

Dixon Municipal Code Amendments
To be considered as part of Comprehensive Update to Zoning Ordinance and Map Project
****December 2023****

The following amendments are proposed to the Dixon Municipal Code to ensure consistency with new organization, chapter numbering and nomenclature from Zoning Ordinance Update. The following edits are shown in ~~strike~~/underline format.

Section 6.12.040.B.2 is amended to read as follows:

2. A conditional use permit pursuant to the procedure in Chapter 18.~~25-24~~ DMC. Any conditional use permit relating to the location of a cannabis business may be approved based on all of the following findings:

- a. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of DMC Title 18.
- b. The proposed use is consistent with the General Plan and any applicable specific plan.
- c. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity.
- d. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints.
- e. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.
- f. The proposed project has been reviewed in compliance with the California Environmental Quality Act.

Section 6.12.040.E is amended to read as follows:

E. Every cannabis business shall comply with the following on-site sign requirements in addition to the requirements of the City's sign ordinance as set forth in Chapter 18.~~24-18~~ DMC:

1. On-Site Signs. Cannabis businesses shall comply with the following on-site sign regulations:
 - a. Any on-site sign shall be included in the maximum sign area allowed for the property, and may display only the cannabis business's name, logogram, address, hours of operation and contact information, and cannot advertise cannabis or cannabis products.

- b. A cannabis business may install a ~~monument~~ freestanding sign, subject to the requirements of Chapter 18.24-18 DMC.
- c. The following types of signs are prohibited: portable signs or sandwich signs located in the public right-of-way, digital signs, spinner signs, illuminated architectural canopy signs, pole signs, marquee signs, roof signs, temporary signs, moving signs and signs with movable parts, and supergraphic signs.
- d. No sign shall contain the use of objects such as toys, inflatables, movie characters, cartoon characters, or include any other display, depiction, or image designed in any manner likely to be appealing to minors or anyone under twenty-one (21) years of age.
- e. No sign shall contain a display, depiction, or image of a cannabis leaf or cannabis plant.
- f. No sign shall contain a display, depiction, or image of any cannabis accessory or device used to consume cannabis.

2. Any signs located on the property of any cannabis business that do not conform with these regulations shall be removed by the business within thirty (30) days of the date written notice is provided by the City regarding the violation.

Section 7.03.010 is amended to read as follows:

7.03.010 Kennel and cattery regulations and requirements.

It shall be unlawful for any kennel or cattery to be operated in any ~~single-family or multifamily~~ residential zoning district of the City in which the operation of a commercial business in said zoning district as a matter of right would be prohibited by the City zoning ordinance. Every person owning or controlling a kennel or cattery shall annually register said kennel or cattery with the City and shall pay an annual license fee for such kennel or cattery, which annual fee shall be the license fee for all dogs or cats regularly kept therein and the regulatory license fee for said kennel or cattery. The amount of said annual license fee and the manner and time of the payment of said annual fee, and the procedures for revocation of said licenses for cause, shall be determined by resolution or resolutions of the City Council.

Section 7.04.050 is amended to read as follows:

7.04.050 Beehive(s) situated in ~~the agricultural,~~ industrial and PD districts.

Notwithstanding the provisions of DMC 7.04.020 and 7.04.030, beehive(s) may be kept or maintained without the issuance of a permit on lots or parcels situated in the ~~agricultural,~~ industrial and PD districts zoned for such uses (excluding, however, such lots or parcels being used for residential or commercial legal nonconforming uses), provided such beehive(s) are situated more than one hundred fifty (150) feet from any dwelling, excluding the dwelling on the lot or parcel whereon such hive(s) are situated, and at least one hundred (100) feet from any public street, roadway, or public access; provided, the requirements of DMC 7.04.030(B), (D), (F), (G) and (H) shall apply.

Section 9.05.010 is amended to read as follows:

9.05.010 Definitions.

For the purpose of this chapter, the following definitions shall apply:

“Ambient noise” means the all-encompassing noise level associated with a given environment, being a composite of sounds from all sources, excluding the alleged offensive noise, at the location and approximate time at which a comparison with the alleged offensive noise is to be made.

“Amplified sound” means any sound amplified with a machine or device that magnifies the human voice, music, or any other sound.

“Audible” means any sound which clearly can be heard by unimpaired auditory senses; however, words or phrases need not be discernible and said sound shall include bass reverberation.

“Cost recovery fee for public safety services” means the costs associated with responses by the public safety officer including, but not limited to, the portion of the cost of salaries and benefits for time spent responding to, remaining at, or otherwise dealing with the disruptive, excessive and offensive noise, and the administrative costs attributable to such response.

“Disruptive, excessive and offensive noise” means any noise which disturbs the peace and quiet of any neighborhood or which causes any discomfort or annoyance to any reasonable person.

“Mixed-use zoning district” means any of the ~~residential and commercial~~ mixed-use districts as established by the City of Dixon Zoning Map and DMC Title 18, including, but not limited to, ~~PMU1– (planned mixed use), PMU2, CD (downtown commercial district)~~ CMX, CAMX, and DMX, or otherwise amended to apply to other designations that allow both residential and nonresidential uses.

“Party or gathering” means a group of persons who have assembled or are assembling in a manner so as to create a substantial disturbance of the quiet enjoyment of private or public property. This includes, but is not limited to, excessive noise or traffic, fights, and/or disturbances of the peace.

“Person” means an individual, proprietorship, partnership, corporation, association, or other legal entity.

“Residential zoning district” means any of the ~~single or multifamily~~ residential districts as established by the City of Dixon Zoning Map and DMC Title 18, including, but not limited to, ~~R1, RM1, RM2, RM3, RM4 and PMRRL and RM~~, or otherwise amended to other designations that allow residential ~~and nonresidential~~ uses.

Section 11.14.070 is amended to read as follows

11.14.070 Appeal.

A. Any person wishing to contest an invoice regarding the first responder fee imposed under this chapter must submit a written request for reconsideration to the Fire Chief explaining the reasons for requesting a reconsideration within thirty (30) days of the date of receiving the invoice for the first responder fee. The Fire Chief will review the written request and based on that review make a final decision on the request and notify the party in writing within thirty (30) days of receiving the request to reconsider.

B. If the aggrieved party is unhappy with the Fire Chief's decision, the party may appeal to the City Council by filing a notice of appeal pursuant to ~~Chapter 18.40~~Section 18.21.120 DMC.

Section 11.15.040 is amended to read as follows:

11.15.040 Shopping cart identification signs.

A. Each cart owner shall post and maintain a sign at each customer pedestrian exit at the owner's establishment which meets all of the following minimum specifications:

1. Meet or exceed eighteen (18) inches in width and twenty-four (24) inches in height.
2. Using block lettering not less than one-half (1/2) inch in width and two (2) inches in height, contain a statement to the effect that unauthorized removal of a shopping cart from the business premises, or possession of a shopping cart in a location other than on the business premises, is a violation of State law and City ordinance.
3. List a local or toll-free telephone number for shopping cart retrieval.
4. Cart removal warning signs shall not constitute "signs" for the purpose of calculating maximum allowable signage under Chapter 18.~~24-18~~ DMC.
5. Cart removal warning signs shall not be subject to design review ~~as required by DMC-18.24.040(D)~~.
6. The signs shall be conspicuously and prominently displayed on the interior walls of the building within two (2) feet of each customer pedestrian exit.

B. Each cart owner shall include clearly legible information on each shopping cart readily identifying its owner.

Section 12.06.050 is amended to read as follows:

12.06.050 Truck parking in Highway-Regional Commercial areas.

A. There is hereby established an "overnight truck parking program" for the City of Dixon. Guidelines for establishment of areas to be considered under this program are as follows:

1. Roadways eligible to participate in the "overnight truck parking program" must be designated as either a "through truck route" or a "local truck route."
2. The roadway segment must have at least fifty percent (50%) Highway-Regional Commercial zoned frontage as shown on the latest City of Dixon Zoning Map.
3. The roadway must be designed to accommodate the weight of truck traffic as determined by the City Engineer.
4. Requests for the City to establish an overnight truck parking area must be accompanied by a petition signed by no less than seventy-five percent (75%) of the adjacent properties in favor of the "overnight truck parking program" for the area.

5. Requests for the City to revoke an overnight truck parking area must be accompanied by a petition signed by no less than seventy-five percent (75%) of the adjacent properties in favor of revoking the “overnight truck parking program” for the area.

6. The City Council may revoke truck parking privileges for a particular area at any time without notice to the participants.

7. The affected roadway frontage on which overnight truck parking will be permitted must be on both sides of the roadway and must extend between two (2) cross streets, to the City limits or the end of the roadway in the case of cul-de-sac streets.

8. City Council must find that the establishment of an “overnight truck parking program” will have an overall benefit to the community in this particular case.

B. The regulations applicable to parking within areas covered by the “overnight truck parking program” are as follows:

1. The City Council in accordance with the requirements of this section may designate an area to be included in the “overnight truck parking program” which satisfies the criteria established in this section. Such area shall be designated by resolution.

2. Within the areas covered by the “overnight truck parking program” all posted parking restrictions, including but not limited to “no parking” restrictions, shall remain in full force and effect for all vehicles, except for trucks displaying a valid “overnight truck parking program” permit which shall not be subject to such parking restrictions.

3. Permits are granted only to businesses with a physical address within the street segment designated in the program.

4. The program will be administered by the Dixon Police Department and Engineering Department. The permits will be issued with a tracking number to verify validity.

5. Permits shall be displayed in the driver side window and shall be legibly dated with the year issued and readable from a passing patrol vehicle. Numbering of no less than two (2) inch height is required.

6. The fee for permits issued under the “overnight truck parking program” shall be established by resolution of the City Council.

7. A limited number of permits will be issued for each area equaling the number of potential truck parking spaces available in the area. Permits will be either color coded or otherwise designed to label the business area for which the permit is valid. Parking is not reserved and will be available on a first-come, first-served basis only.

Section 13.05.030 is amended to read as follows:

13.05.030 Recommended street trees for new development.

The Planning Commission shall adopt by resolution a list of recommended tree species to be planted in the street tree area. The list shall be provided to developers of new development projects as a recommendation in those instances where the landscaping is part of a project for which the Planning Commission conducts ~~a landscaping~~ design review consistent with DMC 18.23-150.

Section 14.02.275 is amended to read as follows

14.02.275 Water efficient landscaping.

Reference is hereby made to Chapter 18.~~36-13~~ DMC, ~~Conservation Regulations~~Landscaping. Such chapter refers to the State’s Model Water Efficient Landscape Ordinance (MWEL0), and requires all vegetation and landscaping required by the zoning regulations to employ drought resistant species.

Section 17.01.040 is amended to read as follows

17.01.040 Definitions.

As a supplement to the definition of terms contained in Article 2 of Chapter 1 of the Subdivision Map Act, which definitions are hereby incorporated in this title by reference, the following terms as used in this title shall have the meanings ascribed to them herein:

“Alley” means a public way, other than a street or highway, providing a secondary means of vehicular access to abutting property.

“Approving authority” means the public body of the City which has final approval authority under this title for a specific action regulated by this title. A public body or official has final approval authority under this title even though its actions may be subject to appeal to the Commission or Council under the provisions of DMC 17.01.050.

“Building site” means the same as “lot,” as defined herein.

“CEQA” means the California Environmental Quality Act, Cal. Pub. Res. Code § 21000 et seq.

“Certificate of compliance” means a certificate issued by the Community Development Director under the provisions of Section 66499.35 of the Subdivision Map Act and DMC 17.18.040 which states that a particular division of land complies with either the requirements of the Subdivision Map Act or the applicable ordinances of the City which governed that division of land, or both, and which is recorded with the County Recorder of Solano County.

“City Clerk” means the City Clerk of the City of Dixon or his or her designated representative.

“City Code” means the Dixon City Code.

“City Engineer” means the City Engineer of the City of Dixon or the duly authorized representative of said Engineer.

“Commission” means the Planning Commission of the City of Dixon.

“Community apartment project” means a type of common interest development which is defined in Cal. Civ. Code § 1351.

“Community Development Department” means the Community Development Department of the City of Dixon.

“Community Development Director” means the Community Development Director of the City of Dixon, or the duly authorized representative of said Director.

“Conditional certificate of compliance” means a certificate of compliance that states that a division of land affecting a parcel or lot does not comply with either the requirements of the Subdivision Map Act or the applicable ordinances of the City, or both, which governed that division and lists the conditions which must occur in order for the division to comply with such requirements.

“Conditional use permit” means a permit issued by the City under the provisions of the City zoning ordinance which authorizes specific uses of land subject to certain conditions stated in that permit.

“Condominium project” means a type of common interest development which is defined in Cal. Civ. Code § 1351.

“Council” means the City Council of the City of Dixon.

“County” means the County of Solano.

“Covenant for easement” means a covenant created for the benefit of the City and others which is created, enforced and released as provided in Chapter 17.17 DMC, Covenants for Easements.

“Development agreement” means an agreement between the City and an owner of land under the provisions of Section 65864 et seq. of the Planning and Zoning Law which contains terms and conditions relating to the development of lands identified in that agreement.

“Drip line” means a line which may be drawn on the ground around a tree directly under its outermost branch tips and which identifies that location where rainwater tends to drip from the tree.

“ Dwelling unit” means a group of rooms or a single room with kitchen facilities occupied or intended for occupancy as separate living quarters by a family or other group of persons living together, or by a person living alone, irrespective of the age of the occupant or occupants.

“EIR” means an environmental impact report prepared pursuant to the requirements of CEQA.

“Final map” means a map showing a subdivision of five (5) or more parcels for which a tentative map and final map are required by the Subdivision Map Act and this title, prepared in accordance with the provisions of the Subdivision Map Act and this title, and designed to be filed for recordation in the office of the Solano County Recorder.

“Finance Director” means the Finance Director of the City of Dixon, or the duly authorized representative of said Director.

“Fire protection” means such fire hydrants and other protective measures as may be reasonably required by the Fire Marshal of the Fire Department for protection of life and property to be located within a subdivision.

“Flag lot” means a lot with narrow street frontage and a long driveway or strip of land connecting the street frontage portion of the lot with the buildable portion of the lot which is situated to the rear of another adjacent lot or lots.

“Flood hazard” means a hazard to land or improvements due to seasonal inundation or to overflow water having sufficient velocity to transport or deposit debris, scour the surface soil, dislodge or damage buildings, or erode the banks of watercourses.

“Freeway” means a highway defined as a “freeway” in Sts. & High. Code § 23.5.

“Frontage road” or “service road” means a street lying adjacent and approximately parallel to and separated from a freeway or other public street and which affords access to abutting property.

“General Plan” means the General Plan of the City of Dixon, as the same may exist from time to time, including all updates and revisions thereto which are enacted after the enactment of this title by the Council.

“Geological hazard” means a hazard inherent in the crust of the earth, or artificially created, which is dangerous or potentially dangerous to life, property or improvements due to the movement, failure or shifting of earth.

“Inundation” means ponded water or water in motion of sufficient depth to damage property due to the presence of the water or to deposits of alluvium.

“Lot” means a parcel of land which is identified on a final map or a parcel map recorded in the office of the Solano County Recorder with a separate and distinct number or letter.

“Lot line adjustment” means a division of land in conformance with the requirements of this title consisting of the elimination or relocation of an interior lot line between as few as two (2) but not more than four (4) adjacent parcels, where the land taken from one (1) parcel is added to an adjacent parcel, and where a greater number of parcels than originally existed is not thereby created.

“Manufactured home” means a factory built or manufactured home including mobile homes, as defined and permitted as such by the laws of the State of California.

“Merger” means the joining of two (2) or more contiguous parcels of land under one (1) ownership into one (1) parcel.

“Mobile home” means the same as “manufactured home,” but subject to the National Manufactured Housing Construction and Safety Act of 1974.

“Mobile home lot” means any area designated, designed or usable for the occupancy of one (1) mobile home on a temporary, semipermanent or permanent basis.

“Mobile home park” means a parcel of land under one (1) ownership which has been planned and improved; or on which two (2) or more mobile home spaces are rented, leased or used, to accommodate mobile homes for human habitation. The rental paid for any such mobile home shall be deemed to include rental for the space it occupies. The term “mobile home park” includes those accessory uses such as recreation rooms, storage facilities or other permanent structures commonly associated with mobile home parks.

“Multiple-family dwelling unit” means a building or portion thereof designed to be used in accordance with the laws of the State of California and the ordinances of the City for three (3) or more attached dwelling units located in one (1) or more structures on a single lot or parcel.

“Negative declaration” means a negative declaration prepared pursuant to the requirements of CEQA.

“Parcel map” means a map showing a subdivision of four (4) or fewer parcels, as required by the Subdivision Map Act and this title, prepared in accordance with the provisions of the Subdivision Map Act and this title and designed to be filed for recordation in the office of the Solano County Recorder.

“Pedestrian-way” means a public right-of-way designed for use by pedestrians and not intended for use by motor vehicles of any kind. A pedestrian-way may be located within or without a street right-of-way, at grade, or grade separated from vehicular traffic. A pedestrian-way may consist of a public easement over a parcel of land in private ownership or may consist of a separate parcel in public ownership.

“Planned development” means a subdivision consisting of one (1) or more planned developments as said term is defined in Cal. Bus. & Prof. Code § 11003.

“Post-approval subdivision modification” means a request by a subdivider for modifications to or variances from the requirements or standards imposed by these subdivision regulations or for modifications to the conditions of approval imposed upon a subdivision, or both, which request is filed after the approval of the subdivision.

“Preapproval subdivision modification” means a request by a subdivider for modifications to or variance from the requirements or standards imposed by these subdivision regulations filed prior to the approval of the subdivision.

“Private road easement” means a parcel of land not dedicated as a public street, over which a private easement for road purposes is proposed to be or has been granted to the owners of property contiguous or adjacent thereto which intersects or connects with a public street, or a private street; in each instance the instrument creating such easement shall be or shall have been duly recorded or filed in the office of the Solano County Recorder.

“Public way” means any street, highway, alley, pedestrian-way, equestrian or hiking trail, biking path, channel, viaduct, subway, tunnel, bridge, easement, right-of-way, or other way in which the public has a right of use.

“Revised tentative map” means a tentative map filed for approval under DMC 17.06.100 showing a revised arrangement of the streets, alleys, easements or lots or a modification of the boundary of property for which a tentative map has been previously approved.

“Right-of-way” means any public or private right-of-way and includes any area required for public use pursuant to any general plan or specific plan.

“Roadway” means that portion of a right-of-way for a street, highway or alley designed or used to accommodate the movement of motor vehicles.

“Sanitary disposal facilities” means such wastewater collection and treatment facilities as are necessary to provide reliable and adequate wastewater disposal for appropriate public use and appropriate

residential, commercial, and industrial use in conformance with the laws and regulations of the City of Dixon, State of California and Federal government.

“Single-family dwelling unit” means a detached building designed to be used in accordance with the laws of the State of California and the ordinances of the City as a single dwelling unit located on a single lot or parcel.

Specific Plan. The term “specific plan” shall mean a “specific plan” as that term is defined and described in Chapter 3 of the Planning and Zoning Law of the State of California.

Staff Review. The term “staff review” or “review by City staff” shall mean review of a matter by the Community Development Director and the City Engineer and such other officers or employees of the City as may be specifically requested to review a matter by either of said directors. The term “staff review” shall include but not be limited to the following:

1. Making investigations and report on the design and improvement of all proposed subdivisions and making recommendations thereon to the Commission and Council.
2. Recommending approval, conditional approval, or disapproval of the design of proposed subdivisions and the kinds, nature and extent of on-site and off-site improvements required in connection therewith.
3. Recommending approval, conditional approval, or denial of tentative maps of all proposed subdivisions of land, and requests for extensions of time for tentative maps.
4. Recommending modifications of the requirements of this title in accordance with the provisions of Chapter 17.13 DMC, Subdivision Modifications.
5. Recommending disapproval of a tentative map for noncompliance with the requirements of this title, the Subdivision Map Act, or the standards, rules or regulations adopted by the Commission pursuant to this title.
6. Reviewing and making recommendations concerning proposed subdivisions in the unincorporated territory of the County of Solano in accordance with Section 66453 of the Subdivision Map Act when it has elected to do so.
7. Reviewing and making recommendations for reasonable modifications or waivers of the requirements of this title as they apply to the development of designated infill sites.
8. Preparing and recommending the wording of conditions of approval or conditions of disapproval and the wording of all findings made in connection therewith.
9. Exercising such additional powers and duties as prescribed by law and by this title.

“Standard Specifications” means the engineering design standards, details, general provisions, and materials and construction methods used by the City to design and construct public infrastructure which are periodically compiled by the City Engineer and approved by the Council by resolution.

“Stock cooperative apartment” means a type of common interest development which is defined in Cal. Civ. Code § 1351.

“Storm drainage facilities” means such storm drainage collection and treatment facilities as are necessary to provide a reliable and adequate collection and disposal of storm and surface drainage water for streets and other public uses and for residential, commercial, and industrial uses in conformance with the laws and regulations of the State of California, the Federal government and other public agencies whose facilities are used for the disposal of storm and surface waters.

“Street, collector” means a street which collects and distributes vehicular traffic moving between major streets and minor streets and which may provide direct access to abutting properties.

“Street, cul-de-sac” means a street which is designed to remain permanently closed at one (1) end with the closed end terminated by a vehicular turnaround. For the purposes of this title, the length of a cul-de-sac street shall be measured from the center line of the intersecting street along the center line of the cul-de-sac to the center of the radius of the turnaround.

“Street, major” means a street carrying the vehicular traffic of minor and collector streets to and from freeways, the central business district and other major streets, with protected intersections at grade, and may provide direct access to abutting property.

“Street, minor” means any street other than a collector street, major street or freeway providing direct access to abutting property and serving local as distinguished from through traffic.

Subdivision. This term shall have the meaning ascribed to it by Section 66424 of the Subdivision Map Act.

“Subdivision Map Act” shall mean the Subdivision Map Act of the State of California, Cal. Gov’t Code § 66410 et seq., inclusive, as that Act currently provides or is subsequently amended to so provide.

“Tentative map” means a map made for the purpose of showing the design improvements of the proposed subdivision and the existing conditions in or around it. “Tentative map” shall include a tentative map for a subdivision of four (4) or fewer parcels prepared in connection with a parcel map pursuant to the provisions of Chapter 17.08 DMC, Parcel Maps.

“Two (2) family dwelling unit” means a structure designed to be used in accordance with the laws of the State of California and the ordinances of the City as two (2) dwelling units on a single lot or parcel.

“Vehicular access rights” means the right or easement for vehicular access of owners or occupants of abutting lands to a public way.

“Vesting tentative map” shall mean a tentative map which shall have printed conspicuously on its face the words “Vesting Tentative Map” at the time it is filed, in accordance with DMC 17.09.050, and is thereafter processed in accordance with these provisions.

“Water supply” means such water supply and distribution facilities as are necessary to provide a reliable and adequate water supply for appropriate residential, commercial and industrial use and for public and private fire protection purposes.

“Zoning ordinance” means the zoning ordinance found in ~~Chapter 12 of Article 4~~ [Title 18, Zoning](#), of the Dixon City Code and all revisions thereto.