

Town of Fairfax

Zoning Code Amendments

Low Impact Cluster Residential Standards



Town Council Hearing
January 10, 2024

Recommended Actions

- Receive a presentation on zoning amendments;
- Conduct a public hearing; and
- Consider introducing ordinance, for adoption at next meeting

What does the ordinance do and not do?

Does the following	Does not do the following
Implements Housing Element Program 2-D	Does not rezone any specific parcel and does not approve any specific development proposal
Adds additional objective design standards to minimum impacts on ridgelines and view corridors: <ul style="list-style-type: none">- use of natural colors- minimize light pollution- building designs that blend in with natural setting	Does not change existing ridgeline protections in ordinance
Addition standards related to wildfire prevention	
Allows for homes to be clustered with a smaller development footprint	Does not require that homes are clustered
Requires that 75 % of site remain in natural state if cluster option is used	Does not impact any existing open space

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%

Discussion Items

Visual Resources Map

- Figure OS-1 is in General Plan and has ridgelines identified
- Staff has additional maps at Town Hall which overlays property lines and other information to identify proximity of potential development with ridgelines
- Used frequently when new homes are built or remodeled
- Planning Commission has the authority to consider view corridors in determinations
- Code changes include updated terms

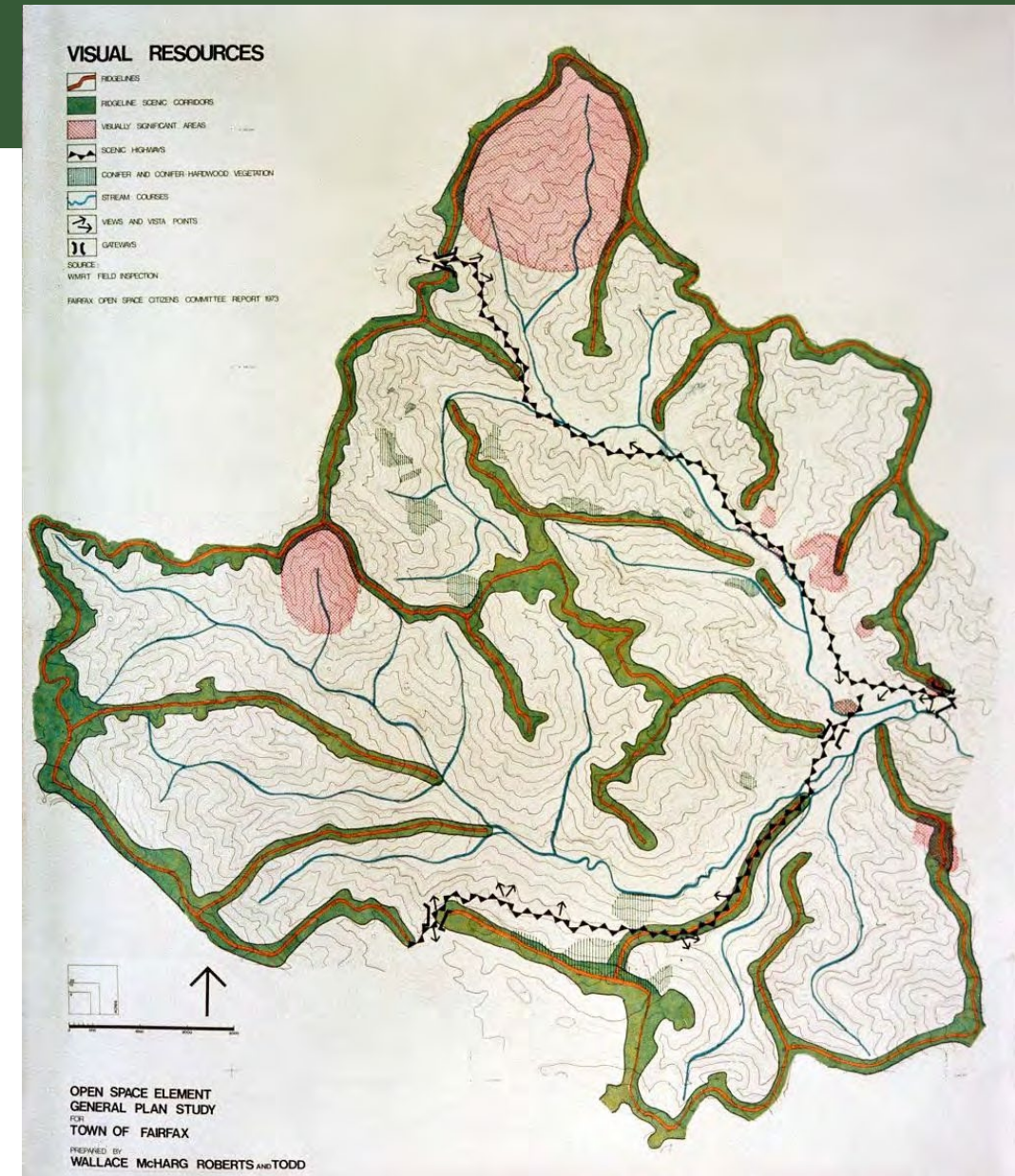


Figure OS-1 Map of Visual Resources

Development Capacity

- Capacity calculations done with current slope density formula - no changes
- Greatest potential is within the R6 District - 5 sites where units can 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

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



Enhanced Fire Safety Provisions

- Section 17.060.050 (B) allows for vegetation removal to reduce wildfire risk (and requires a revegetation plan)
- Section 17.072.090 (H) (5) require two means of emergency ingress/egress
- Section 17.072.090 (H) requires public access easements to be established as a condition of new cluster development (would include emergency access)
- Other efforts underway:
 - Town will be undertaking effort to update General Plan to enhance Public Safety Element this Spring (including evacuation routes)
 - Town works cooperatively with other Marin jurisdiction on hazard mitigation planning

Amendments

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

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

Adoption of Ordinance

- Town Council Hearing (first reading) Jan 10
- Town Council, second reading of ordinance Jan 24