

**SECTION 2.08 DIMENSIONAL AND USE STANDARDS SUMMARY TABLES**

2.08.A Dimensional Table

|  | <b>VIL</b> | <b>RES</b> | <b>RRL</b> | <b>CON</b> |
|--|------------|------------|------------|------------|
| Minimum lot size   | 5,000 sf   | 20,000 sf  | 2 ac       | 5 ac       |
| Minimum lot frontage                                       | 50 ft      | 80 ft      | 100 ft     | 50 ft      |
| Maximum lot coverage                                       | 70%        | 50%        | 30%        | 15%        |
| Minimum development envelope for a building with 1-4 units | n/a        | 10,000 sf  | 1 ac       | 3 ac       |
| Minimum development envelope per unit for 5+ unit building | n/a        | 5,000 sf   | 0.5 ac     | n/a        |
| Minimum front setback                                      | 15 ft      | 20 ft      | 30 ft      | 40 ft      |
| Minimum side setback                                       | 10 ft      | 10 ft      | 20 ft      | 20 ft      |
| Minimum rear setback                                       | 30 ft      | 30 ft      | 40 ft      | 40 ft      |
| Maximum structure height                                   | 35 ft      | 35 ft      | 35 ft      | 35 ft      |

2.08.B Use Table

|                             | <b>VIL</b> | <b>RES</b> | <b>RRL</b> | <b>CON</b> |
|-----------------------------|------------|------------|------------|------------|
| Single or two unit dwelling | P          | P          | P          | P          |
| Three or four unit dwelling | P/S        | P/S        | P/S        | P/S        |
| Multi-unit dwelling         | P/S        | P/S        | P/S        | X          |
| Attached dwelling           | P/S        | P/S        | P/S        | P/S        |
| Accessory dwelling          | P          | P/S        | P/S        | P/S        |
| Primitive camp              | X          | X          | P/S        | P/S        |
| Rooming and boarding house  | P/S        | P/S        | P/S        | X          |
| Home occupation             | P          | P/S        | P/S        | P/S        |
| Childcare home              | P          | P/S        | P/S        | P/S        |
| Residential care home       | P          | P/S        | P/S        | P/S        |
| Bed and breakfast           | P          | P/S        | P/S        | P/S        |
| Accessory on-farm business  | P/S        | P/S        | P/S        | P/S        |
| Agribusiness                | C/S        | X          | C/S        | C/S        |
| Animal services             | X          | X          | C/S        | C/S        |
| Campground                  | X          | X          | C/S        | C/S        |
| Clubs                       | C/S        | C/S        | C/S        | C/S        |

P = Permitted      C = Conditional      S = Site Plan Review      X = Prohibited

|                                      | <b>VIL</b> | <b>RES</b> | <b>RRL</b> | <b>CON</b> |
|--------------------------------------|------------|------------|------------|------------|
| Community care facility              | C/S        | C/S        | C/S        | X          |
| Community center                     | P/S        | C/S        | C/S        | X          |
| Daycare center                       | P/S        | C/S        | C/S        | X          |
| Earth resource extraction            | X          | X          | C/S        | C/S        |
| Farm market                          | P/S        | C/S        | C/S        | C/S        |
| Fuel/service station                 | C/S        | X          | X          | X          |
| Home industry                        | C/S        | C/S        | C/S        | C/S        |
| Indoor recreation                    | C/S        | C/S        | C/S        | C/S        |
| Light industry                       | C/S        | X          | C/S        | X          |
| Lodging establishment                | C/S        | C/S        | C/S        | X          |
| Motor vehicle repair                 | C/S        | X          | C/S        | X          |
| Motor vehicle sales                  | C/S        | X          | C/S        | X          |
| Outdoor recreation                   | C/S        | C/S        | C/S        | C/S        |
| Personal or professional service     | P/S        | C/S        | C/S        | X          |
| Place of worship                     | P/S        | P/S        | P/S        | P/S        |
| Public facility                      | P/S        | P/S        | P/S        | P/S        |
| Public recreation                    | P/S        | P/S        | P/S        | P/S        |
| Restaurant or drinking establishment | C/S        | X          | C/S        | X          |
| Retail sales                         | C/S        | X          | C/S        | X          |
| Storage facility                     | X          | X          | C/S        | X          |
| Wireless telecommunication facility  | X          | X          | C/S        | C/S        |

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**SECTION 2.09 VILLAGE DISTRICT**

2.09.A **Purpose.** The Village encompasses and extends out from the traditional village center in Fairfax developed with a mix of uses and a compact settlement pattern. Infill development should be designed and sited to extend the settlement pattern, built form and scale of Fairfax’s traditional village center through an interconnected road network shared by motorists, cyclists and pedestrians. The district should continue to host community services, recreation amenities and small businesses that draw people to the village and contribute to a high quality of life for village residents. The village is served by municipal water and sewer systems allowing it to accommodate higher densities of residential development, including larger multi-unit residential buildings. The village should offer a range of housing options to suit the needs of a diverse population.

2.09.B **Dimensional Standards.** Lots and structures must meet the dimensional standards below (for pre-existing, non-conforming lots or structures, see [SECTION 1.14](#)):

- |                              |                   |
|------------------------------|-------------------|
| (1) Minimum lot size         | 5,000 square feet |
| (2) Minimum lot frontage     | 50 feet           |
| (3) Maximum lot coverage     | 70%               |
| (4) Minimum front setback    | 15 feet           |
| (5) Minimum side setback     | 10 feet           |
| (6) Minimum rear setback     | 30 feet           |
| (7) Maximum structure height | 35 feet           |

2.09.C **Permitted Uses.** The Zoning Administrator may issue a zoning permit for the uses listed below. Site plan review under [SECTION 7.04](#) is required for all uses other than single- and two-unit dwellings.

- |                              |                                  |
|------------------------------|----------------------------------|
| Single to four unit dwelling | Personal or professional service |
| Multi-unit dwelling          | Daycare center                   |
| Attached housing             | Farm market                      |
| Rooming and boarding house   | Accessory on-farm business       |
| Accessory dwelling           | Community center                 |
| Home occupation              | Place of worship                 |
| Childcare home               | Public recreation                |
| Residential care home        | Public facility                  |
| Bed and breakfast            |                                  |

2.09.D **Conditional Uses.** A landowner must obtain a conditional use approval from the Development Review Board before the Zoning Administrator may issue a zoning permit for the uses listed below.

- |                                      |                         |
|--------------------------------------|-------------------------|
| Home industry                        | Motor vehicle repair    |
| Retail sales                         | Motor vehicle sales     |
| Lodging establishment                | Indoor recreation       |
| Restaurant or drinking establishment | Outdoor recreation      |
| Light industry                       | Clubs                   |
| Agribusiness                         | Community care facility |
| Fuel/service station                 | Public facility         |

2.09.E **District Standards**

*[reserved]*

**SECTION 2.10 RESIDENTIAL DISTRICT**

2.10.A **Purpose.** The Residential District is intended to provide opportunity for residential growth extending out from the Fairfax village center. The configuration of lots, layout of roads and driveways, and placement of buildings should be regular with variation when necessary to respond to the terrain and natural features on the site. A connected road and pedestrian network should link neighborhoods and provide convenient access to village services and amenities. Residents should enjoy access to recreation lands and open space. Neighborhoods should offer a range of housing options to suit the needs of a diverse population.

2.10.B **Dimensional Standards.** Lots and structures must meet the dimensional standards below (for pre-existing, non-conforming lots or structures, see [SECTION 1.14](#)):

- |                                  |   |
|----------------------------------|---|
| (1) Minimum lot size             | 20,000 square feet  |
| (2) Minimum lot frontage         | 80 feet   |
| (3) Maximum lot coverage         | 50%   |
| (4) Minimum development envelope | 10,000 sq ft of buildable land (1-4 du)<br>5,000 sq ft per unit for 5+ unit buildings |
| (5) Minimum front setback        | 20 feet   |
| (6) Minimum side setback         | 10 feet   |
| (7) Minimum rear setback         | 30 feet   |
| (8) Maximum structure height     | 35 feet   |

2.10.C **Permitted Uses.** The Zoning Administrator may issue a zoning permit for the uses listed below. Site plan review under [SECTION 7.04](#) is required for all uses other than single- and two-unit dwellings.

- |                              |                            |
|------------------------------|----------------------------|
| Single to four unit dwelling | Residential care home      |
| Multi-unit dwelling          | Bed and breakfast          |
| Attached housing             | Place of worship           |
| Rooming and boarding house   | Public recreation          |
| Accessory dwelling           | Public facility            |
| Home occupation              | Accessory on-farm business |
| Childcare home               |                            |