

City of Dixon

Zoning Code and Map Update

Community Workshop
July 20th and 21st, 2022

Purpose

- Introduce the project and zoning
- Get input on the current code and what to pay attention to moving forward
- Understand area-specific concerns

Zoning Code Update



Agenda

- Project Overview
- Focus Areas
- Interactive Poll
 - Get your smart phone ready!
 - Hard copies available, will be inputted after the workshop
- Next Steps

Zoning Code Update

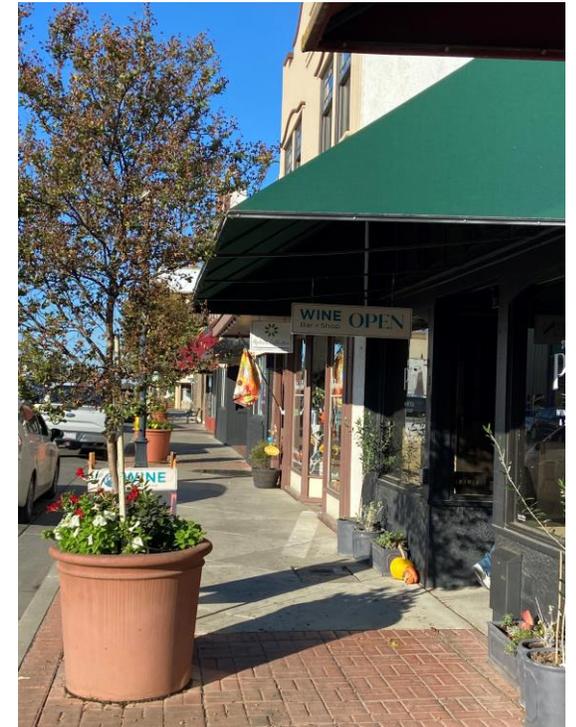




Project Overview

Project Introduction

- **Comprehensive update** of the Zoning Code (Title 18 of the Dixon Municipal Code)
- Creating a **concise and user-friendly** set of regulations that will implement the vision of the **General Plan 2040** for the neighborhood preservation and enhancement, economic development, sustainable land use, and community health.

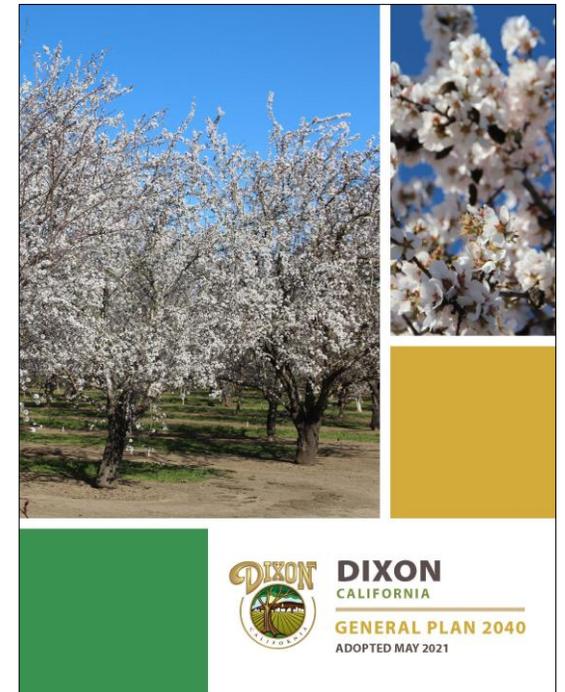


Zoning Code Update



What is Zoning?

- **Zoning** is the body of regulations that establish what can be built on a property, where uses may be located, and how to get project approval.
 - By law, Zoning is required to be consistent with the **General Plan**
- **Purpose:**
 - Implement the General Plan
 - Minimize adverse effects that buildings or uses on a property have on neighbors
 - Encourage optimal development patterns and activities



Zoning Code Update



Components of the Zoning Code

- **Zoning Districts** – reflect General Plan land use designations
- **Use Regulations** – determine which uses are permitted and prohibited, and whether specific standards apply
- **Development and design standards** – establish rules for building and design that fit with the community
- **Administrative Procedures** – establish permit and review processes
- **Definitions**

Zoning Code Update



Spectrum of Standards

Zoning regulations affect everyone

- Including renters, home owners, business owners, developers, and design and construction professionals. Zoning addresses a spectrum of issues such as:
 - If and how you can build a new fence or deck on your property
 - If a homeowner can construct an addition
 - Where a new business can be located
 - How long it takes to find out whether a business can be established
 - Where a building can be located on a lot
 - How much landscaping is required
 - How much off-street parking must be provided

Zoning Code Update



Process

We are here



Zoning Code Update



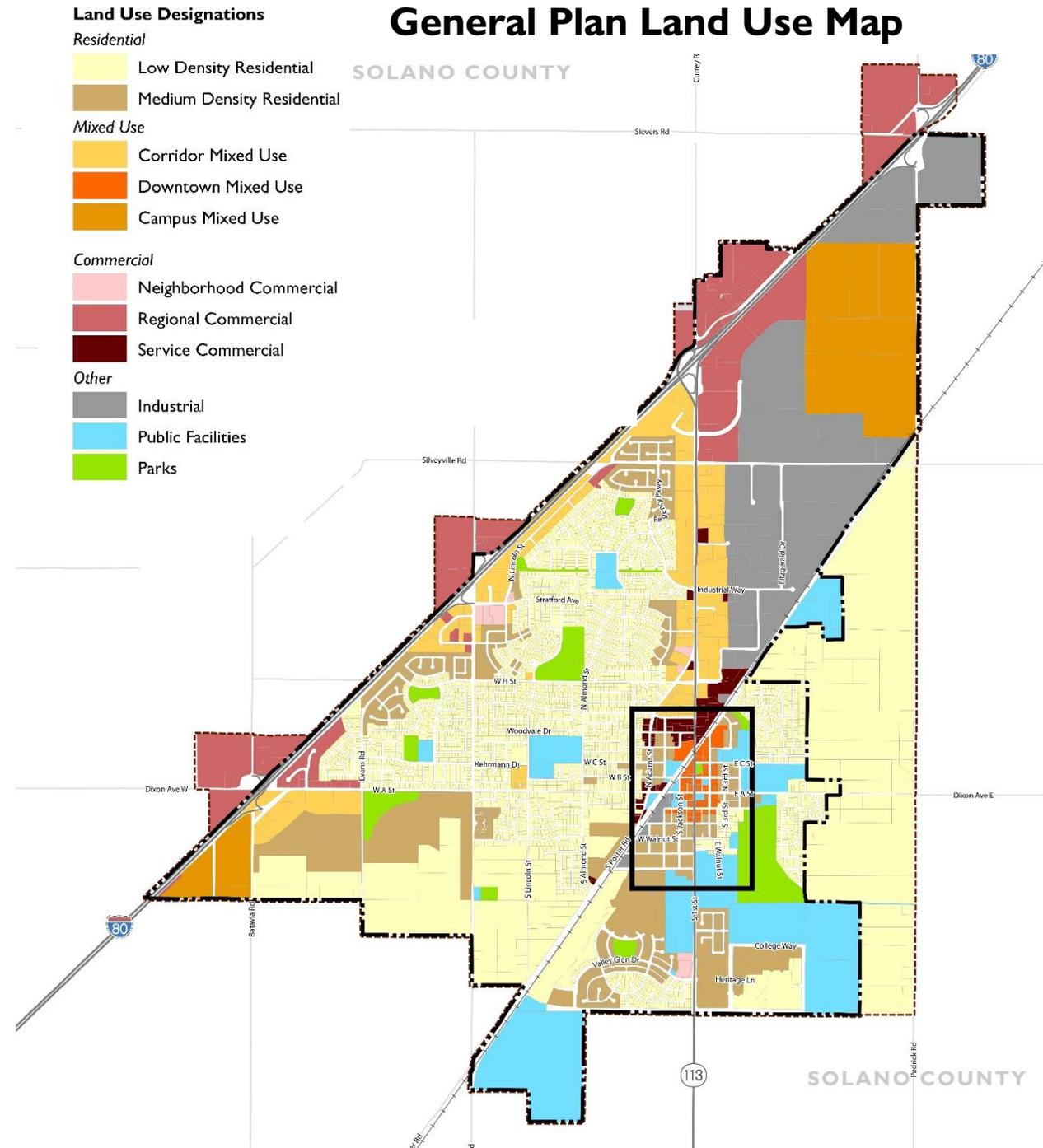


Focus Areas

Citywide Context

- Zoning Districts implement General Plan Land Use Designations

Zoning Code Update



Focus Area: Residential Neighborhoods

Low Density Residential

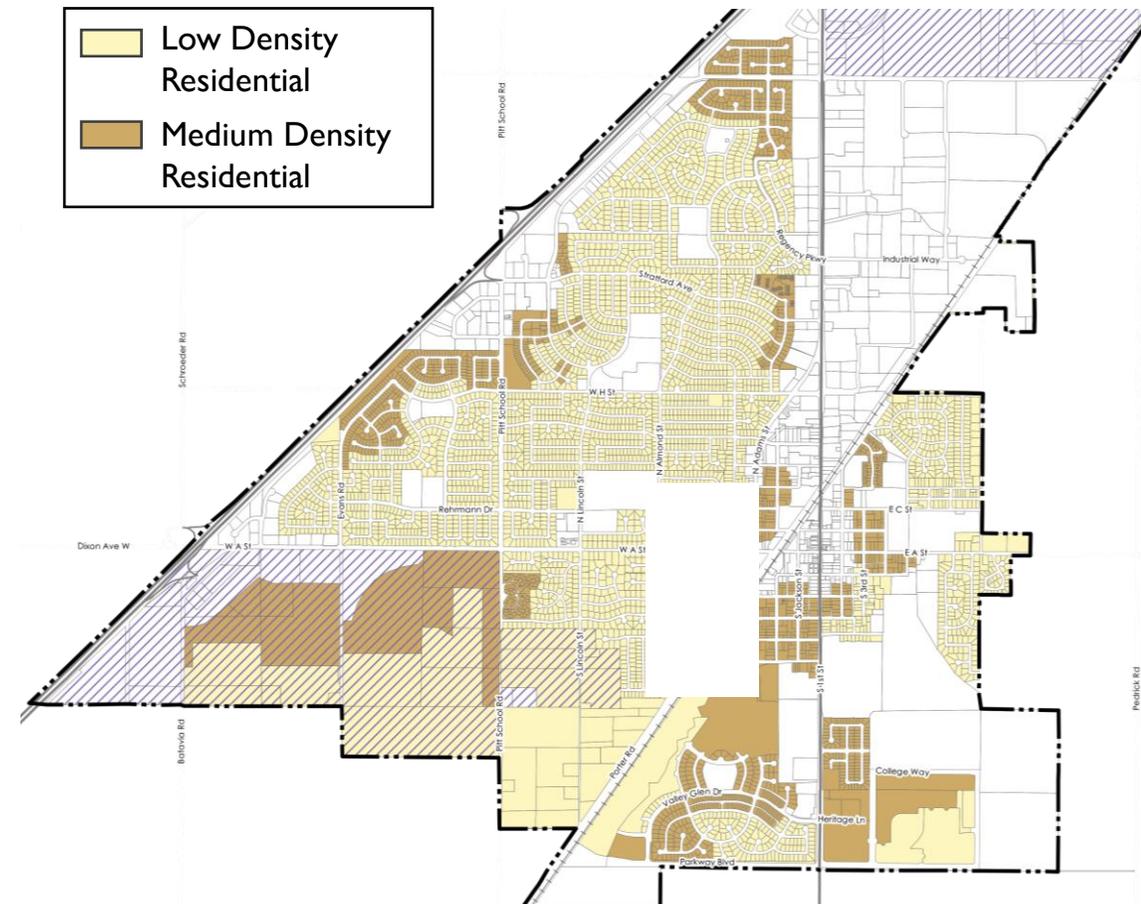
- Neighborhoods with primarily single-family homes, including attached, semi-detached, and duet homes.
- Maximum density: 9 units/acre

Medium Density Residential

- Neighborhoods with range of housing types: single family homes, townhomes, apartments, and condominiums
- Maximum density: 22 units/acre

Zoning Code Update

General Plan Land Use Map



Focus Area: Residential Neighborhoods

Initiatives for Zoning Update

- Maintain land use allowances for residential and compatible uses (schools, parks, and religious institutions).
- Refine existing standards to maintain the development pattern of existing neighborhoods.
- Establish new objective design standards for infill and multi-family housing to ensure design quality. Standards address massing and articulation, building orientation, open space, and parking.



Zoning Code Update



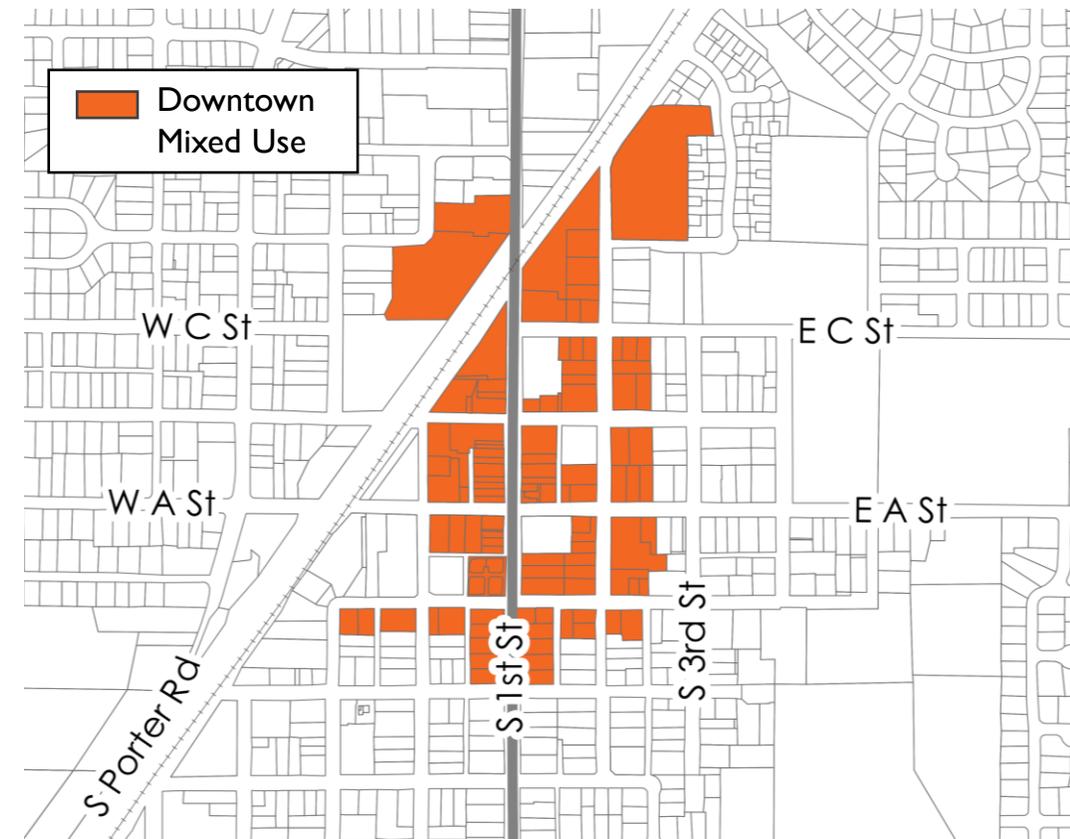
Focus Area: Downtown

Downtown Mixed Use

- Intended to promote Downtown Dixon as an attractive destination for residents and visitors
- A walkable environment with a variety of commercial uses and outdoor dining and events to support a lively atmosphere is envisioned
- More than one use is required on larger sites

Zoning Code Update

General Plan Land Use Map



Focus Area: Downtown

Initiatives for Zoning Update

- Allow a full range of retail, employment, residential, entertainment, cultural, civic, and personal service uses.
- Further define where mixed use is required, and how it must be achieved.
- Carry forward existing standards for maximum height and required setbacks.
- Incorporate new design requirements to engage the pedestrian realm. Standards may address features such as building transparency, facade articulation, building orientation, and entryways.



Zoning Code Update



Focus Area: Commercial Corridors

Corridor Mixed Use

- Mix of retail shopping centers, offices, hotels, and housing
- Mixed use can be vertical/horizontal

Neighborhood Commercial

- Mix of retail stores, restaurants, medical offices, and personal services that serve the neighborhood

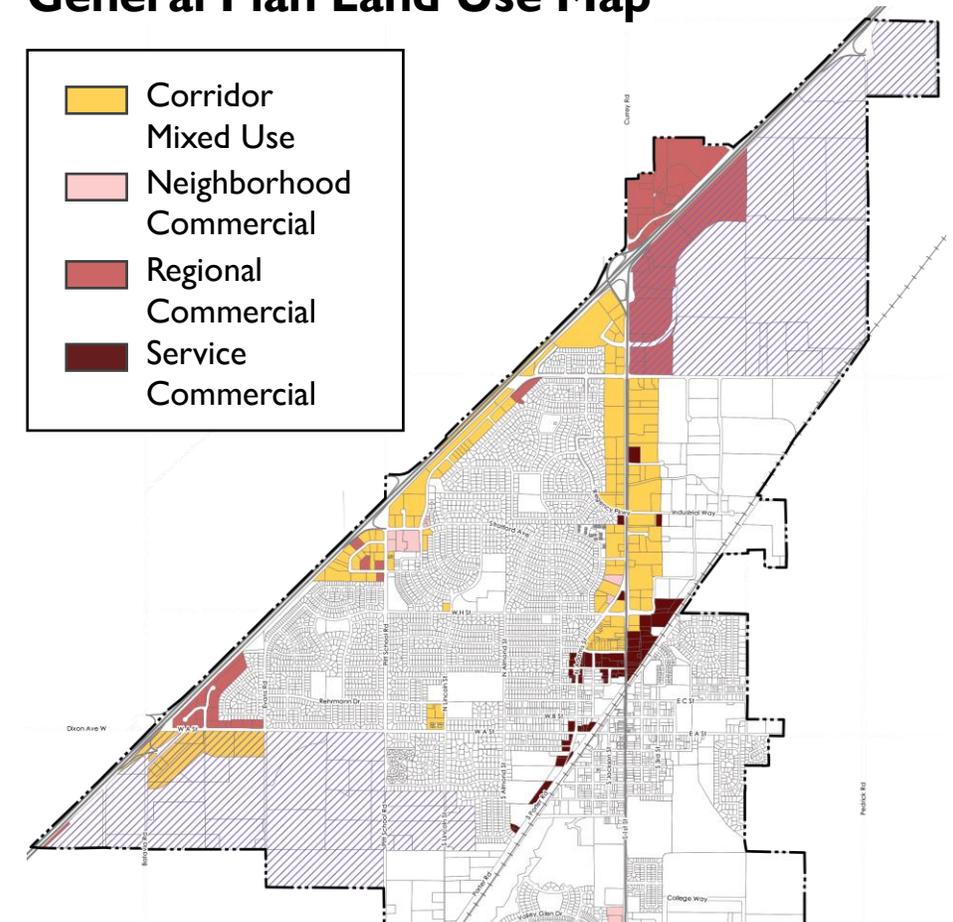
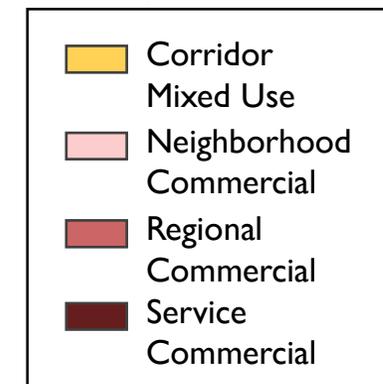
Regional Commercial

- Full range of uses catering to visitors and local residents, including lodging, restaurants, and services

Service Commercial

- Retail/service uses not typically in shopping centers, including storage facilities, wholesale businesses, and nurseries

General Plan Land Use Map



Zoning Code Update

Commercial Nodes and Corridors

Initiatives for Zoning Update

- **Corridor Mixed Use:** Further define where mixed use is required and how it is achieved
- **Corridor Mixed Use:** Address design requirements and transitions between uses
- **Neighborhood Commercial:** Support a neighborhood commercial environment and active street to encourage pedestrian-oriented shopping
- **Regional Commercial:** Tailor standards to reflect the auto-oriented nature of the district
- **Service Commercial:** Provide flexibility for service commercial operations



Zoning Code Update



Employment Centers – East of 1st Street

Campus Mixed Use

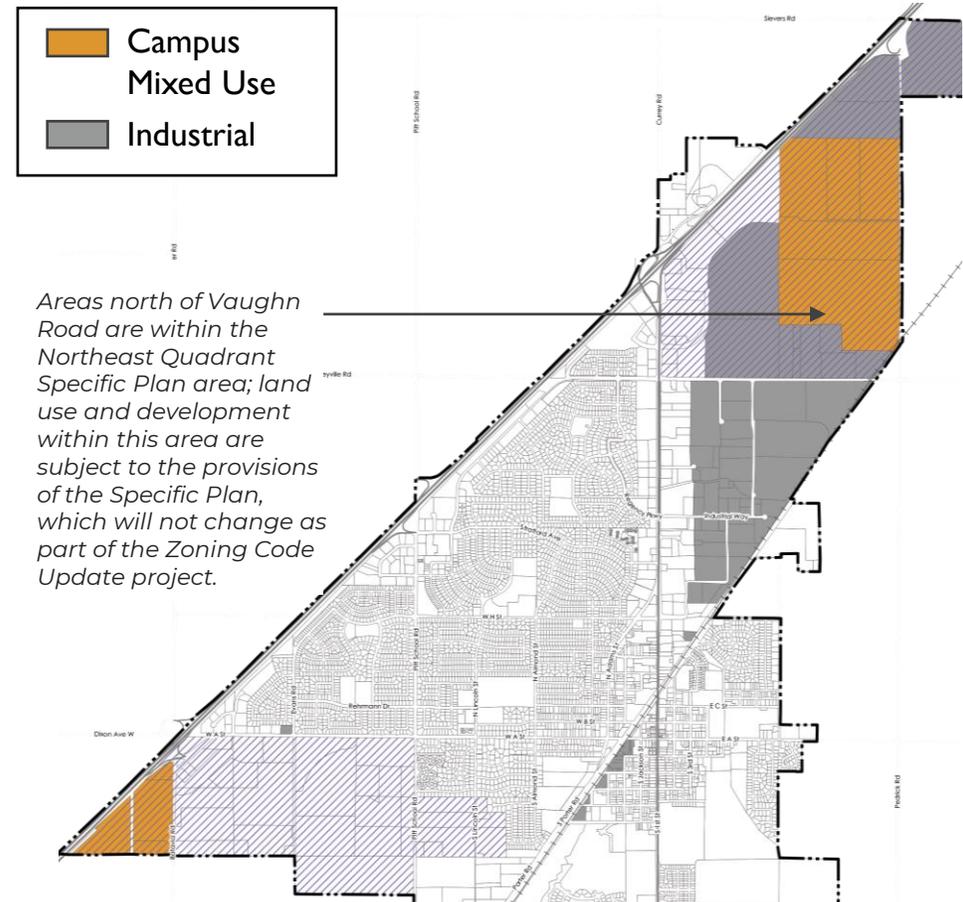
- Foster new mixed-use employment districts with a range of job-generating uses, housing, and access to regional transportation.

Industrial

- Provides for large and small scale industrial, manufacturing, heavy commercial, warehousing, distribution, office, and similar uses.

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General Plan Land Use Map



Employment Centers – East of 1st Street

Initiatives for Zoning Update

- *Campus Mixed Use areas are subject to the Northeast Quadrant Specific Plan.*
- Make the best economic use of limited land and resources
- Continue to accommodate a diverse range of industrial, manufacturing, heavy commercial, warehousing, distribution, office, and similar uses.
- Flexible development standards to provide flexibility for business operations.



Zoning Code Update

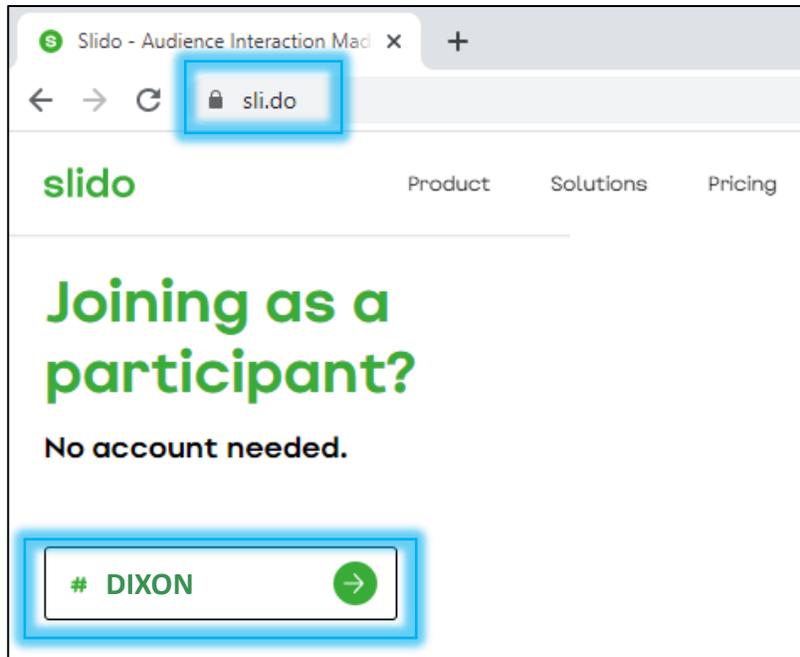




Interactive Poll

Participate in Our Live Poll!

Visit **slido.com** and type in the event passcode: **#DIXON**



OR

Open your camera app and scan the QR code!



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Next Steps



Next Steps

- Collect additional public survey responses at <http://www.cityofdixon.us/ZoningUpdate>
- The survey will be available until **August 31, 2022**
- Draft zoning standards based on community input

Stay Involved!

Project Website

Access upcoming meetings, project documents, and more.

<http://www.cityofdixon.us/ZoningUpdate>

Contact City staff:

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