

Town of Fairfax

Zoning Code Amendments

Low Impact Cluster Residential Standards

Planning Commission Hearing
December 14, 2023



Recommended Actions

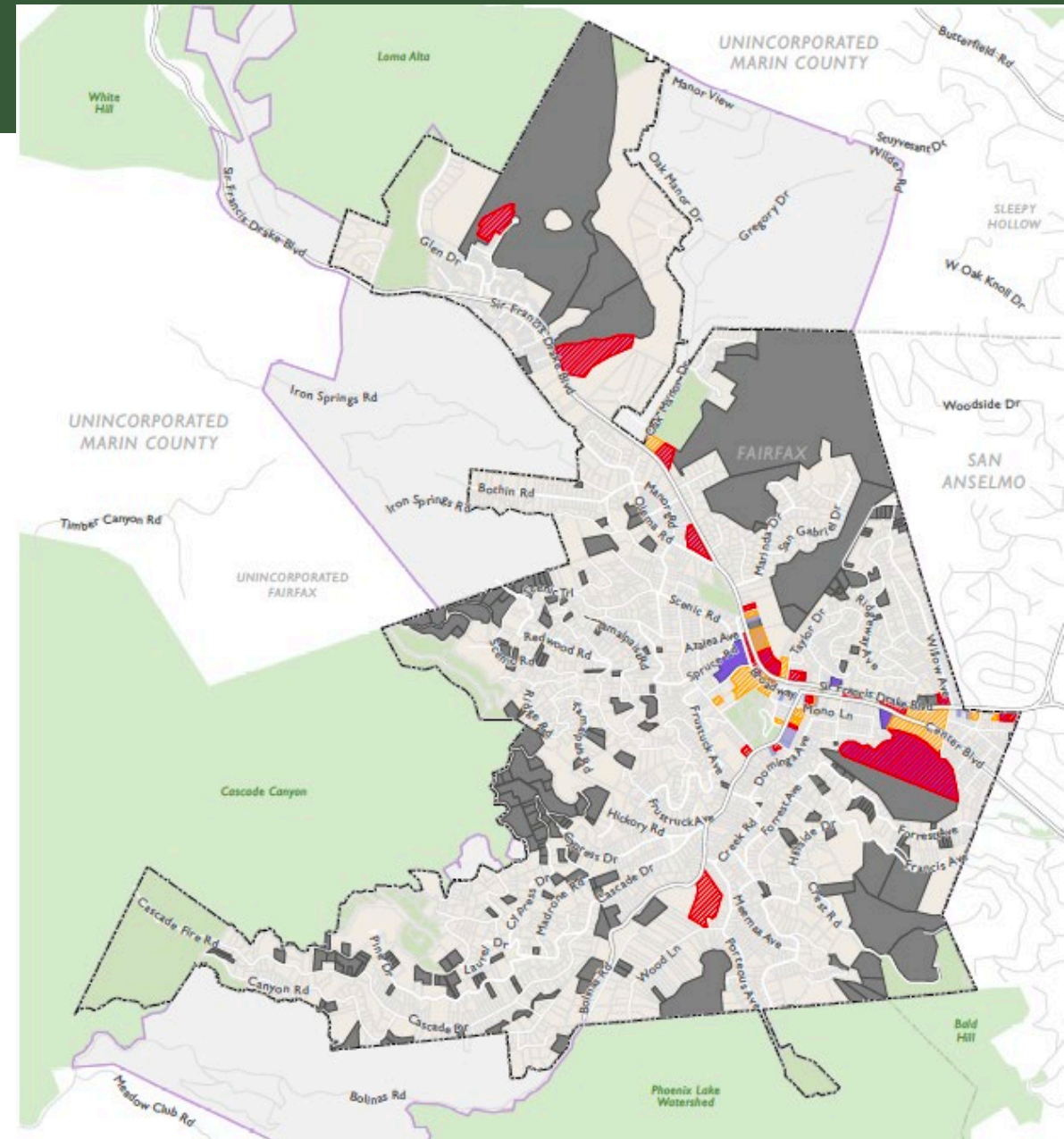
- Receive a presentation on zoning amendments;
- Conduct a public hearing; and
- Recommend adoption by Town Council

Background

Purpose and Need

- Identified vacant sites with residential zoning that can help Town meet above moderate RHNA
- Developed a zoning strategy to facilitate development consistent with General Plan and zoning

Income Level	AMI	Needed Units	% Needed Units
Very-Low-Income	0-50%	149	30.4%
Low-Income	51-80%	86	17.6%
Moderate-Income	81-120%	71	14.5%
Above-Moderate-Income	>120%	184	37.5%
Total		490	100.0%



Low Impact Clustered Residential Standards

- 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

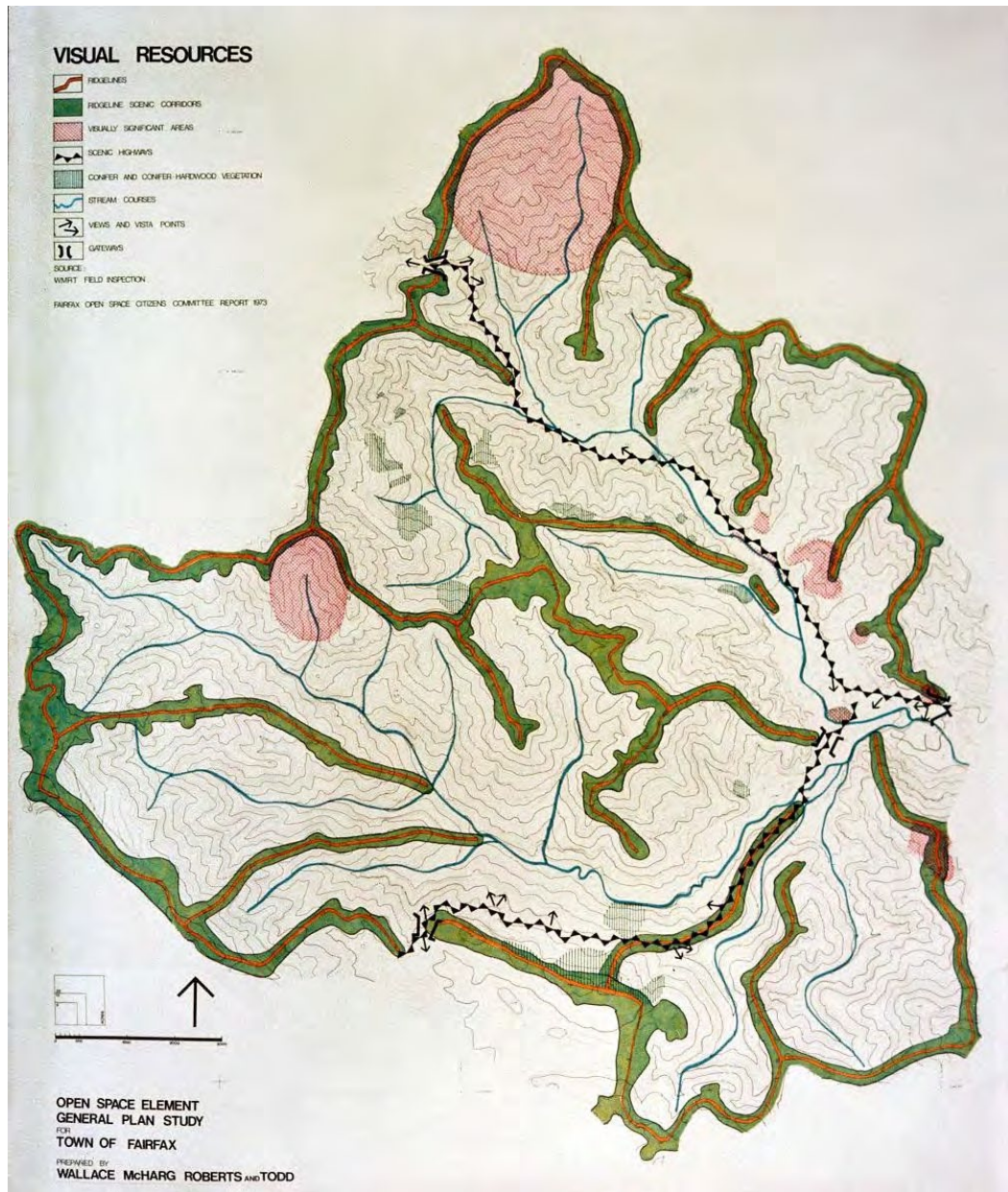
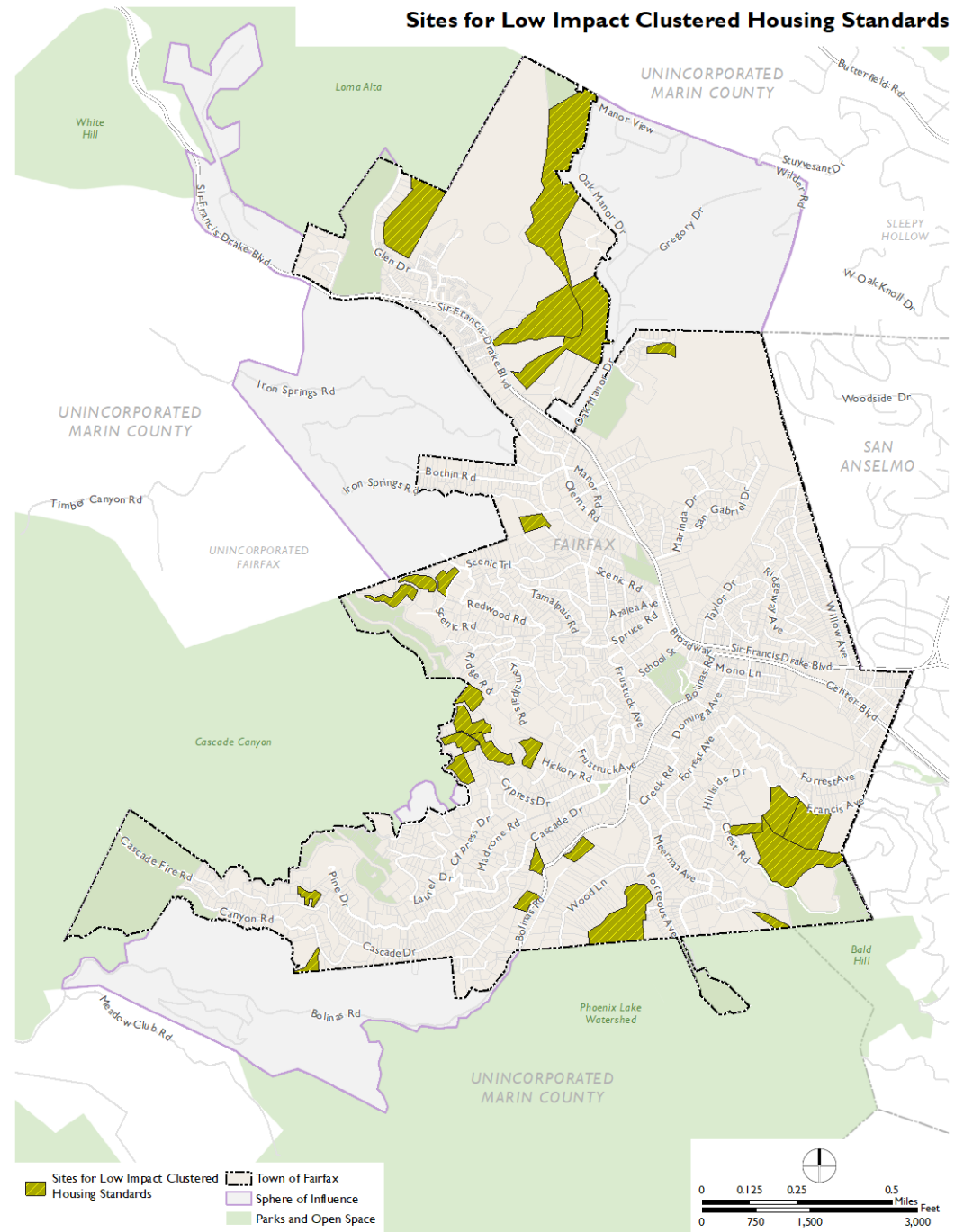


Figure OS-1 Map of Visual Resources



Amendments

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

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

Study Session Discussion Items

Mapping Visual Resources

- October 12 study session included two maps
- Only Figure OS-1 Visual Resources has formally been adopted by the Town
- As it can be difficult to read, ordinance allows for staff to consult additional information in determining applicability of regulations

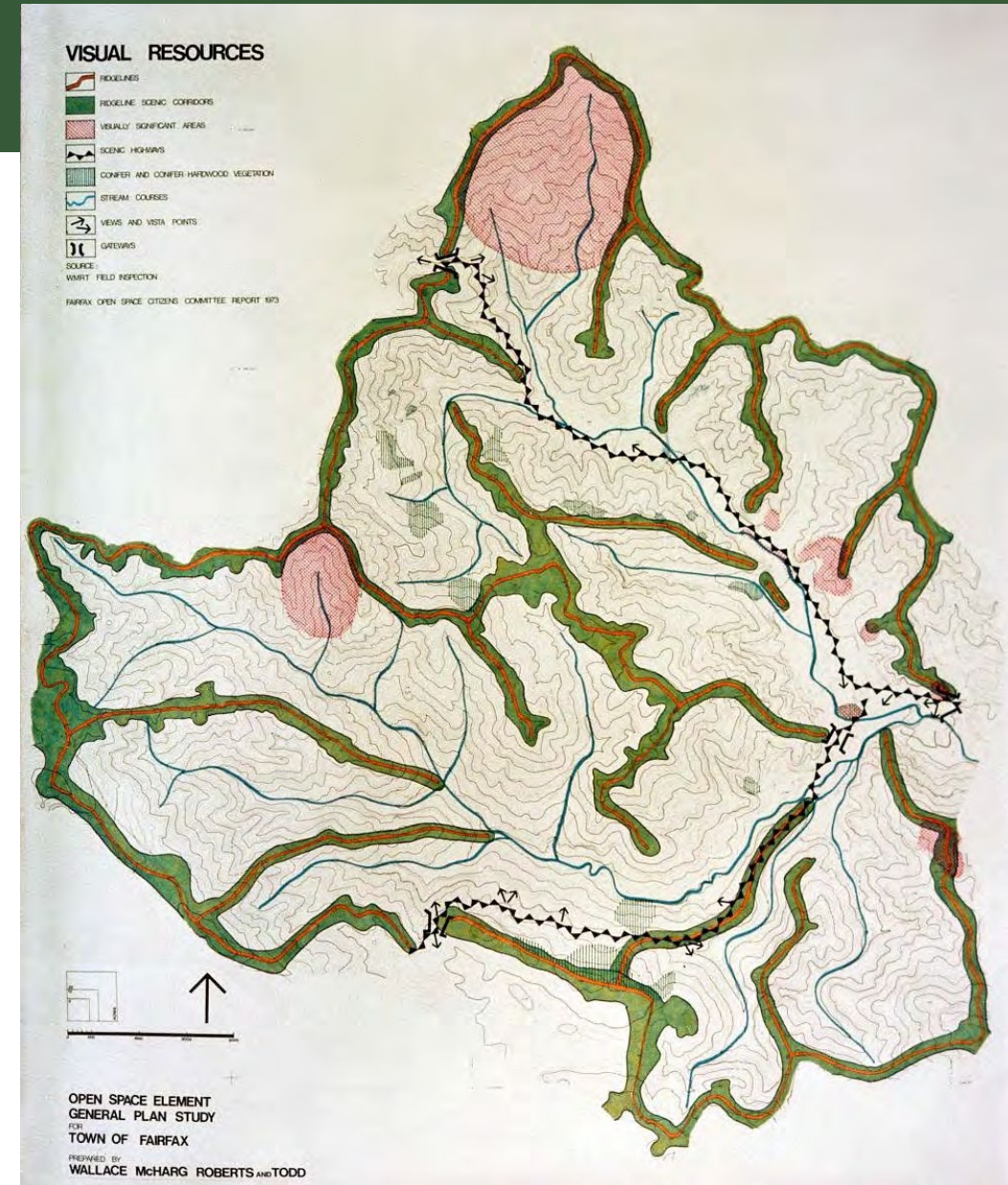


Figure OS-1 Map of Visual Resources

Development Capacity

- Capacity calculations done with current slope density formula - no changes
- Greatest potential is within the R6 District - 5 sites where 2 to 3 units can typically be clustered
- No potential for clustering on RS-7.5, UR-7, UR-10 or PDD sites

Zoning	Slope (%)	Min Area (sqft)	Min Width (ft)
R6	≤10%	6000	60
	≤15%	7000	65
	>15%	7000+x	65+y

x = 1000*each one percent increase in slope

y = 3*each one percent increase in slope

Open Space Terminology

- Private open space - balconies and patios for residents
- Common open space - shared open spaces for common use of residents
- Open space - natural open space areas equivalent to 75% of land area



Dark Sky Provisions

- Section 17.060.050 (A)(7) has been amended to add provisions related to light intensity, color temperature and other provisions to limit lighting impacts on the night sky



Other Changes Since Study Session

- Added scenic highways (aka Sir Francis Drake Drive) to the list of locations from which to consider significant views
- New provisions to restrict homes within a ridgeline scenic corridor and reduce the visual mass of new structures
- Requirement to use photographic visual simulations
- Emergency access - retain/maintain existing fire roads
- Locate development on already disturbed land as feasible
- Allow for existing trails to be set aside as part of the approval process
- Corrections were made to section 17.124.040 (Accessory Uses and Structures) for consistency with the recent ADU/JADU code changes

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 Jan 24