

**TOWN OF FAIRFAX
STAFF REPORT AND ORDINANCE ERRATA
Department of Planning and Building Services**

TO:	Fairfax Town Council
DATE:	October 18, 2023
FROM:	Jeffrey Beiswenger, Planning & Building Services Director
AGENDA ITEM:	Adoption of Ordinance amending Title 17 (Zoning), various Chapters and Chapter 15.04 (Construction Codes)
ACTION:	Correcting Errors and Proposing Minor Edits to the Ordinances

Certain corrections were identified after the publication of the staff report. Staff recommends that these corrections are included as part of any action by the Town Council.

Ordinance Amending Title 17 (Zoning) and Title 15 (Buildings and Construction)

The following corrections are recommended:

- Section 17.010.040 (B)(2) on page 9. Add an “or” between subsections (a) and (b). If either one of these conditions existing a basement would be counted as a full story.
- Section 17.010.040 (C)(1) on page 9. Delete the last sentence “Any fence or railing...”. It is duplicated below.
- Section 17.010.050 (H) on page 18. Capitalize “I” at beginning of sentence.
- Definition of Single Family Dwelling on page 33. Delete the phrase “foundation installed on a”. It is repetitive and not needed.
- Add a definition of loft on page 34, to read, “Loft. Defined as a floor level located more than 30 inches above the main floor used as a living or sleeping space. For the purposes of this code, a loft is considered part of a Tiny House.”
- Section 17.024.080 (A). The word “involved” should be “involve” and remove the extra spaces between the word “or” and “a”.
- Section 17.048.010(D)(1)(a)(iv) on page 59 to replace the words “area or the” with “area of the”.
- Section 17.048.010(D)(1)(b)(iii) on page 60 to add the word “and” to the phrase 16 feet or less and does not”.
- Section 17.048.010(F)(5)(c) on page 62 to delete the “/” mark in the phrase “a detached / ADU”.
- Section 17.056.110 (E) on page 57. The last sentence should read, “A deed restriction shall be recorded against the property that runs with the land for 55 years to ensure affordability for lower income units that is approved by the Town Attorney and Town Council shall be required as a condition of approval of a traffic impact permit.”

- Section 17.138.340(A) on page 91 to add the word “the” to the phrase “same as the number”.
- Section 17.138.440(A) on page 92 to add the word “they” to “provided they are”.
- Section 17.138.470(E) on page 92 to remove the duplicate word “that”.
- Article VI on page 96, remove the space in the word “Fire” in the title.