

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

TO: Fairfax Town Council
DATE: January 10, 2024
FROM: Jeffrey Beiswenger, Planning & Building Services Director
AGENDA ITEM: Errata to Agenda Item #2. Introduce and read by title only zoning amendments to implement Program 2-D (Standards for Low Impact Clustered Residential Development on Large Sites) of the Housing Element by amending the following chapters of Title 17 (Zoning) of the Fairfax Municipal Code: 17.060 (Ridgeline Development); 17.072 (Hill Area Residential Development Overlay Zone); 17.124 (UR Upland Residential Zone).
ACTION: Correcting Errors

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. Also note that corrections such as typographical errors, formatting and other non-substantive changes that do not change the intent of the documents may be made after Council action:

- The “Whereas” statement at the bottom of the first page has a reference to “2023” and that should be changed to reference “2024” which is the correct year that the ordinance will be introduced.
- The last part of the last sentence of Section 17.060.050 (B) (3) should be amended to read, “...discretionary Design Review by the Planning Commission.”
- Section 17.060.050 (B) (9) (b), should read “No part of a building’s height...”
- Section 17.072.050 (A) should be amended to say “Additions to existing structures provided that the addition is not 50 percent or greater remodel, as prescribed in § 17.016.040 of this title.”
- Section 17.072.090 (H) should read “..., and preserve habitat for endangered species...”
- Section 17.072.090 (H) (6) (e) has a typo. “overhands” should be corrected to “overhangs”
- Section 17.072.090 (H) (8) (b) should be edited for clarity, as “visibility into adjacent yards...”
- Section 17.072.090 (H) (9) shall be amended to read “..., or other development restriction that is approved by the Town Attorney, shall run with the land and be recorded in the Marin County Recorder’s Office....”
- The last sentence in Section 17.072.090 (H) (13) shall be amended to read “The development restriction that runs with the land shall be recorded in the Marin County Recorder’s Office.”
- Section 17.072.100 (B) has a typographical error in the first line. Correct as “Planning Commission may change ~~in~~ the location....”
- The language in Section 17.124.060 (B) (2) is not changing but for clarity purposes, add the existing language, “Handrails required by the Uniform Building Code shall not be included in measuring height.”
- Section 17.124.070 YARD has a typo (it is mistakenly 7.124.070, missing the “1”). It will be corrected.