

SECTION 25.23 HEART OF FAIRFIELD PLAN ZONING DISTRICTS

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25.23.1 Description of Heart of Fairfield Zoning Districts

This Section implements the Heart of Fairfield Plan adopted by the Fairfield City Council in May 2017. This Section provides regulations applicable to development and new land uses in the Specific Plan zoning districts established by the Heart of Fairfield Plan and Section [25.12.2](#) (Zoning Districts Established). The purposes of individual zoning districts are as follows (all districts include a “Heart of Fairfield” prefix):

A. HD/HDC (Downtown and Downtown Core) District. The HD and HDC zones are applied to parcels in Downtown Fairfield between Empire and Missouri Streets east of Pennsylvania Avenue. The HDC zone applies to properties in the heart of the downtown area along Texas Street and cross streets. Development in the district is intended to implement the vision of the Heart of Fairfield Plan for Downtown Fairfield as a “social, entertainment, and employment heart of the City” through a mixture of specialty shopping, restaurants, entertainment, and cultural uses supported by residential and office uses on upper floors and locations off Texas Street proper. The HD/HDC zoning districts implement the CD/CDC Land Use Designations in the Heart of Fairfield Plan.

B. HWT (West Texas Street). The HWT zoning district applies to areas west of Pennsylvania Avenue adjacent to the West Texas Street corridor but also including residential, undeveloped, and mixed use properties south of the corridor proper. Development in this district is intended to implement the vision of the Plan for a mixed use, higher density residential corridor with commercial uses that support residential development. Off the West Texas Street corridor proper, development will focus on higher density and medium density residential development, including apartments, townhouses, and limited small lot single family development. Typical uses include assembly and fabrication industries, warehousing, distribution centers, administrative offices, and business support services. The HWT zoning district is consistent with the Mixed Use-West Texas Street land use category of the Heart of Fairfield Plan.

C. HO (Mixed Use Office). The HO district is applied to the transition zones north and south of the Downtown and Downtown Core districts. The vision for this area is to permit office uses and limited higher density housing while preserving and enhancing the existing mixed residential-office character. The HO district is consistent with the Mixed Use Office land use category of the Heart of Fairfield Plan.

D. HTD (Transit-Oriented Development) District. The HTD district is applied to the southeastern sector of Downtown near the Suisun-Fairfield Train Station. The vision for this area is to create a new high density residential neighborhood accessible to both Downtown and the Suisun City-Fairfield Train Station south of Highway 12. Commercial uses will be limited to neighborhood supporting retail as well as office uses that support Downtown Fairfield. The HWT district is consistent with the Mixed Use Transit Oriented Development designation in the Heart of Fairfield Plan.

E. HR (Residential). The HR district includes areas south of the Downtown Core as well as parcels in the Woolner Avenue area (including Opportunity Site 5). The neighborhood is the traditional family-friendly residential neighborhood in the Heart of Fairfield, with a strong housing stock of single family homes and smaller apartment buildings. New development will complement this existing character, with an emphasis on medium densities, including single family homes. This development will respect this existing character. The HR district is consistent with the Medium Density Residential-Downtown designation in the Heart of Fairfield Plan.

F. HPF (Public Facilities-Transit) District. This district incorporates the Fairfield Transportation Center at the western end of the Plan Area, including the future (planned) Parking Garage now in design. The basic standards are designed to facilitate construction and operation of the garage. (Ord. No. 2017-14, § 15.)

25.23.2 Allowed Uses and Permit Requirements

A. **Permitted land uses.** The land uses allowed by this Zoning Ordinance in Heart of Fairfield zoning districts are identified in the following tables as:

1. "Permitted" land uses are indicated by a "P" on Table 25-H1. Permitted lands uses are allowed on a property without discretion by the City, subject to compliance with all applicable provisions of this Ordinance.
2. "Conditionally Permitted" land uses are indicated by a "C" on the tables and are allowed only with the approval of a Conditional Use Permit (Section [25.40.6](#)). These uses are subject to all applicable provisions of this Ordinance as are permitted uses. However, the City has discretion to approve, approve with conditions, or deny a Conditional Use Permit application. The decision on a Conditional Use Permit is based upon the circumstances of an individual case and the criteria in Section 25.40.6.C.

B. **Uses not permitted or not listed.** Land uses not permitted are those indicated by a "-" on the table. Land uses not listed on the tables are not allowed, except as provided in Section [25.10.6](#) (Exemptions from Zoning Ordinance Requirements).

C. **Regulations for specific uses.** Where a column in the following tables includes a reference to a section number or footnote, regulations in the referenced section or footnote apply to the use. However, provisions in other sections of this Zoning Ordinance or City Code may also apply.

D. **Ancillary Uses.** Ancillary uses are those secondary activities associated with a primary land use directly associated with and supporting said primary permitted or conditionally permitted land use. Ancillary uses and activities typically require a minor portion of the square footage or space in a business premise; impose no additional impacts on land use patterns, building design, parking requirements, or outdoor storage. Examples of ancillary uses include, but are not limited to, small factory stores associated with an active manufacturing plant, on site childcare facilities, etc.

										P	Use Permitted					
Table 25-H1: Heart of Fairfield Land Use Regulations										C	Conditional Use Permit					
										-	Not permitted					
Heart of Fairfield Zoning District																
Use	HD			HDC			HO		HWT		HTD		HR		HPF	Additional Regulations
	Ground	Upper		Ground	Upper		All Floors		All Floors		All Floors		All Floors		All Floors	
	Note 7								Note 13							

General Retail

New merchandise sales-less than 80,000 square feet	P	P		P	P	-	P	-	-	-	
New merchandise sales-greater than 80,000 square feet	-	-		-	-	-	C	-	-	-	
Antique, jewelry and collectibles shop	P	P		P	P	-	P	-	-	-	
Apparel and shoes	P	P		P	P	-	P	-	-	-	
Automobile Parts and Accessories	-	-		-	-	-	P	-	-	-	
Building and landscape material sales	-	-		-	-	-	P	-	-	-	
Commercial Cannabis Business, Retail	-	-		-	-	-	P	-	-	-	Chapter 10E (Commercial Cannabis Business) Notes 17, 18
Florist	P	P		P	P	P	P	P	-	-	
Furniture, fixtures, and appliance sales	P	P		-	P	-	P	-	-	-	
Market, convenience	-	-		-	-	-	C	C	-	C	

										P		Use Permitted				
Table 25-H1: Heart of Fairfield Land Use Regulations										C		Conditional Use Permit				
										-		Not permitted				
Heart of Fairfield Zoning District																
Use	HD			HDC			HO		HWT		HTD		HR		HPF	Additional Regulations
	Ground	Upper		Ground	Upper		All Floors		All Floors		All Floors		All Floors		All Floors	
	Note 7								Note 13							
Market, grocery or supermarket	P	P		-	-		-		P		-		-		-	
Music Shop	P	P		P	P		-		P		-		-		-	
Market, specialty food and beverage	P	P		P	P		-		P		P		-		P	
Pawn shop	-	-		-	-		-		-		-		-		-	
Pet Stores and Pet Supplies	P	P		P	P		-		P		-		-		-	
Photo, Video, Electronics	P	P		P	P		P		P		P		-		-	
Plant nursery - landscape	-	-		-	-		-		P		-		-		-	
Tobacco Sales (Specialty) and Smoke Shops	-	-		-	-		-		-		-		-		-	Sec. 25.22.4.7
Used Merchandise Sales	C	C		-	-		-		P		-		-		-	
Consignment Shop	P	P		P	P		-		P		P		-		-	

Education and Training

Child daycare center	-	-	-	-	C	P	C	C	C	
Museum, library, or gallery	P	P	P	P	P	P	-	-	-	
Personal instruction studio	-	P	-	P	C	P	-	-	-	
Reading room	-	-	-	-	P	P	-	-	-	
School, business	C	P	-	-	P	P	-	-	-	Note 6
School, college or university (private)	-	-	-	-	C	C	-	-	-	
School, Personal and Social Development	-	-	-	-	C	C	-	-	-	Note 6
School, elementary and secondary (private)	-	-	-	-	C	C	-	-	-	
School, vocational	C	C	C	C	C	P	-	-	-	Note 6

Entertainment and Recreation Related

Adult entertainment business	-	-	-	-	-	-	-	-	-	
Bingo Hall	-	-	-	-	-	-	-	-	-	
Athletic club	-	P	-	P	-	P	-	-	-	
Fitness Studio	P	P	-	P	C	P	C	-	C	
Campground	-	-	-	-	-	-	-	-	-	
Commercial recreation	C	C	C	C	-	C	-	-	-	
Stadium or arena	-	-	-	-	-	-	-	-	-	
Theater (indoor)	P	P	P	P	-	P	-	-	-	
Theater (outdoor)	C	C	C	C	-	C	-	-	-	

										P	Use Permitted					
Table 25-H1: Heart of Fairfield Land Use Regulations										C	Conditional Use Permit					
										-	Not permitted					
Heart of Fairfield Zoning District																
Use	HD			HDC			HO		HWT		HTD		HR		HPF	Additional Regulations
	Ground	Upper		Ground	Upper		All Floors		All Floors		All Floors		All Floors		All Floors	
	Note 7							Note 13								

Food Service

Bar	P	P		P	P	-	C	-	-	-	
Tasting Room	P	P		P	P	-	P	-	-	-	
Catering services	-	P		-	P	-	P	-	-	C	
Food and beverage sales	P	P		P	P	P	P	P	-	P	
Restaurant, counter service	P	P		P	P	P	P	P	-	P	Note 12
Restaurant, table service	P	P		P	P	P	P	P	-	P	Note 12
Drive-through sales (with any food service)	-	-		-	-	-	-	-	-	-	
Entertainment with any Food Service or Bar	P	P		P	P	C	C	C	-	C	

Health and Veterinary Services

Ambulance service	-	-		-	-	-	P	-	-	-	
Animal clinic or grooming	P	P		-	-	P	P	-	-	-	
Animal hospital	-	-		-	-	P	P	-	-	-	
Animal kennel	-	-		-	-	-	C	-	-	-	
Emergency medical care	-	-		-	-	P	P	-	-	-	
Hospital	-	-		-	-	C	P	P	-	-	
Nursing home	-	-		-	-	C	C	-	-	-	

General Services

Auction (indoor)	-	-		-	-	-	P	-	-	-	
Auction (outdoor)	-	-		-	-	-	-	-	-	-	
Bed and breakfast inn	C	C		-	C	C	P	P	P	-	
Business support services	C	P		C	C	P	P	P	-	-	
Equipment rental (outdoor)	-	-		-	-	-	-	-	-	-	
Equipment rental (indoor)	P	P		C	P	P	P	P	-	-	
Funeral and interment services	-	-		-	-	C	P	-	-	-	
Hotel	C	C		P	P	-	P	-	-	-	Sec. 25.22.4.2
Motel	-	-		-	-	-	-	-	-	-	
Hotel, Extended Stay	C	C		P	P	-	P	-	-	-	Sec. 25.22.4.2
Motel, Extended Stay	-	-		-	-	-	-	-	-	-	
Maintenance & repair, machinery & small engine	-	-		-	-	-	C	-	-	-	Note 15

										P		Use Permitted				
Table 25-H1: Heart of Fairfield Land Use Regulations										C		Conditional Use Permit				
										-		Not permitted				
Heart of Fairfield Zoning District																
Use	HD			HDC			HO		HWT		HTD		HR		HPF	Additional Regulations
	Ground	Upper		Ground	Upper		All Floors		All Floors		All Floors		All Floors		All Floors	
	Note 7								Note 13							
Maintenance & repair, personal and household items	P	P		P	P		P		P		P		-		P	
Mini-storage	-	-		-	-		-		-		-		-		-	
Personal care and domestic services	P	P		P	P		P		P		P		-		P	Note 8
Personal care and domestic services - Limited	-	-		-	-		-		P		-		-		-	Sec. 25.32.16
Tattoo Parlor	-	-		-	-		-		C		-		-		-	
Collection Containers	-	-		-	-		-		-		-		-		-	
Recycling collection facility - small	-	-		-	-		-		C		-		-		-	Sec. 25.22.32.7

Offices and Financial Services

Alternative Financial Services	-	-		-	-	-	-	-	-	-	
Banks	P	P		P	P	-	P	P	-	P	
Bail bond service	C	P		-	-	P	P	P	-	-	Note 6
Coworking Space	C/P	P		C/P	P	P	P	P	-	-	Note 16
Offices, Administrative, business, and professional	P	P		P	P	P	P	P	-	P	Note 6
Offices, Government	P	P		-	P	P	P	P	-	P	Note 6
Offices, Medical and dental	-	P		-	P	P	P	P	-	-	Note 6

Industry

Handicraft shop	P	P		P	P	-	P	-	-	-	
Industrial services	-	-		-	-	-	C	-	-	-	
Laboratory, processing	-	-		-	-	-	C	-	-	-	

Public, Quasi-public, and Assembly

Auditorium or exhibition hall, public	C	C		-	-	-	P	-	-	-	Note 2
Church or other place of worship	P	P		-	P	P	P	-	P	-	Note 2
Club, lodge, or meeting hall	C	P		-	P	P	P	-	-	-	Note 2
Community Center/Banquet Hall	C	P		-	P	-	P	-	-	-	Note 2
Homeless shelter	-	-		-	-	C	C	C	-	-	
Public safety facility	P	P		-	P	P	P	P	-	P	
Utilities, Public or quasi-public - major	-	-		-	-	-	-	-	-	-	Note 3
Utilities, Public or quasi-public - minor	C	C		C	C	C	C	C	-	P	Note 3

											P	Use Permitted				
Table 25-H1: Heart of Fairfield Land Use Regulations											C	Conditional Use Permit				
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	Ground	Upper		Ground	Upper		All Floors		All Floors		All Floors		All Floors		All Floors	
	Note 7								Note 13							

Residential

Residential Accessory Uses and Improvements

Temporary and Other Uses

Transportation and Communication

										P	Use Permitted					
Table 25-H1: Heart of Fairfield Land Use Regulations										C	Conditional Use Permit					
										-	Not permitted					
Heart of Fairfield Zoning District																
Use	HD			HDC			HO		HWT		HTD		HR		HPF	Additional Regulations
	Ground	Upper		Ground	Upper		All Floors		All Floors		All Floors		All Floors		All Floors	
	Note 7								Note 13							
Transit station or terminal	-	-		-	-		-		P		P		-		P	
Parking facility, non-residential	C	C		C	C		C		P		P		-		P	Note 10
Private transportation service	-	-		-	-		-		P		-		-		P	
Truck stop	-	-		-	-		-		-		-		-		-	

Vehicle Sales and Service

Automobile and truck rental	-	-	-	-	-	-	-	-	-	
Automobile and vehicle major repair	-	-	-	-	-	-	-	-	-	
Automobile maintenance and minor repair	-	-	-	-	-	-	-	-	-	
Large truck and machinery - sales and leasing	-	-	-	-	-	-	-	-	-	
Recreational vehicle, boats, trailer sales	-	-	-	-	-	-	-	-	-	
Service station	-	-	-	-	-	C	-	-	-	Note 4
Vehicle, accessory equipment sales	-	-	-	-	-	-	-	-	-	
Vehicle sales - antique and collector	-	-	-	-	-	-	-	-	-	
Vehicle sales (greater than one acre)	-	-	-	-	-	-	-	-	-	
Vehicle sales (less than one acre)	-	-	-	-	-	-	-	-	-	
Vehicle storage or impound yard	-	-	-	-	-	-	-	-	-	Note 5

(1) Repealed by Ord. No. 2020-06.

(2) Assembly uses (including churches) in the HDC and HD zone are not permitted on any parcel fronting Texas Street, Madison Street, or Jefferson Street south of Texas Street.

(3) City regulations, standards, and design guidelines shall apply to Public and quasi-public utility facilities only to the extent that the City is not preempted by Federal and State law and the State Public Utilities Commission.

(4) A Conditional Use Permit shall be required for any service station in which the sale of alcoholic beverages, i.e., beer, wine, or distilled spirits, is proposed as part of the convenience market associated with the service.

(5) No vehicle may be stored or displayed on any vacant site or at any vacant commercial/industrial location except when approved as part of an auto dealership.

(6) Within the HDC and HD Zoning Districts, no first floor office uses are permitted facing Texas Street or with door opening onto Texas Street. Only office uses open to foot traffic and with regular walk-in customers shall be permitted.

(7) Within HD and HDC Zoning Districts, business spaces shall incorporate more than 70% of the floor area for retail display with no more than 30% of the area devoted to warehousing or storage of merchandise. The retail or service business shall be open to foot traffic during periods of typical business hours.

(8) Spa and massage therapy facilities shall comply with Chapter 10A

- (9) Transitional and supportive housing are not regulated as a separate land use. Rather, it is a means of occupying a residential land use (e.g. single family detached housing, duplex, multifamily) and such occupancy must meet all existing standard requirements for the underlying residential land use and the residential unit. Determinations regarding the permissiveness of transitional housing will depend on the number of independent arrangements between tenants and the operator of the service. For example, more than two independent arrangements within a single housing unit will be regulated as a boarding house.
- (10) Surface parking lots are not permitted on Texas Street in the HD and HDC Zoning Districts.
- (11) Housing is not permitted on the first floor on Texas Street in the HD Zoning Districts.
- (12) Restaurants with doors or windows opening onto Texas Street in the HD and HDC Zoning Districts shall include a defined outdoor seating area.
- (13) In HWT Zone, commercial uses permitted only on parcels with direct access to West Texas Street.
- (14) Residential uses in the CD zoning district shall comply with the development standards in the HO Zoning District.
- (15) Permitted only if all activity, including storage of equipment and supplies, occurs indoors.
- (16) Coworking spaces are conditionally permitted on the ground floor of buildings facing Texas Street in the HD and HDC Zoning Districts. In the HD and HDC Zoning Districts, coworking spaces are permitted on ground floors and upper floors facing streets other than Texas Street.
- (17) Retail sales of cannabis shall not be located on any commercial or industrial property within the area bounded by Travis Blvd., Pennsylvania Ave., and Gateway Blvd.
- (18) No commercial cannabis business, whether Retail, Manufacturing, or Testing Lab, shall be closer than six hundred (600) feet from any of the following sensitive uses that are in existence at the time a permit application is deemed complete: a public or private school providing instruction in kindergarten or any grades 1 through 12; a child day care center; or a youth center, as defined in Chapter 10E of the Fairfield Municipal Code. The distance measured shall be the horizontal distance measured in a straight line from the property line of the parcel with the sensitive use to the closest property line of the lot on which the cannabis business is located.
- (Ord. No. 2017-14, §§ 15, 16; Ord. No. 2018-03, § 4; Ord. No. 2018-06, §§ 11 – 15; Ord. No. 2020-05, § 8; Ord. No. 2020-06, § 2; Ord. No. 2020-14, § 5; Ord. No. 2020-20, §§ 7 – 9.)

25.23.3 General Development Regulations

All new development, subdivisions, establishment of new land uses, and alterations to existing land uses, structures and site improvements, shall be designed and constructed in compliance with the regulations in the following tables, except those activities and land uses specified in Section 25.10.6 (Exemptions from Zoning Ordinance Requirements). Additional Zoning Ordinance regulations may apply as referenced in the tables, as well as other City Code regulations City Standards, Specifications and Details, or regulations of another local agency, special district, and State or Federal agency. In addition, development in the Heart of Fairfield Plan Areas must be consistent with the vision, goals, objectives, and design concepts outlined in the Plan.

The Heart of Fairfield Zoning General Development Regulations, unlike the zone-based regulations in other Sections of this Ordinance, are based on building type. Building types specifically addressed in this Ordinance include non-residential (commercial, office, and institutional buildings), multifamily (apartments and townhouses with at least three attached dwelling units), single family homes, and mixed use (commercial/institutional and residential buildings). Specific guidelines are also established for the proposed Fairfield Transportation Center parking structure on Auto Mall Parkway.

Table 25-H2: Development Regulations for Commercial (Non-Residential) Buildings					
Regulations					
(all figures are minimums measured from property lines and in linear feet, unless otherwise indicated)					
	HD/HDC	HWT	HO	HTD	Sections and Footnotes
Heart of Fairfield Land Use Designation	CD-CDC	MU-WTS	MU-O	MU-TOD	

Site Planning

Lot Area (sq.ft. for new subdivisions only)	6,000	10,000	6,000	15,000	
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Table 25-H2: Development Regulations for Commercial (Non-Residential) Buildings					
Regulations					
(all figures are minimums measured from property lines and in linear feet, unless otherwise indicated)					
Heart of Fairfield Land Use Designation	HD/HDC	HWT	HO	HTD	Sections and Footnotes
	CD-CDC	MU-WTS	MU-O	MU-TOD	
Lot Dimensions (for new subdivisions only)					
Width	60'	80'	60'	100'	
Depth	100'	120'	100'	150'	
Floor Area Ratio	3.0	2.0	2.0	3.0	Note 1
Commercial Buildings-Where Permitted	No restrictions	Commercial buildings permitted only on parcels with West Texas Street access	No restrictions	No restrictions	
Parking					Note 2, Note 3
Number of spaces required	See Sections 25.28.3 and 25.34	See Section 25.34	See Section 25.28.3 and 25.34	See Section 25.34	
Private surface lot location and access	Rear or side only. No access from Texas Street.	Rear or side only	Rear or side only	Rear or side only	
Landscaping					
Depth @ street frontage	4'	10'	8'	5'	Note 5, Note 6
Depth @ interior property line	0'	5'; 0' if side building setback is 0'	5'	5'	
Depth adjacent to residential zone or use	0'	5'	5'	5'	Note 5
Street tree spacing (one tree for each ...)	30'	30'	30'	30'	
Outdoor Seating or Merchandise Display	See Section 25.32.9				
Activity Zone	4' along Texas Street; 0' elsewhere	0'	0'	4'	Note 7

Buildings

Building Height Limit	45'	45'	35'	65'	Note 1
Number of Habitable Floors	2 minimum	2 minimum	No requirement	Exactly 2 floors facing Webster Street; 3 floors facing other streets	
Building-Streetscape Interface					
Ground floor ceiling heights	14'				Note 4, Note 9
Ground floor transparency	75% on Texas Street; 50% on other streets	50%	50%	50%	Note 4, Note 9

Table 25-H2: Development Regulations for Commercial (Non-Residential) Buildings					
Regulations					
(all figures are minimums measured from property lines and in linear feet, unless otherwise indicated)					
	HD/HDC	HWT	HO	HTD	Sections and Footnotes
Heart of Fairfield Land Use Designation	CD-CDC	MU-WTS	MU-O	MU-TOD	
Upper floor transparency	30%	30%	30%	30%	Note 4, Note 9
Front pedestrian entrance from street	Required; may provide private entrances off a courtyard with a shared entrance off street				Note 4
Setbacks					
Front and street side minimum (maximum setbacks)	0'; (5')	11' (16')	12' measured from back of curb (15' measured from curb)	13' measured from back of curb (15' measured from curb)	Note 10
Interior side					
... minimum	0' on Texas Street; 10' on other streets	0' where permitted	10'	10'	
... abutting residential zone or use	0' on Texas Street; 10' on other streets	0' where permitted	10'	10'	
Rear					
... minimum	10'; 0' facing alley	15'	10'	10'	Note 8
... abutting residential zone or use	10'	15'	10'	10'	
Upper floor (fourth floor and higher) additional setbacks	0' in HDC and in HD for buildings fronting on Texas Street; 10' setback from edges of building façade on other streets.	10' additional setbacks from edge of building façade	15' additional setbacks from edge of building façade	10' additional setbacks from edge of building façade	

Notes:

- (1) An increase in the Floor Area Ratio or Building Height is allowed with approval of a Conditional Use Permit (see Section [25.40.6](#)).
- (2) Refer to P-1 Overlay District to understand when parking required.
- (3) Fifty percent of any required parking may be provided through on-street parking located within 300 feet of the parcel line and the remaining 50% may be provided on any private parcel within 750 feet of the parcel line.
- (4) In the HWT Zone, this applies only to properties with access from West Texas Street.
- (5) Landscaping depth includes required "Amenity Zone" improvements in the public right-of-way described in Table 4.1 in the Heart of Fairfield Plan. In areas where the Amenity Zone contains street tree grates, the area between the gates may be comprised of sidewalk and other Amenity Zone improvements authorized by the Plan or consistent with the Downtown Streetscape Project.
- (6) Landscaping depth may include "Activity Zone" improvements described in Table 4.1 of the Heart of Fairfield Plan.
- (7) See Heart of Fairfield Plan for description of the Activity Zone.
- (8) In the HWT Zone, an additional 1' of setback shall be provided for each 1' of building height over 20', up to 40' maximum setback.
- (9) Transparency is defined as vertical surfaces constructed with transparent materials (e.g., glass windows or storefronts).
- (10) In the HWT Zone, for properties located in the "bookends" defined in the Heart of Fairfield Plan, an additional 4' front setback applies.

Table 25-H3: Development Regulations for Multifamily Buildings						
Regulations						

(all figures are minimums measured from property lines and in linear feet, unless otherwise indicated)	Table 25-H3: Development Regulations for Multifamily Buildings					
in linear feet, unless otherwise indicated)	HD/HDC	HWT	HO	HTD	HR	Sections and Footnotes
Heart of Fairfield Land Use Designation	CD-CDC	MU-WTS	MU-O	MU-TOD	RM-D	
Heart of Fairfield Land Use Designation	CD-CDC	MU-WTS	MU-O	MU-TOD	RM-D	Sections and Footnotes

Site Planning

Density (dwelling units per acre)	15-48	15-48	8-35	20-80	8-35	Note 1
Lot Area (sq.ft., for new subdivisions only)	7,500	7,500	7,500	7,500	7,500	
Lot Dimensions (for new subdivisions only)						
Width	50'	50'	50'	50'	50'	
Depth	150'	150'	150'	150'	150'	
Lot Coverage (%)	100%	60%	60%	60%	60%	Note 1
Multifamily Building-Where Permitted	Not permitted to face onto Texas Street	No restrictions	No restrictions	No restrictions	No restrictions	
Parking						
Number of spaces required	1 space per unit	See Table 25-4	1 1/3 spaces per unit	1 1/3 spaces per unit	1 1/3 spaces per unit	Note 2
Private surface lot location and access	Rear or side only; no access from Texas Street	Rear or side only	Rear or side only	Rear or side only	Rear or side only; rear alley access only	
Open Space and Recreational Amenities						
Common open space (as percentage of net parcel area)	0%	25%	25%	0%	25%	Includes shared courtyards and useable yards. 50% of common open space must be "usable" as defined in Section 25.20.4.8 A. Note 9, Note 10
Private open space (ground floor/upper floor in square feet)	48	Buildings fronting West Texas Street: 48 sf; other streets: 80/48	80/48	48	80/48	Includes balconies, rooftop open spaces, courtyards, yards. For buildings facing West Texas, solid portions of fence enclosing open spaces cannot exceed 42" in height

Table 25-H3: Development Regulations for Multifamily Buildings

Regulations						
(all figures are minimums measured from property lines and in linear feet, unless otherwise indicated)	HD/HDC	HWT	HO	HTD	HR	Sections and Footnotes
Heart of Fairfield Land Use Designation	CD-CDC	MU-WTS	MU-O	MU-TOD	RM-D	
Recreational amenities	Required				Required	See Section 25.20.4.8 B. Note 10
Landscaping						
Depth @ street frontage	4'	10'	8'	5'	8'	Note 3, Note 4, Note 10
Depth @ interior property line	0'	5'; 0' if side building setback is 0'	5'	5'	5'	
Depth adjacent to residential zone or land use	0'	5'	5'	5'	5'	
Street tree spacing (one tree for each ...)	30'	30'	30'	30'	30'	
Laundry Facilities	Required					
Storage Space (private square footage per unit)	100 cubic feet per unit					
Trash Enclosures (including recyclables)	Required					Section 25.30.7

Buildings

Building Height Limits	45'	45'	35'	65'	35'; except 40' on Broadway or Pennsylvania	Note 1
Number of Habitable Floors	2 minimum	2 minimum	No Minimum	Exactly 2 floors facing Webster Street; 3 floors facing other streets	2 floors required on Broadway and Pennsylvania	
Building-Streetscape Interface						
Garage location and entrance	Garages may not face public street(s) unless located on back half of lot					
Ground floor transparency	50%	50%	30%	30%	30%	Note 6
Upper floor transparency	30%	30%	30%	30%	30%	Note 6
Front pedestrian entrance from street	Required; may provide private entrances off a courtyard with a shared entrance off street					
Setbacks						

Table 25-H3: Development Regulations for Multifamily Buildings						
Regulations						
(all figures are minimums measured from property lines and in linear feet, unless otherwise indicated)	HD/HDC	HWT	HO	HTD	HR	Sections and Footnotes
Heart of Fairfield Land Use Designation	CD-CDC	MU-WTS	MU-O	MU-TOD	RM-D	
Front and street side minimum (maximum setbacks)	0' where permitted (5')	11' (18')	12' measured from back of curb (15' measured from property line)	13' measured from back of curb (15' measured from property line)	10' (20')	Note 8
Interior side minimum	5' where permitted	10'	10'	10'	5' minimum, 15' total	
Rear	10' where permitted	10.0	10	10.0	15' to habitable building; 0' to alley	
Accessory structures:	5'	5'	5'	5'	5'	
Upper floor (fourth floor and higher) additional setbacks	10' setback from edges of building façade	10' setback from edges of building façade	15' setback from edges of building façade	10' setback from edges of building façade	15' setback from edges of building façade	
Between any two buildings: front to front	15' minimum, 30' average	15' minimum, 30' average	15' minimum, 30' average	15' minimum, 30' average	15' minimum, 30' average	Note 7
Between any two buildings: front to rear	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	
Between any two buildings: rear to rear	26'	26'	26'	26'	26'	Note 7
Between any two buildings: side to side	10'; or exactly 0'	10'; or exactly 0'	10'	10'; or exactly 0'	10'	
Upper Floor Encroachments	3' projection of architectural features into setbacks	5' projection of architectural features into front setbacks, 0' into rear	5' projection of architectural features into front setbacks, 0' into rear	5' projection of architectural features into front setbacks, 0' into rear	5' projection of architectural features into front setbacks, 0' into rear	

Notes:

- (1) An increase in the Floor Area Ratio or Building Height is allowed with approval of a Conditional Use Permit (see Section [25.40.6](#)).
- (2) Fifty percent of any required parking may be provided through on-street parking located within 300 feet of the parcel line and the remaining 50% may be provided on any private parcel within 750 feet of the parcel line.
- (3) Landscaping depth includes required "Amenity Zone" improvements in the public right-of-way described in Table 4.1 in the Heart of Fairfield Plan. In areas where the Amenity Zone contains street tree grates, the area between the grates may be comprised of sidewalk and other Amenity Zone improvements authorized by the Plan or consistent with the Downtown Streetscape Project.
- (4) Landscaping depth may include "Activity Zone" improvements described in Table 4.1 of the Heart of Fairfield Plan.
- (5) Restrictions not applied to garages facing an alley or located on the rear half of lot.
- (6) Transparency is defined as vertical surfaces constructed with transparent materials (e.g., glass windows or storefronts).
- (7) Where public utilities are located between buildings, separation shall be minimum 30'.
- (8) In the HWT Zone, for properties located in the "bookends" defined in the Heart of Fairfield Plan, an additional 4' front setback applies.
- (9) For projects within 1/2 mile of a public park or other offsite open space or amenity, common open space may be reduced to that necessary to meet landscaping and setback requirements.
- (10) Landscape and hardscape improvements within the current public right of way that provide recreational or open space amenities as envisioned in the Heart of Fairfield Plan may be counted towards the common open space, landscaping, and recreational amenity requirements.

Table 25-H4: Development Regulations for Mixed Use (Properties with a Mixture of Residential and Commercial Development)					
(all figures are minimums measured from property lines and in linear feet, unless otherwise indicated)	HD/HDC	HWT	HO	HTD	Sections and Footnotes
Heart of Fairfield Land Use Designation	CD-CDC	MU-WTS	MU-O	MU-TOD	

Site Planning

Density (dwelling units per acre)	15-48	15-48	8-35	20-80	Note 1
Lot Area (sq. ft., for new subdivisions only)	No Minimum	7,500	7,500	7,500	
Lot Dimensions (for new subdivisions only)					
Width	N/A	50'	50'	50'	
Depth	N/A	150'	150'	150'	
Floor Area Ratio	3.0	2.0	0.6	3.0	Note 1
Multifamily Housing- Where Permitted	Not permitted on first floor of Texas Street	No restrictions	No restrictions	No restrictions	
Commercial Buildings- Where Permitted	No restrictions	Commercial buildings permitted only on parcels with West Texas Street access	No restrictions	No restrictions	
Parking					
Number of spaces required-residential	1 space per unit	For 15-32 du/acre: Table 25-4; For 32-48 du/acre: 1 space per unit	1 space per unit	1 space per unit	Note 4
Number of spaces required-commercial	See Section 25.28.3, Section 25.34	Section 25.34	See Section 25.28.3, Section 25.34	Section 25.34	
Private surface lot location and access	Rear or side only; no access from Texas Street	Rear or side only			
Open Space and Recreational Amenities					
Common open space (as percentage of net parcel area)	0%	25%	25%	0%	Note 9, Note 10
Private open space (ground floor/upper floor in square feet)	48	Buildings fronting West Texas Street: 48; other streets: 80/48	80/48	48	
Recreational amenities	Required				See Section 25.20.4.8(B)
Landscaping					Note 2, Note 3, Note 9

Table 25-H4: Development Regulations for Mixed Use
(Properties with a Mixture of Residential and Commercial Development)

(all figures are minimums measured from property lines and in linear feet, unless otherwise indicated)	HD/HDC	HWT	HO	HTD	Sections and Footnotes
Heart of Fairfield Land Use Designation	CD-CDC	MU-WTS	MU-O	MU-TOD	
Depth @ street frontage	4'	10'	8'	5'	Note 9
Depth @ interior property line	0'	5'; 0' if side building setback is 0'	5'	5'	
Depth adjacent to residential zone or land use	0'	5'	5'	5'	
Street tree spacing (one tree for each ...)	30'	30'	30'	30'	
Laundry Facilities	Required				
Storage Space (private area per unit)	100 cubic feet per unit				
Trash Enclosures (including recyclables)	Required				Section 25.30.7

Buildings

Building Height Limit	45'	45'	35'	65'	Note 1
Number of Habitable Floors	2 minimum	2 minimum	No minimum	Exactly 2 floors facing Webster Street; 3 floors facing other streets	
Building-Streetscape Interface					
Garage location and entrance	Garages may not face public streets unless located on back half of lot				
Ground floor ceiling heights	14'	14'	No Requirement	14'	Note 7
Ground floor transparency	50%	50%	30%	30%	Note 6
Upper floor transparency	30%	30%	30%	30%	Note 6
Front pedestrian entrance from street	Required; may provide private entrances off a courtyard with a shared entrance off street				
Setbacks					Note 2
Front and street side minimum setbacks (maximum setbacks)	0' minimum, (5' maximum)	11' (16' maximum)	12' measured from back of curb (15' measured from property line)	13' measured from back of curb (15' measured from property line)	Note 8
Interior side:					
... minimum	0' on Texas Street, 10' on other streets	0' On West Texas Street; 10' in other locations	10'	10'	

Table 25-H4: Development Regulations for Mixed Use (Properties with a Mixture of Residential and Commercial Development)					
(all figures are minimums measured from property lines and in linear feet, unless otherwise indicated)	HD/HDC	HWT	HO	HTD	Sections and Footnotes
Heart of Fairfield Land Use Designation	CD-CDC	MU-WTS	MU-O	MU-TOD	
Rear					
... minimum	10'; 0' facing alley	15'	10'	10'	
Accessory structures:	5'	5'	5'	5'	
Between any two buildings: front to front	15' minimum, 30' average				
Between any two buildings: front to rear	Not permitted				
Between any two buildings: rear to rear	26'				
Between any two buildings: side to side	Exactly 0' or 10'	Exactly 0' or 10'	10'	Exactly 0' or 10'	
Upper Floor Encroachments	3' projection of architectural features into setbacks	5' projection of architectural features into front setbacks, 0' into rear	5' projection of architectural features into front setbacks, 0' into rear	5' projection of architectural features into front setbacks, 0' into rear	

Notes:

- (1) An increase in the Floor Area Ratio or Building Height is allowed with approval of a Conditional Use Permit (see Section [25.40.6](#)).
- (2) Landscaping depth includes required "Amenity Zone" improvements in the public right-of-way described in Table 4.1 in the Heart of Fairfield Plan. In areas where the Amenity Zone contains street tree grates, the area between the gates may be comprised of sidewalk and other Amenity Zone improvements authorized by the Plan or consistent with the Downtown Streetscape Project.
- (3) Landscaping depth may include "Activity Zone" improvements described in Table 4.1 of the Heart of Fairfield Plan.
- (4) Fifty percent of any required parking may be provided through on-street parking located within 300 feet of the parcel line and the remaining 50% may be provided on any private parcel within 750 feet of the parcel line.
- (5) Restrictions not applied to garages facing an alley or located on the rear half of lot.
- (6) Transparency is defined as vertical surfaces constructed with transparent materials (e.g., glass windows or storefronts).
- (7) Ground floor ceiling height may be reduced for first floor residential development.
- (8) In the HWT Zone, for properties located in the "bookends" defined in the Heart of Fairfield Plan, an additional 4' front setback applies.
- (9) Landscape and hardscape improvements within the current public right of way that provide recreational or open space amenities as envisions in the Heart of Fairfield Plan may be counted towards the common open space, landscaping, and recreational amenity requirements.
- (10) For projects within 1/2 mile of a public park or other offsite open space or amenity, common open space may be reduced to that necessary to meet landscaping and setback requirements.

Table 25-H5: Development Regulations for Single Family Homes				
(all figures are minimums measured from property lines and in linear feet unless otherwise indicated)	HWT	HO	HR	Sections and Footnotes
Heart of Fairfield Land Use Designation	MU-WTS	MU-O	RM-D	

	Table 25-H5: Development Regulations for Single Family Homes			
(all figures are minimums measured from property lines and in linear feet unless otherwise indicated)	HWT	HO	HR	Sections and Footnotes
Heart of Fairfield Land Use Designation	MU-WTS	MU-O	RM-D	

Site Planning

Lot Area	No Minimum	No Minimum	No Minimum	
Lot Dimensions				
Width	25' interior, 35' corner	25' interior, 35' corner	25' interior, 35' corner	
Depth	As required to provide private open space	As required to provide private open space	As required to provide private open space	
Location of Home (Street Frontage)	Any location except fronting on West Texas Street	Any location	Any location	
Density	8 - 15	8 - 15	8 - 15	
Parking				
On Site Space per Dwelling	1 covered, 1 uncovered	1 covered, 1 uncovered	1 covered, 1 uncovered	
Off-Site Space per Dwelling (Includes on-street parking)	1 uncovered. Second uncovered off-site space may replace on-site space	1 uncovered. Second uncovered off-site space may replace on-site space	1 uncovered. Second uncovered off-site space may replace on-site space	Note 1
Driveway Widths-Maximum Percentage	50%	50%	50%	
Open Space and Recreational Amenities				
Private Open Space (ground floor/upper floor)	450 sf	450 sf	450 sf	Note 2
Common Open Space (Subdivisions with 20 or more units)	5% of net subdivision area	5% of net subdivision area	5% of net subdivision area	
Landscaping				Note 3
Depth @ street frontage	10'	8'	8'	
Depth @ interior property line	5'; 0' if side building setback is 0'	5'	5'	
Depth adjacent to residential zone or land use	5'	5'	5'	
Street tree spacing (one tree for each ...)	30'	30'	30'	
Toters	For new subdivision, 12 linear feet of space is required for toters to permit temporary storage and trash pickup.			
Alley Development				
Single Family Dwellings Fronting on Alley Permitted?	With a Conditional Use Permit			Note 3

Buildings

Dwelling unit size (minimum)	960	960	960	
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		Table 25-H5: Development Regulations for Single Family Homes			
(all figures are minimums measured from property lines and in linear feet unless otherwise indicated)		HWT	HO	HR	Sections and Footnotes
Heart of Fairfield Land Use Designation		MU-WTS	MU-O	RM-D	
Lot Coverage Maximum		60%	60%	60%	Accessory structure lot coverage regulated by Section 25.20.4.1
Building Height Limit		35	35	35	Note 4
Garage Width-Maximum Percentage of Façade Width (front of street side elevation)		60%	60%	60%	Not applied when garages face an alley or located on the rear half of lot
Setbacks to garages					
	if garage faces any street	18'	18'	18'	
	if garage faces interior side yard	15'	15'	15'	
	if garage faces alley or courtyard	5' exactly or 18'	5' exactly or 18'	5' exactly or 18'	
Setbacks to habitable structures/enclosed porch					Accessory structure setbacks regulated by Section 25.20.4.1
Accessory Structures					
Setbacks					
	Front or street side minimum (maximum)	11' (16') where permitted	12' measured from back of curb (15' measured from property line)	10' (20')	
	Front faces private courtyard	5'	5'	5'	
	Interior side	5'	5'	5'	
	Rear	10'	10'	10'	
Upper Floor Encroachments		5' projection of architectural features into front setbacks, 0' into rear	5' projection of architectural features into front setbacks, 0' into rear	None Specified	

Notes:

- (1) Fifty percent of any required parking may be provided through on-street parking located within 300 feet of the parcel line and the remaining 50% may be provided on any private parcel within 750 feet of the parcel line.
- (2) Required private open space shall not be located in the required front yard setback, and shall have a minimum uncovered dimension of 10 feet. Partially covered or enclosed rear yard areas shall be allowed to be counted towards 50% of the required open space as long as they are completely open to the rear yard on a minimum of two sides.
- (3) Housing fronting on an alley is permitted only when the alley development represents at least 1/2 block face and provides a fully improved residential environment along the alley with landscaping, street trees, and adequate parking.
- (4) An increase in Building Height is allowed with approval of a Conditional Use Permit (see Section [25.40.6](#)).

Table 25-H6: Development Regulations for HPF Zoning District		
(all figures are minimums measured from property lines and in linear feet, unless otherwise indicated)		Sections and Footnotes

Site Planning

Floor Area Ratio (max. % of net lot area)	5.0	
Lot Area (in sq. ft., for new subdivisions only)	None	
Lot Dimensions (for new subdivisions only)		
Width	None	
Depth	None	
Landscaping		
Depth @ street frontage (incl. hwy or fwy)	0	
Depth @ interior property lines:	0	
Minimum	0	
Street tree spacing (one tree for each ...)	30 feet of street frontage	

Buildings

Setbacks		
Front:	0	
Street side yard (min. abutting arterial)	0	
Side yard	0	
Rear yard	0	
Building Height Limit	75	

(Ord. No. 2017-14, §§ 15, 17; Ord. No. 2018-03, § 5; Ord. No. 2018-06, §§ 3, 16 – 21.)

25.23.4 Specific Regulations

25.23.4.1 Bars in the Heart of Fairfield

Bars are permitted in all locations in the HD and HDC Zoning Districts if they comply with the following requirements:

1. The Bar shall not be operated in a manner that results in a disproportionate number of police service calls in comparison to other bars/lounges in the City. As determined necessary, the City will review calls for police service related to illegal activities, public disturbances or nuisances and compare the amount of calls for service at like establishments. A pattern of service calls that are disproportionate in comparison to other bars/lounges in the City will be deemed a public nuisance operation. In such event, the City Council may impose additional requirements, such as the provision of private security, the modification of operating hours or other limits on the use of the premises. In the alternative, the City may initiate proceedings for the revocation of the Business License, and where appropriate, may work with California Alcoholic Beverages Commission to support revocation of an alcoholic beverages license. Revocation proceedings may be initiated for violations of law or public nuisance activities on or related to the premises, including, but not limited to, the following:

- a. Sales of alcoholic beverages to minors or intoxicated persons.
- b. Public nuisance conditions associated with the business or its customers, including but not limited to: public drunkenness, public urination, excessive noise, harassment of passersby, off-site litter attributable to the business, open container violations, and other violations of law on the property or attributable to customers of the business.
- c. Failure to enforce loitering regulations.

- d. The bar shall only be occupied during normal business hours. Occupying the bar for private use or parties after the bar is closed is prohibited.
 - e. The number of customers shall not exceed the maximum number of occupants, as calculated by the Fairfield Fire Marshall.
2. The floor plan of the bar shall remain such that the bartender is allowed an unobstructed view of the entire interior of the establishment.
 3. Kitchen and storage areas shall be restricted to and be signed for employee access only.
 4. All windows must allow visibility into and out of the establishment.
 5. Adequate interior light levels shall be provided.
 6. Consumption of alcoholic beverages shall be permitted only between 8:00 a.m. and 2:00 a.m. during each business day.
 7. A separate live entertainment permit must be approved by the Police Department prior to any live entertainment as required by Chapter 12A of the Fairfield Municipal Code.
 8. The possession of alcoholic beverages in open containers and the consumption of alcoholic beverages outside the business premises is prohibited.
 9. Loitering or congregating by customers shall not be permitted at the front or rear of the building or on the sidewalks and parking areas adjacent to the building. Signs prohibiting loitering shall be posted on the interior or exterior of the building prior to occupancy of the bar. Operator shall also enforce the City of Fairfield Downtown Smoking Ordinance and shall post a "No Smoking" sign by any front and/or rear doors.
 10. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the owner/operator shall be removed or painted over within 48 hours of being applied.
 11. The owner/operator shall be responsible for maintaining and removing litter from the premises and adjacent areas over which they have control.
 12. Any rear parking area/alley of the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons adjacent to the bar in the rear alley. The position of such lighting shall not disturb the normal privacy and use of any neighboring properties.
 13. The owner/operator shall post and maintain a professional quality sign at least two feet square with two-inch block lettering facing the rear alley that reads in English and Spanish as follows:

NO LOITERING, NO LITTERING

NO DRINKING OF ALCOHOLIC BEVERAGES

VIOLATORS ARE SUBJECT TO ARREST

14. The bar shall use closed circuit television with no less than 1/3" high resolution color cameras, digital surveillance, and recording equipment that is able to view the inside of the entire public access area of the premises and all exterior areas. The video must be recorded and saved for no less than 30 days and capable of being monitored online. The location and placement of the cameras shall be subject to approval by the Fairfield Police Department.
15. No pay phone shall be maintained on the premises.
16. Loitering is prohibited, and the owner/operator shall monitor the area under their control to prevent the loitering of persons about the premises.
17. Signs shall be posted with the Age 21 limit warning that "California State Law prohibits sale of alcoholic beverages to persons who are under 21 years old." (Ord. No. 2020-06, § 2.)

25.23.4.2 Entertainment with Any Food Service or Bar in the Heart of Fairfield

Entertainment with any Food Service or Bar is permitted in all locations in the HD and HDC Zoning Districts if it complies with the following requirements:

1. Establishments with entertainment will require an Entertainment Permit from the Fairfield Police Department. Contact the Police Department for further information. The Department may impose specific operational requirements for any establishment offering entertainment.

2. Entertainment events shall not result in a disproportionate number of police service calls in comparison to other establishments in the City. As determined necessary, the City will review calls for police service related to illegal activities, public disturbances or nuisances and compare the amount of calls for service at like establishments. A pattern of service calls that are disproportionate in comparison to other restaurants/bars/lounges in the City will be deemed a public nuisance operation. In such event, the City Council may impose additional requirements, such as the provision of private security, the modification of operating hours or other limits on the use of the premises. In the alternative, the City may initiate proceedings for the revocation of the Business License, and where appropriate, may work with California Alcoholic Beverages Commission to support revocation of an alcoholic beverages license. Revocation proceedings may be initiated for violations of law or public nuisance activities on or related to the premises, including, but not limited to, the following:

- a. Sales of alcoholic beverages to minors or intoxicated persons.
- b. Public nuisance conditions associated with the business or its customers, including but not limited to: public drunkenness, public urination, excessive noise, harassment of passersby, off-site litter attributable to the business, open container violations, and other violations of law on the property or attributable to customers of the business.
- c. Failure to enforce loitering regulations.
- d. The establishment shall only be occupied during normal business hours. Occupying the establishment for private use or parties after the bar is closed is prohibited.
- e. The number of customers shall not exceed the maximum number of occupants, as calculated by the Fairfield Fire Marshall.

3. The floor plan shall remain such that the manager or bartender is allowed an unobstructed view of the entire interior of the establishment.

4. Kitchen and storage areas shall be restricted to and be signed for employee access only.

5. All windows must allow visibility into and out of the establishment.

6. Adequate interior light levels shall be provided.

7. Consumption of alcoholic beverages shall be permitted only between 8:00 a.m. and 2:00 a.m. during each business day.

8. The possession of alcoholic beverages in open containers and the consumption of alcoholic beverages outside the business premises is prohibited.

9. Loitering or congregating by customers shall not be permitted at the front or rear of the building or on the sidewalks and parking areas adjacent to the building. Signs prohibiting loitering shall be posted on the interior or exterior of the building prior to occupancy of the bar. Operator shall also enforce the City of Fairfield Downtown Smoking Ordinance and shall post a "No Smoking" sign by any front and/or rear doors.

10. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the owner/operator shall be removed or painted over within 48 hours of being applied.

11. The owner/operator shall be responsible for maintaining and removing litter from the premises and adjacent areas over which they have control.

12. Any rear parking area/alley of the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons adjacent to the bar in the rear alley. The position of such lighting shall not disturb the normal privacy and use of any neighboring properties.

13. The owner/operator shall post and maintain a professional quality sign at least two feet square with two-inch block lettering facing the rear alley that reads in English and Spanish as follows:

NO LOITERING, NO LITTERING

NO DRINKING OF ALCOHOLIC BEVERAGES

VIOLATORS ARE SUBJECT TO ARREST

14. The establishment shall use closed circuit television with no less than 1/3" high resolution color cameras, digital surveillance, and recording equipment that is able to view the inside of the entire public access area of the premises and all exterior areas. The video must be recorded and saved for no less than 30 days and capable of being monitored online. The location and placement of the cameras shall be subject to approval by the Fairfield Police Department.

15. No pay phone shall be maintained on the premises.

16. Loitering is prohibited and the owner/operator shall police the area under their control in an effort to prevent the loitering of persons about the premises.

17. Signs shall be posted with the Age 21 limit warning that "California State Law prohibits sale of alcoholic beverages to persons who are under 21 years old." (Ord. No. 2020-06, § 2.)



The Fairfield Municipal Code is current through Ordinance 2021-10, passed June 1, 2021.

Disclaimer: The City Clerk's Office has the official version of the Fairfield Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

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