

# Town of Fairfax Zoning Code Amendments

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Planning Commission  
October 12, 2023



# Recommended Actions

- Receive a presentation summarizing municipal code amendments; and
- Provide feedback to staff.

# Background

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# Purpose and Need

- Amendments incorporate standards for low impact clustered residential development to implement Program 2-D in the Draft Housing Element
  - No increase in permitted density
  - Allow for an option to cluster small scale housing on sites over 1-acre
  - Require that 75 percent of the site remain in natural state and be preserved as open space
  - Incorporate ridgeline protections

# Amendments

- Ordinance organized to present amendments to:
  - Ridgeline Development Chapter (17.060)
  - Hill Area Residential Overlay Chapter (17.072)
  - Upland Residential Zone (17.124)



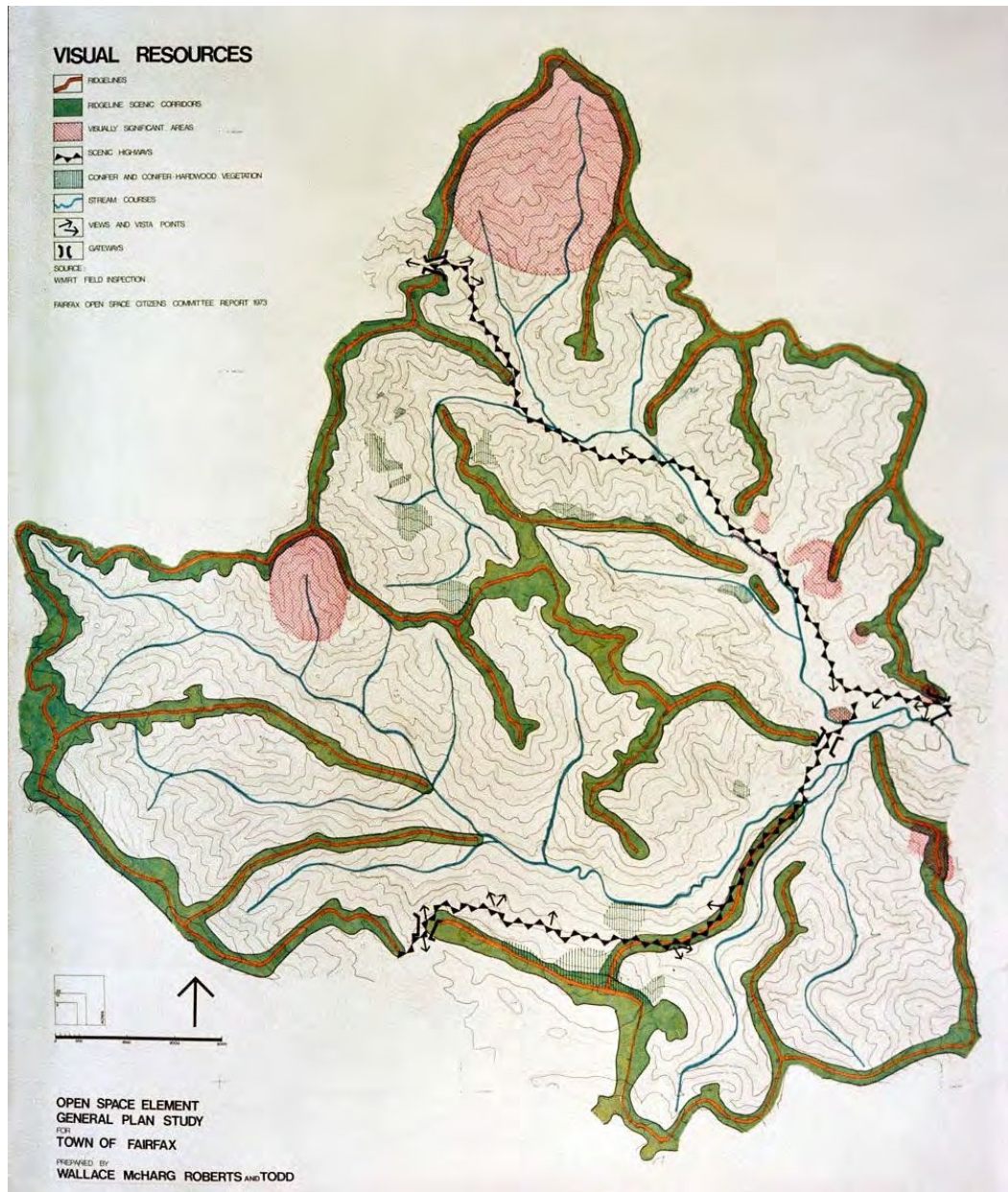
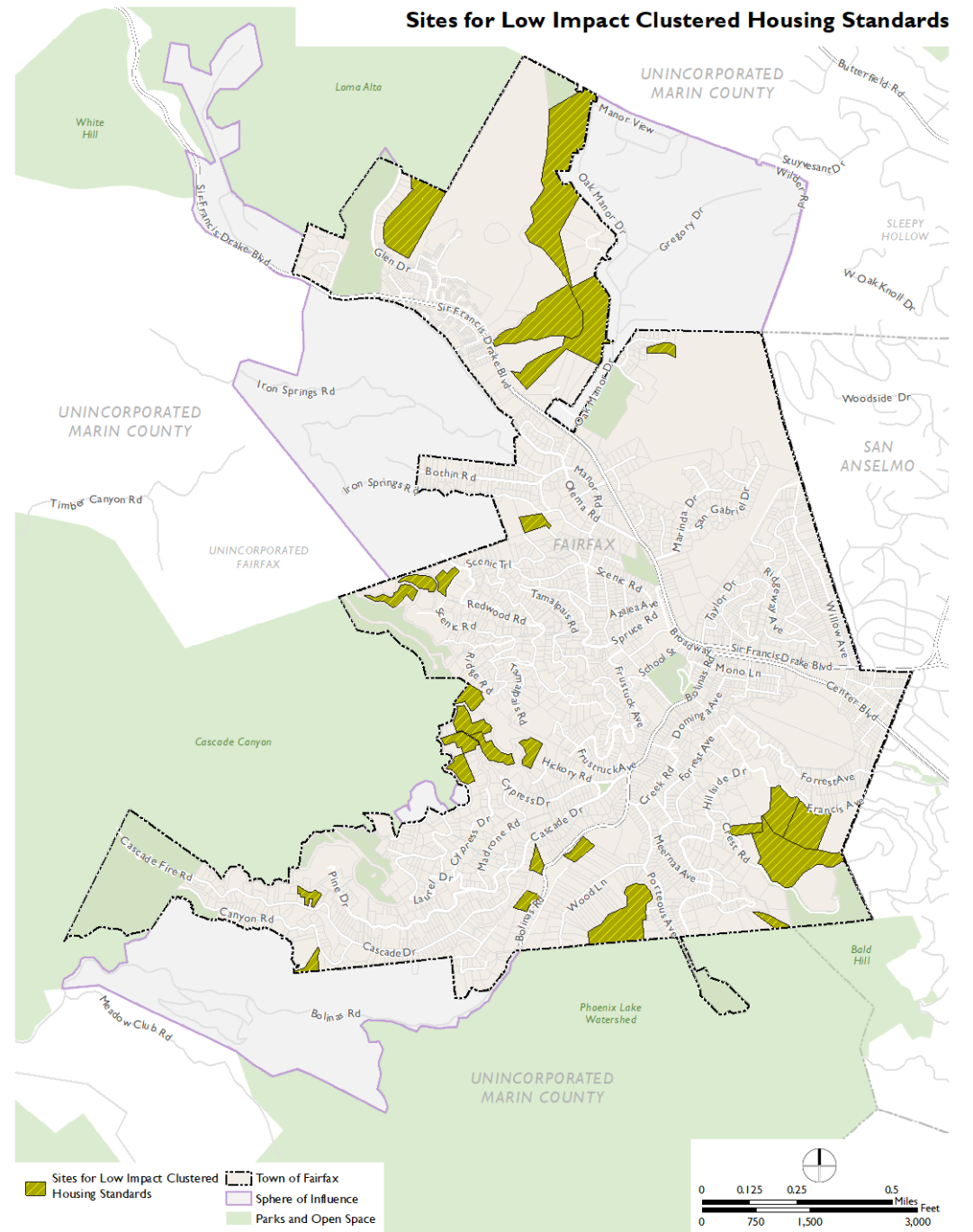
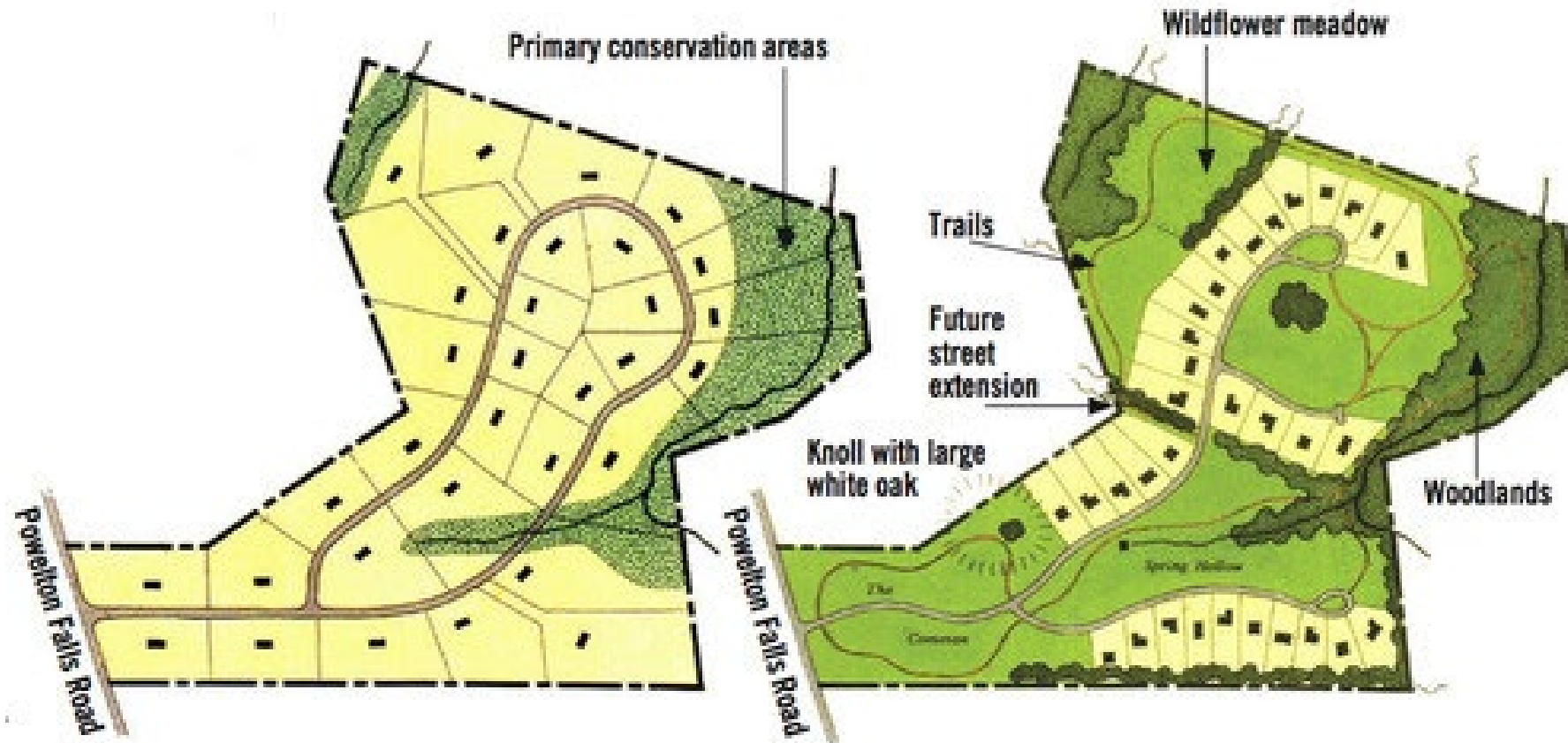


Figure OS-1 Map of Visual Resources



# What is Cluster Zoning?



# Overview

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# Ridgeline Development Chapter (17.060)

- Purpose of 17.060 is to preserve and protect scenic ridgelines
- Amendments add objective standards to strengthen it:
  - More specific criteria for review of applications
  - Consistent references to "major ridgelines"
  - Additional compatibility standards: lighting, colors, materials
  - Additional height, with upper story setbacks
  - Quantified limits on roof lengths and projections into scenic viewsheds
  - WELO-compliant landscape package required

# Hill Area Residential Overlay (17.072)

- Basic standards in 17.072 are well-conceived, no need to change
- Clarifications to application procedures made
- Provision for more than 1 ADU/JADU added, implementing HE program 1-M
- Requirement for WELO-compliant landscape package

# Hill Area Residential Overlay (17.072)

**NEW:** Low impact clustered residential option added

PC has authority to:

- Permit a variety of lot sizes and smaller housing types so long as base density is not exceeded
- Change lot configurations and building sizes if needed to preserve views, reduce hazards, minimize grading, protect environment

# Hill Area Residential Overlay (17.072)

Under clustering option:

- Standards allow for narrow streets to be improved
- Additional parking required (ex: 1 off street space for tiny homes if proposed)
- Maximum building size limited to 3,500 square feet
- 75% of the site remain in natural state and be preserved as open space
- Small community facilities (ex: studios, galleries, fitness rooms) permitted but not required

# Upland Residential Zone (17.124)

- Low impact clustered option is incorporated by reference
- Up to 2 ADUs/JADUs permitted (HE program 1-M)
- Standards for yards and parking can be modified as with Hill Area Overlay if PC has approved a low impact clustered development plan

# Next Steps

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# Next Steps (Zoning Module 2)

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- Planning Commission Hearing ..... Dec 14
- Town Council Hearing (first reading) ..... Jan 10
- Town Council, second reading of ordinance ..... Feb 7