

Town of Fairfax Zoning Code Amendments

Planning Commission
October 12, 2023



Recommended Actions

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

Background

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)

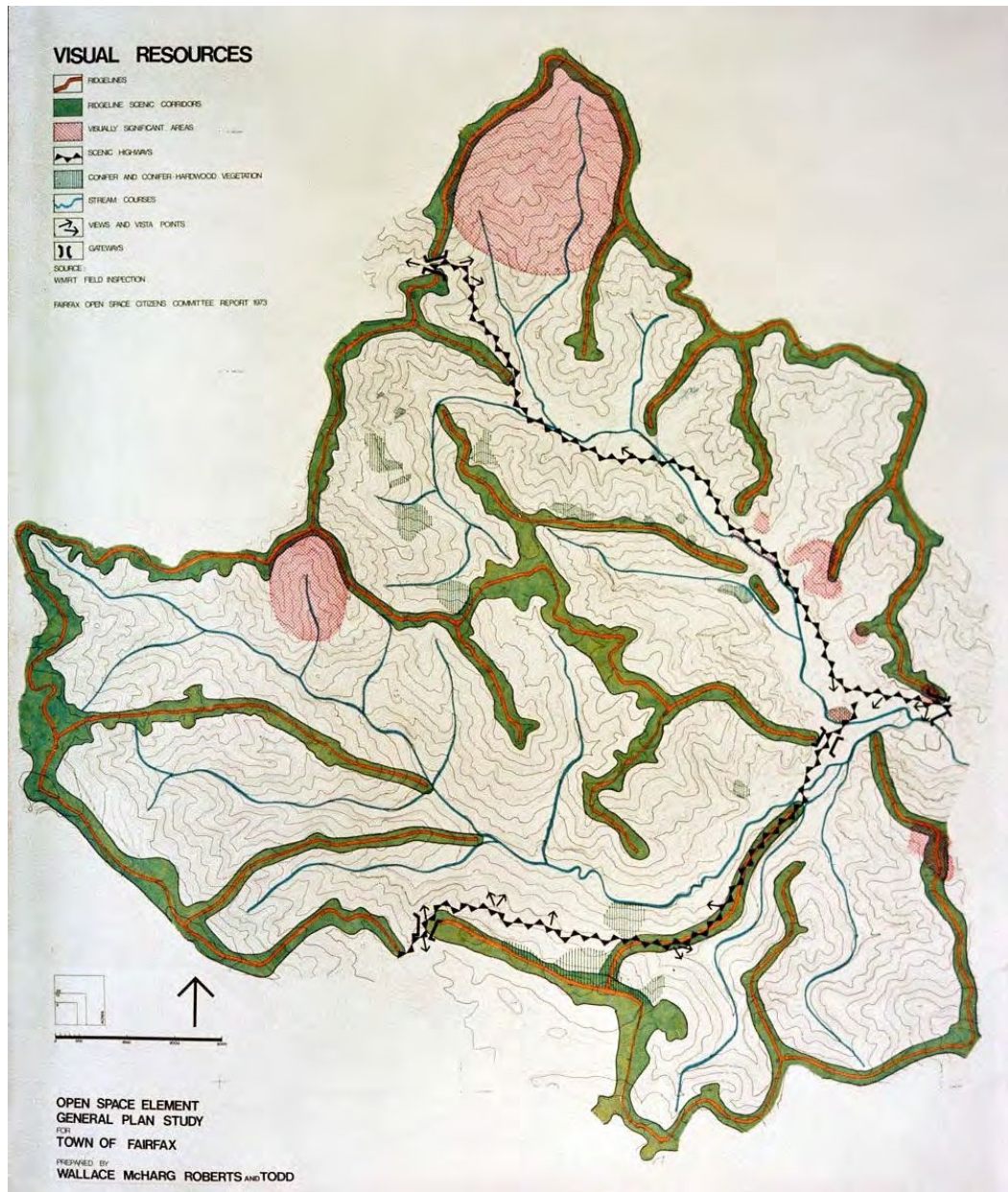
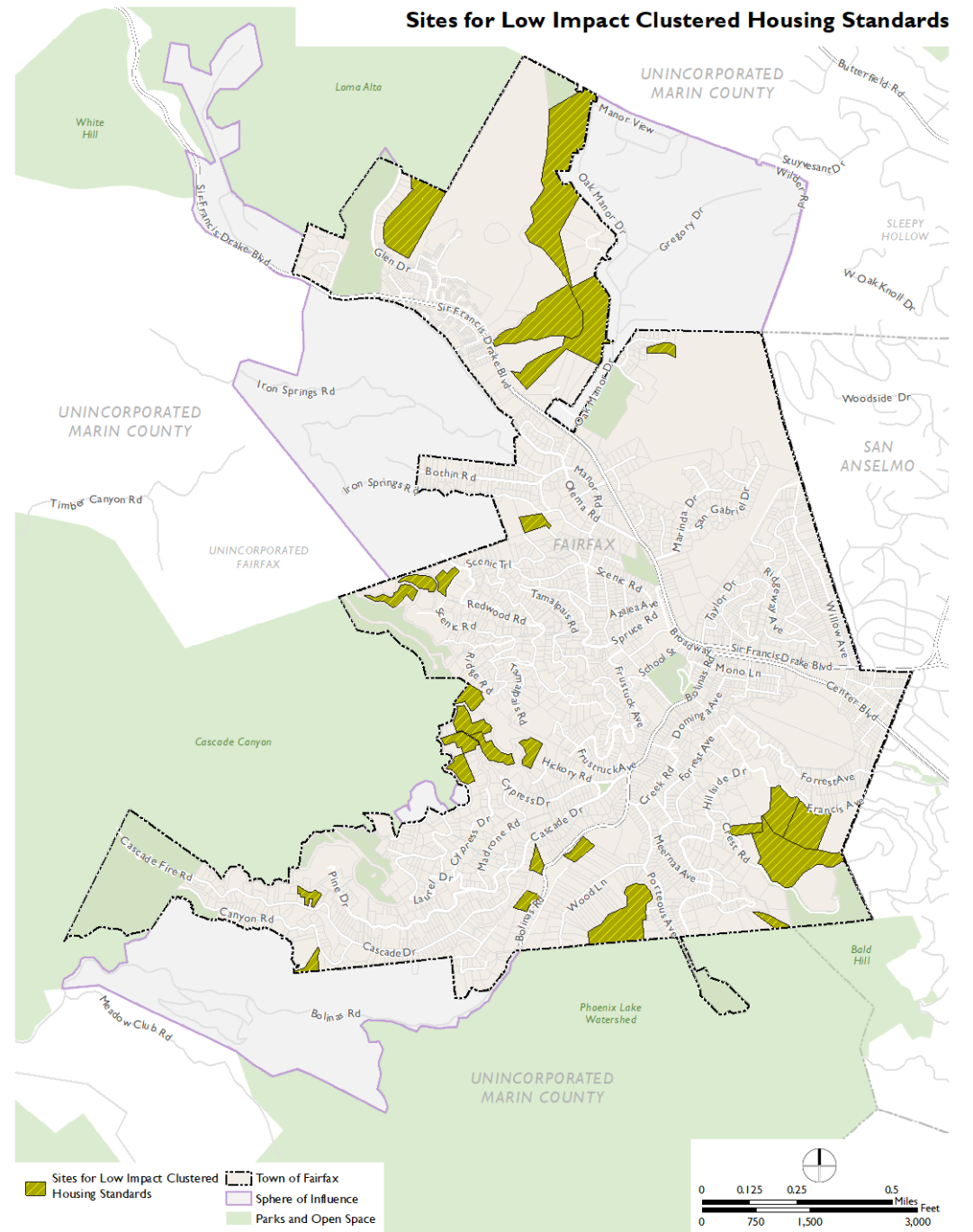
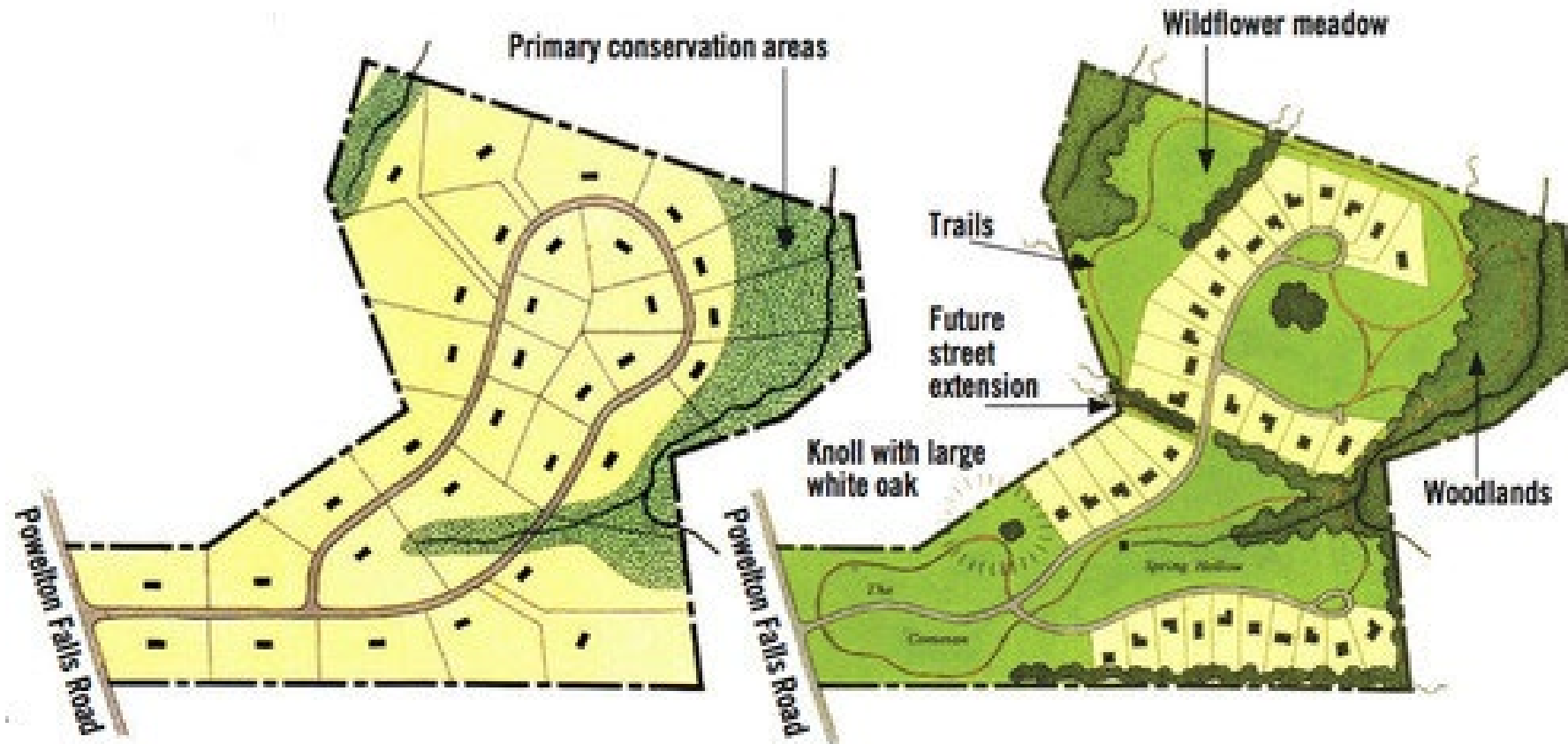


Figure OS-1 Map of Visual Resources



What is Cluster Zoning?



Overview

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

Next Steps (Zoning Module 2)

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