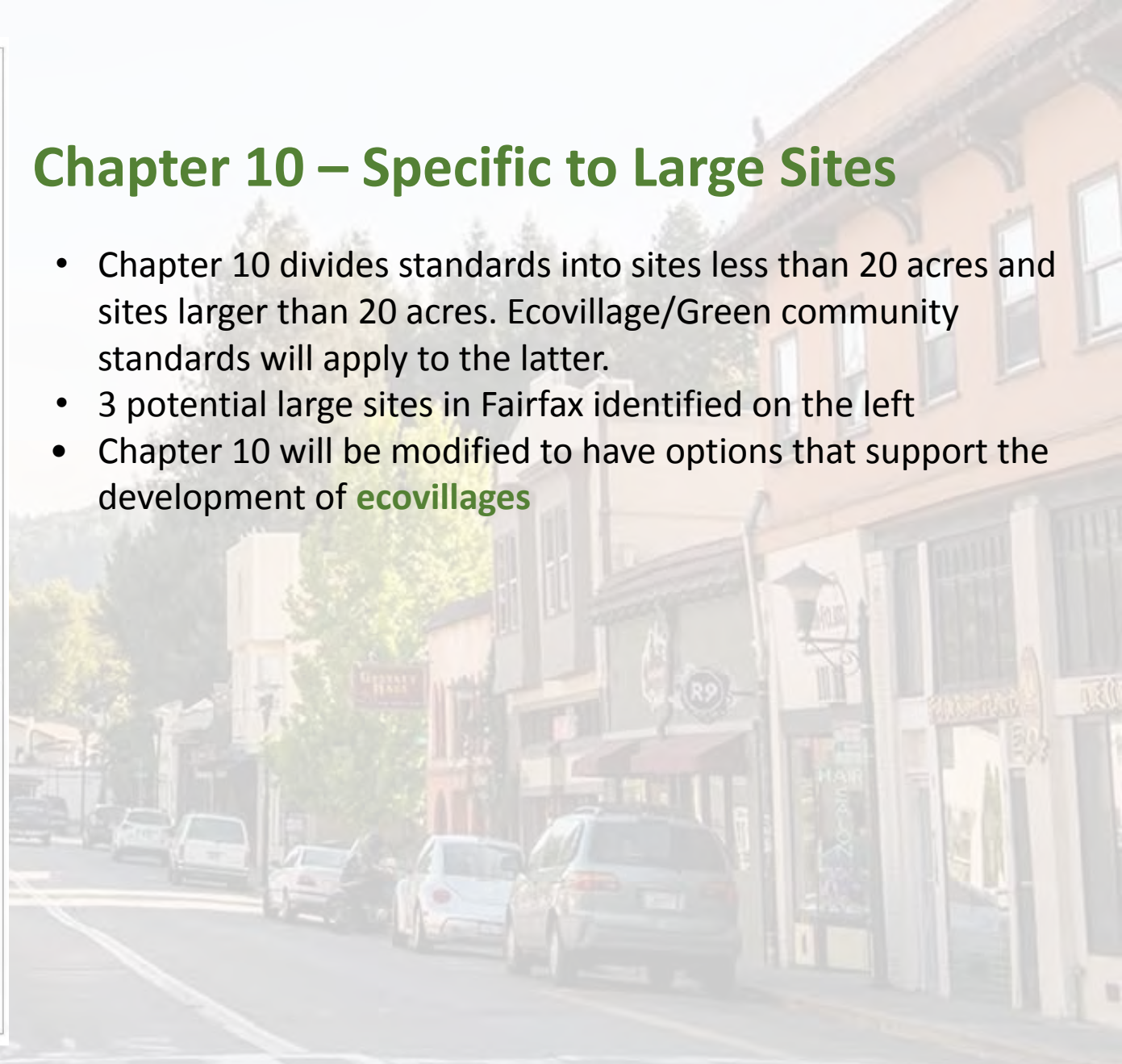
OR

Replace existing signage code with ODDS sign code and expand as needed for any other unique commercial conditions



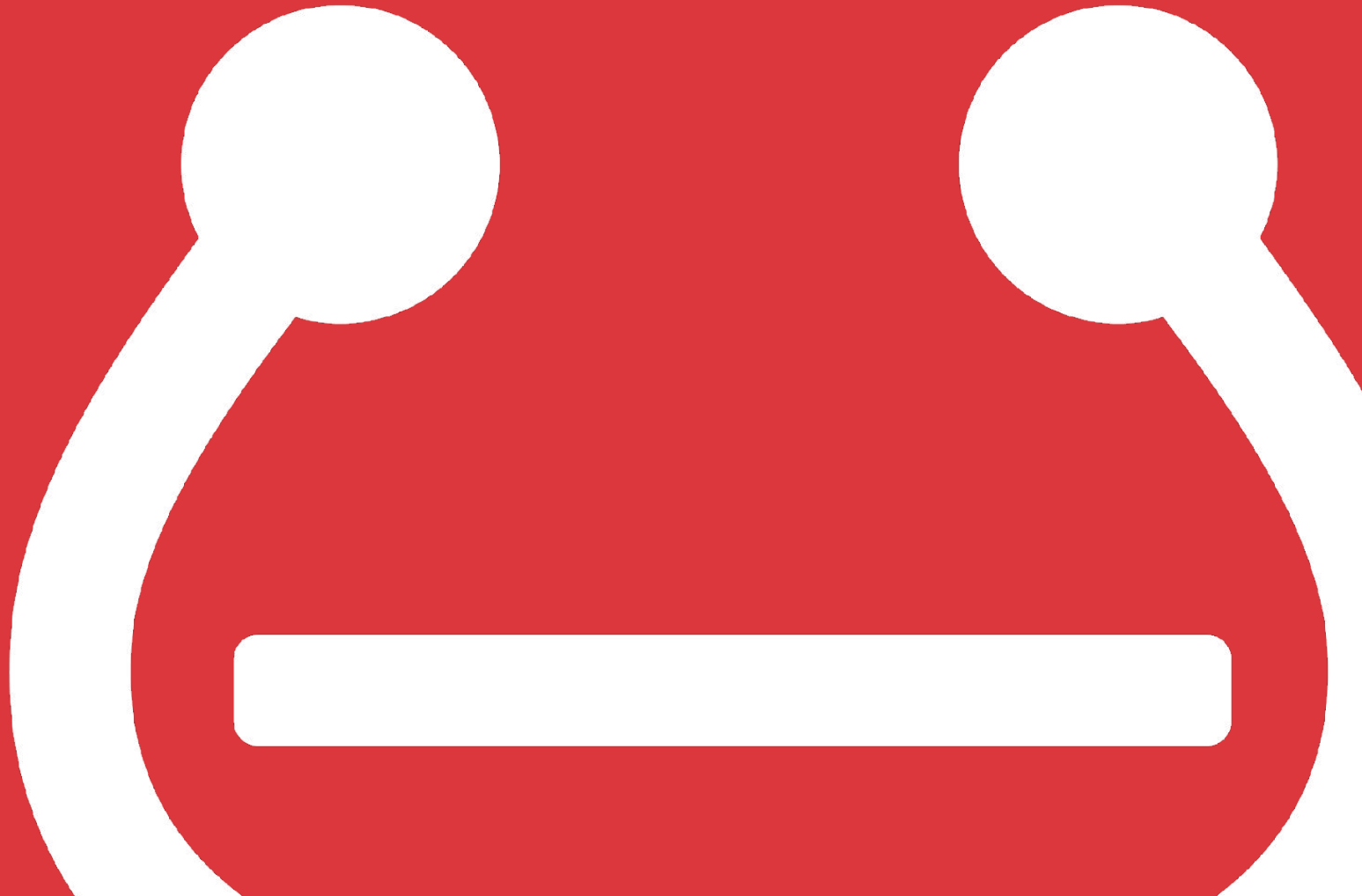
Chapter 10 – Specific to Large Sites

- Chapter 10 divides standards into sites less than 20 acres and sites larger than 20 acres. Ecovillage/Green community standards will apply to the latter.
- 3 potential large sites in Fairfax identified on the left
- Chapter 10 will be modified to have options that support the development of **ecovillages**



Clustered Housing on Large Sites

Schemata Workshop





EcoVillage – Ithaca, NY



Groundswell Cohousing – Chilliwack, B.C.



Earthsong Eco-Neighborhood – New Zealand



Lopez Island Community Land Trust - WA



Developments on Topography – Hillside Community, MA



Developments on Topography

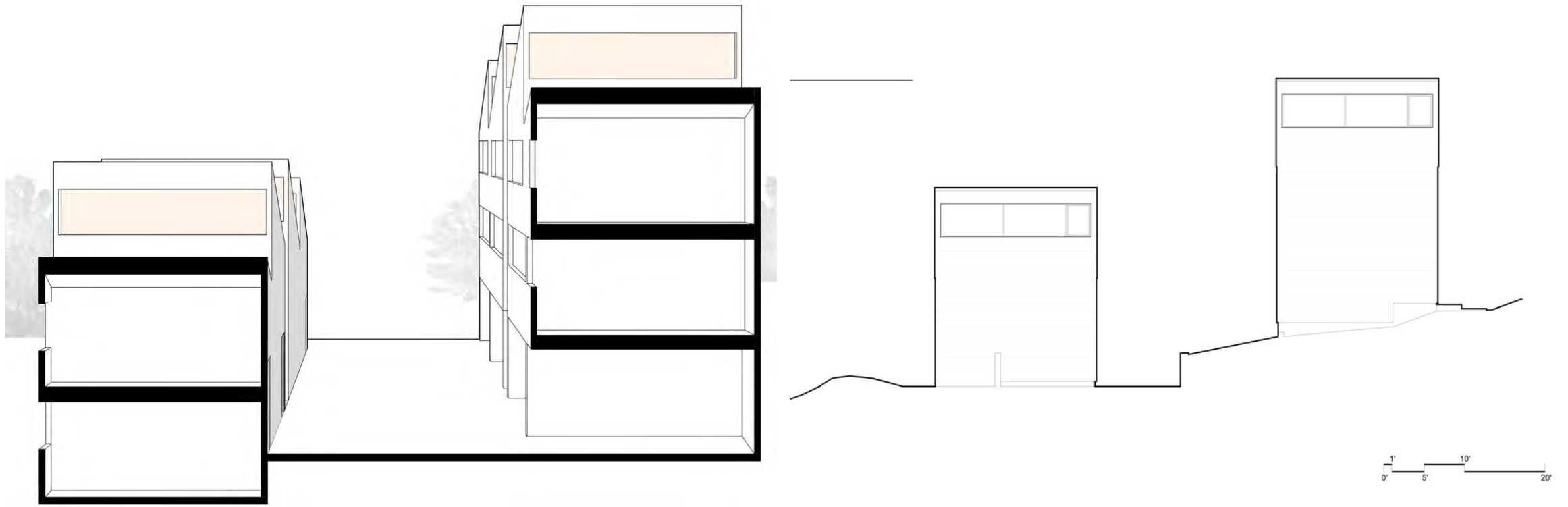


diagram of sawtooths



Developments on Topography



Developments on Topography



Developments on Topography - Boulders

Condition 1 : Hilly Landscape



Condition 2 : Rural Landscape



Questions

1. Do the zone designations make sense?
2. Do you agree with the approach of removing specific architectural typologies and styles from ODDS?
3. Does moving the signage design guidelines out of the residential ODDS make sense?
4. Provisions for open space for agricultural use?
5. What incentives do we want to offer to make this option attractive to developers?
6. What characteristics of the different zones should apply to the large sites?
Should there be style/form requirements?



Thank You!

Tentative Town of Fairfax Housing Element Update Project Timeline and Next Steps, as of August 25, 2022

1. **Town Council Housing Element Sub-Committee – August 9th** [Vice Mayor Cutrano appointed by the Town Council at a Special Town Council meeting to fill the seat of Councilmember Renee Goddard who requested to step down, given her term would expire well before the expected end of the project. Councilmember Barbara Coler and Vice Mayor Cutrano are the current Housing Element Subcommittee members to work with the Project Consultant Team and staff on facilitating moving this project forward to its timely completion]

2. **CEQA Environmental Impact Report (EIR) Notice of Preparation (NOP) Scoping Meeting – September 13th** [The 30-day review period for the NOP is to begin approximately August 26th, to include a project description with map and table of sites and a project environmental Initial study. Scoping meeting is scheduled to be September 13th. The Scoping meeting will be recorded and available on the project website]

3. **Planning Commission Working Session – Aug 31st** [Graphic Presentation of Zoning in relation to ODDS (Objective Design and Development Standards) and identified Housing Sites]

4. **Community Meeting #2 (In-person) – September 10th** [Public outreach as part of Affirmatively Furthering Fair Housing (AFFH) to be held 2:00 – 4:00 p.m. at the Fairfax Pavilion]

5. **Council Sub-Committee Meeting – the week of Sept 20th** [Administrative Draft will be forwarded to the Committee members by September 19th for review. Review of Administrative Draft Housing Element (HE) to then release the public review draft HE tentatively the last week of September for the required 30-day local public review and comment period]

6. **Planning Commission Meeting – September 28th** [Request recommendation on ODDS]

7. **Town Council/Community Meeting #3 regarding draft HE – October 5th or October 19th** [This community meeting will be part of a Town Council meeting either on October 5th or at a Special Town Council meeting on October 19th. The intent of the meeting is to provide an opportunity for an overview of the recently released local public review draft Housing Element and invite questions from and provide answers to (Q&A) public members. The Housing Element team will be available by Zoom for this evening meeting (A Transcript from this meeting will be available online and part of the record going to the State Department of Housing and Community Development (HCD) for its 90-day review)]

8. **Housing Element Subcommittee Meeting – early November** [Review comments received on the draft Housing Element and responses prepared by the Consultant Team and staff to be forwarded to HCD]

9. **Town Council Meeting – November 16th** [Receive report/overview of comments and responses being forwarded to HCD for its 90-day review of the Town's draft Housing Element]

10. **Draft Housing Element with comments and responses submitted to HCD – tentatively, November 17th**

11. **Town Council Meeting – Dec 7th** [Review materials for Zoning & ODDS]

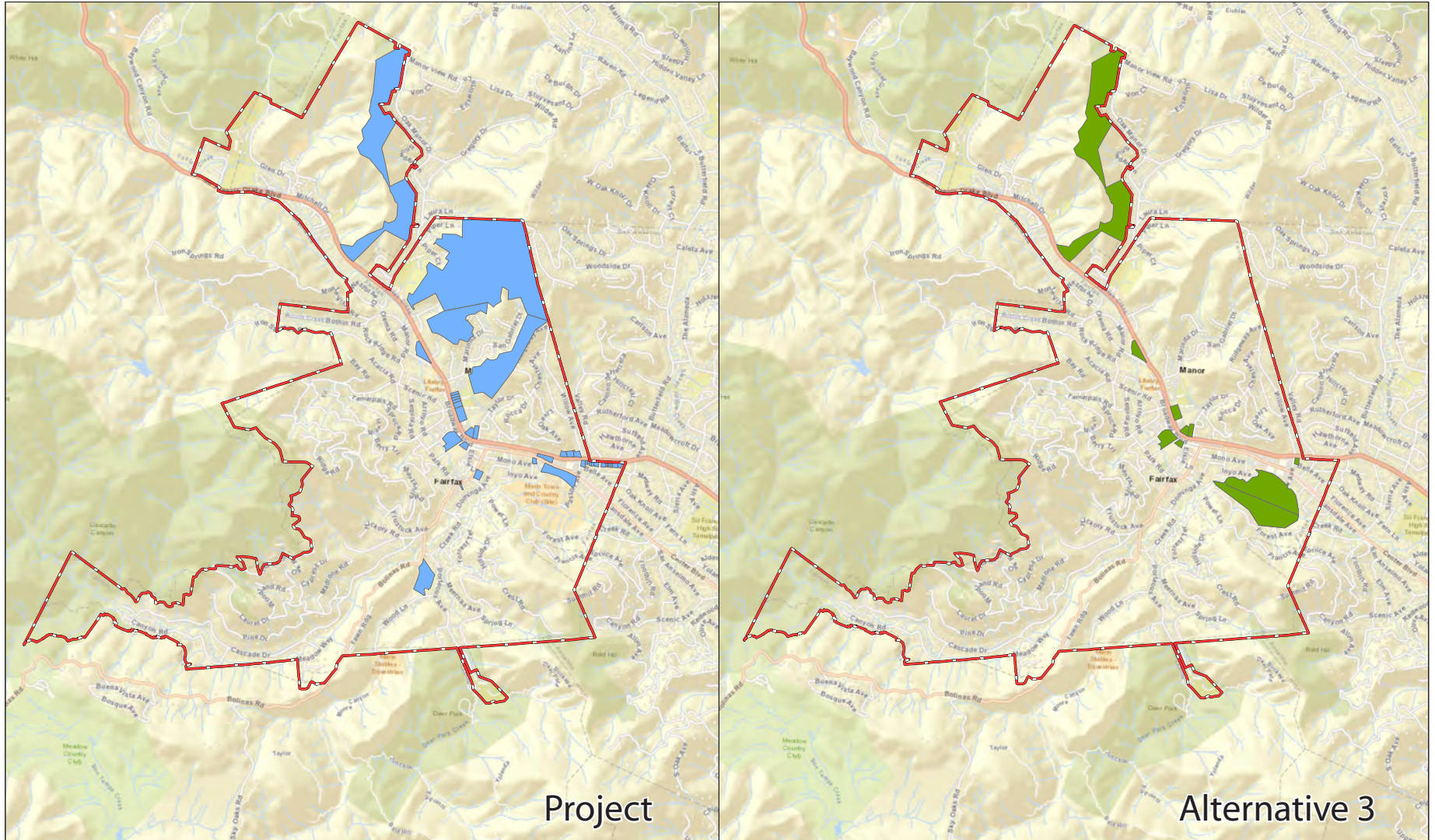
12. **Release of Draft EIR for 45-day review – December 15th – February 1, 2023**




12. **HCD comment letter** (first round) – **Mid-February (2023)**

13. **Revised draft to HCD**, Safety Element-final, EIR-final, etc. – **March**

14. **Final Actions by the Planning Commission and the Town Council related to certifying the project programmatic EIR and approving the Housing Element, Safety Element, etc., dependent on receiving “ready to certify” letter from HCD.**

DRAFT



-  Fairfax Town Boundary
-  Sites
-  Alternative 3 Inventory Sites

Source: Marin County GIS 2022



Sites with Alternative 3 Sites

Town of Fairfax Housing & Safety Element