

Zoning Code and Map Update Project Overview

The City is pursuing a comprehensive update of Dixon's Zoning Code and Map, the regulations that govern development in the city. This effort will shape future growth and help realize the community's vision for Dixon as a safe, vibrant, and livable community with a robust local economy.

WHAT IS A ZONING ORDINANCE?

While the General Plan sets forth a long-term vision for the city, the zoning code dictates how land can be used to achieve that vision. A zoning code includes the following:

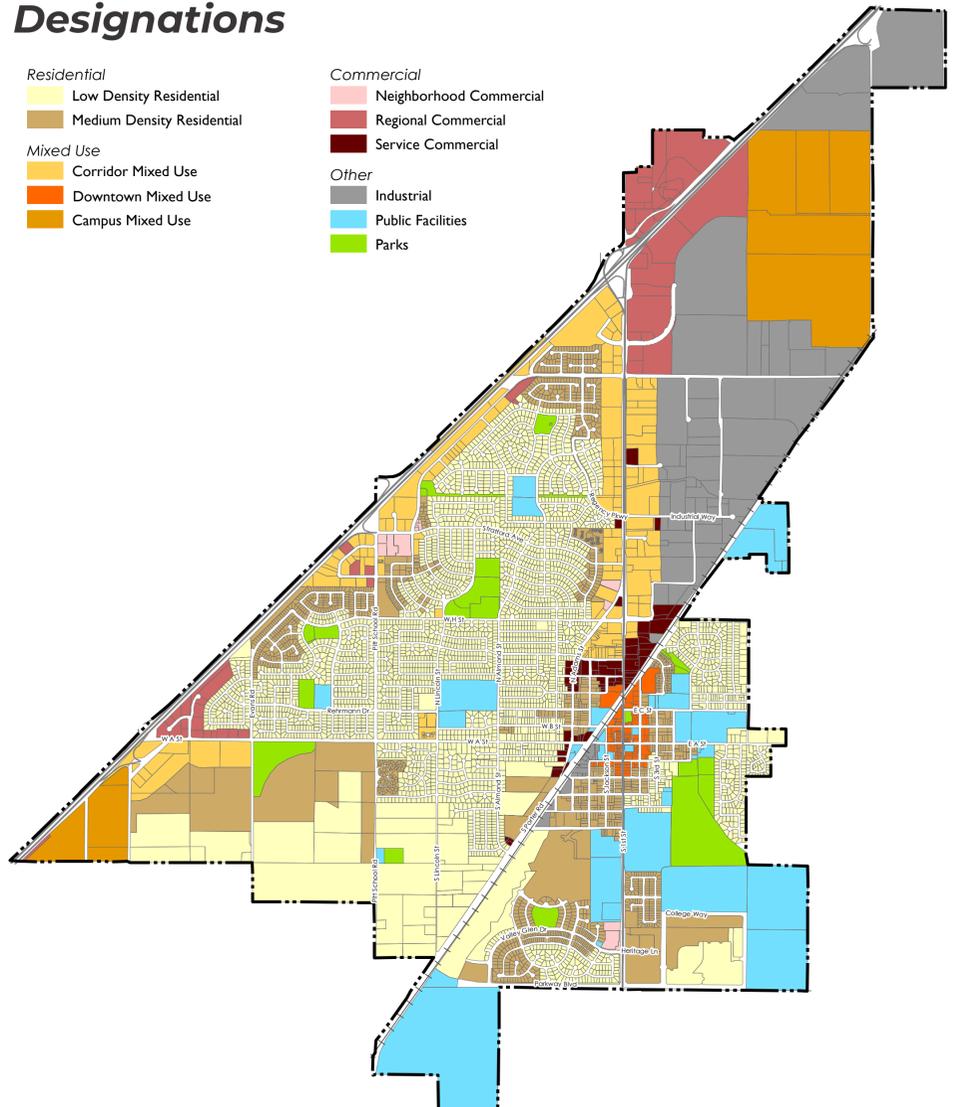
- **Use Regulations.** What uses are allowed on each property and if they are required to meet certain standards or limitations.
- **Development and Design Standards.** Standards to control the height, bulk, location, and appearance of structures, as well as site improvements such as parking, landscaping, signage, and fencing.
- **Permit Requirements and Procedures.** The types of permits and review procedures that are required.

DOES ZONING AFFECT ME?

Zoning codes affect everyone - including homeowners, renters, business owners, and development industry professionals. Zoning addresses issues such as:

- What types of businesses can be located in commercial/employment areas
- How tall a building can be
- If a homeowner can construct additional structures such as ADUs, sheds, patio covers, etc on their property
- How many parking spaces must be provided for a development
- What type of permit is required for new construction projects

General Plan Land Use Designations



WHAT IS THE PROCESS?



Zoning Code and Map Update Downtown

In the General Plan, Downtown is envisioned to continue its traditional role as the heart of Dixon, with actions to revitalize and enhance the area.



Primary General Plan Land Use Designation

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

Corresponding Zone District

***Downtown
Commercial (CD)
Planned Mixed
Use (PMU)***

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 and Map Update

Commercial Nodes and Corridors

Dixon's commercial nodes and corridors are intended to foster a mix of retail, commercial, and residential uses. Large retail, shopping centers, offices, and hotels to serve Dixon and the wider region, supported by new infill housing are envisioned as a vibrant land use mix to fill in vacant gaps and provide an identity as people enter Dixon.



Areas north of Vaughn Road are within the Northeast Quadrant Specific Plan area; land use and development within this area are subject to the provisions of the Specific Plan, which will not change as part of the Zoning Code Update project.



Primary General Plan Land Use Designation

Corridor Mixed Use

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

Corresponding Zone District

None

Initiatives for Zoning Update

- Further define where mixed use is required and how it is achieved
- Address design requirements and transitions between uses

Neighborhood Commercial

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

Neighborhood Commercial (CN)

- Support a neighborhood commercial environment and active street to encourage pedestrian-oriented shopping

Regional Commercial

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

Highway Commercial (CH)

- Tailor standards to reflect the auto-oriented nature of the district

Service Commercial

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

Service Commercial (CS)

- Provide flexibility for service commercial operations

Zoning Code and Map Update

Employment Centers - East of 1st Street

The Northeast Quadrant represents an important opportunity for job-generating development and is envisioned to grow as an important new mixed use employment area and gateway to Dixon. Areas in the Industrial General Plan land use designation provide space for critical uses such as industrial, distribution, and office to grow.



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Primary General Plan Land Use Designation

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.

Corresponding Zone District

- Light Industrial (ML)**
- Heavy Industrial (MH)**

Initiatives for Zoning Update

These 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.