

# Comprehensive Zoning Code and Map Update

District and Use Regulations



Study Session Draft

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# Introduction

The Zoning Code and Map Update project is intended to comprehensively revise the Dixon Zoning Code, Title 18 of the Municipal Code, and the Zoning Map in order to create a concise and user-friendly set of regulations that will implement the new General Plan and be consistent with State and federal law. The objective is to craft a new Zoning Code and Map that:

- Implement General Plan 2040.
- Reflect *Dixon* and responds to *community concerns*.
- Are *streamlined and transparent* in its administration and decision making processes.
- Promote economic development and high quality design.
- Provide flexibility.
- Are intuitive, graphic, and *user-friendly*.

The new Zoning Code will be organized to be easy to use and amend over time. Generally, the most frequently consulted sections appear towards the beginning of the Code, while more specific and less frequently used parts, such as definitions, appear at the end. Administrative provisions combine permit requirements in one place for ease of reference by staff, the Planning Commission, and other code-users. In all, the updated Title 18-Zoning will comprise five divisions, in the following order:

Division I – Introductory Provisions

Division II – District Regulations

Division III – Citywide Standards

Division IV – Administration and Permits

Division V – Terms and Definitions

Within each of these divisions, chapters and sections have been ordered to flow logically from one idea to the next. Typically, chapters begin with statements regarding their purpose and applicability, next list general provisions, and then move progressively to more specific provisions and related regulations.

## This Paper: Draft Zoning Districts and Use Regulations

Zoning code and map updates are significant undertakings for any community. Proceeding with discrete, digestible groups of specific sections make the project more approachable. To this end, this paper presents draft provisions for zoning districts and use regulations. This paper includes the following:

- **Draft Zoning Map.** The Draft Zoning Map presents the zoning districts intended to implement, and be consistent with, the General Plan land use designations.
- **District Regulations.** This portion of the paper establishes base zoning district-specific use allowances and development standards. Land uses are organized according to use groups and presented in tables intended to provide a quick summary and comparison of possible uses in a given district. Development standards and dimensional requirements applicable to development in each district are also presented in tables. Table format allows for easy comparison between related districts. The tables also include cross-references to other sections of the Code where additional regulations apply.
- **Overlay Districts.** This portion of the paper contains provisions for overlay districts. Overlay districts are “laid over” or applied to base zoning districts in situations in which modification of permitted uses or required standards is appropriate due to specific conditions, circumstances, or goals. Overlay districts can be geographically defined and mapped or can apply wherever specific conditions exist.
- **Standards for Specific Uses.** This portion of the paper establishes standards and requirements applicable to particular uses that are allowed in some or all zoning districts (e.g. accessory dwelling units, home occupations, telecommunication facilities).
- **Use Classifications.** This portion of the paper classifies all uses regulated in the Zoning Code by type (i.e. residential uses, commercial uses, etc.). Land uses have been revised and consolidated into use groups based on common function, product, impacts, or physical characteristics. The groups are designed to be broad enough to allow classification of new, unanticipated uses, to reduce confusion and the need to amend this section of the Code.

## Base Zoning Districts and the Zoning Map

Base zoning districts create the framework for implementation of General Plan policies and land use designations. The General Plan 2040 establishes land use designations and the overall policy basis for land use and development. Zoning then establishes zone districts which are intended to define distinct locations for different uses, consistent with General Plan land use designations.

In preparation of the Draft Zoning Map, each existing zoning district was assessed for its ability to implement the updated General Plan land use designations and policies. The majority of General Plan land use categories are consistent with or similar to previous designations or existing development types. Others, such as Corridor Mixed Use, are new. In these situations, new zoning districts on the Zoning Map are warranted. There are also opportunities to streamline existing districts by consolidating similar ones and integrating any differences into use or development standards. For example, the RM-1, RM-2, RM-3, and RM-4 (Multiple Family Residential) Districts are combined into a single RM District to reflect the grouping of these districts into a single Residential Medium Density land use designation in the General Plan. The existing CC (Community Commercial), PAO (Professional Administrative Office), AG (Agriculture), and T (Temporary) Districts do not relate to any General Plan land use designations in the City. Therefore, these districts are proposed to be removed.

In the interest of making the code easier to use and understand, the names of individual zoning districts are proposed to be refined to more clearly reflect the character and intent of each zone. For example, the current R-1 District is proposed to be renamed the RL District to be consistent with General Plan terminology. This makes it easier to ensure General Plan/Zoning consistency and to provide greater clarity regarding the predominant character and purpose of each district. These instances are considered *reclassifications* of zoning districts, rather than *rezoning*, since the new zone is equivalent to the existing zone although the name has changed.

In the updated Zoning Code, and as shown on the Draft Zoning Map, proposed zoning districts and their relationship to General Plan 2040 Land Use Designations and existing zoning districts are proposed as follows:

<b>GENERAL PLAN AND PROPOSED ZONING CORRESPONDENCE</b>		
<i>General Plan 2040 Land Use Designation</i>	<i>Proposed Zoning District</i>	<i>Corresponding Existing Zoning District</i>
<b>Residential Districts</b>		
Low Density Residential	Residential Low Density (RL)	R-1
Medium Density Residential	Residential Medium Density (RM)	RM-1
		RM-2
		RM-3
		RM-4
<b>Commercial and Mixed-Use Districts</b>		
Corridor Mixed Use	Corridor Mixed Use (CMX)	No current corresponding district. The GP Land Use Designation applies to areas in multiple districts
Downtown Mixed Use	Downtown Mixed Use (DMX)	Downtown Commercial (CD)
		PMU
		Planned Mixed Use (PMU-1)
		Planned Mixed Use (PMU-2)
Campus Mixed Use	Specific Plan Districts	None. The Campus Mixed Use GP Land Use Designation is only in portions of the Specific Plan areas
Neighborhood Commercial	Neighborhood Commercial (CN)	Neighborhood Commercial (CN)
Regional Commercial	Regional Commercial (CR)	Highway Commercial (CH)
Service Commercial	Service Commercial (CS)	Service Commercial (CS)
None	None. (No longer has corresponding GP land use designation Do not carry forward)	Community Commercial (CC)
None	None. (No longer has corresponding GP land use designation Do not carry forward)	Professional, Administrative Office (PAO)
<b>Industrial Districts</b>		
Industrial	Light Industrial (IL)  General Industrial (IG)	Light Industrial (ML)
		Heavy Industrial (MH)
		MH-ML
		MH-ML-PAO
<b>Public and Semi-Public Districts</b>		
Public Facilities	Public Facilities (PF)	Public Service (PS)
Parks	Parks and Recreation (PR)	Public Service (PS)

<b>GENERAL PLAN AND PROPOSED ZONING CORRESPONDENCE</b>		
<i>General Plan 2040 Land Use Designation</i>	<i>Proposed Zoning District</i>	<i>Corresponding Existing Zoning District</i>
<b>Other</b>		
None	None. (No longer has corresponding GP land use designation Do not carry forward)	AG
None	None. (No longer has corresponding GP land use designation Do not carry forward)	T
<b>Specific Plan Districts</b>		
Multiple	Northeast Quadrant Specific Plan District (NE-SP)	Multiple
Multiple	Southwest Dixon Specific Plan District (SW-SP)	Multiple

## DRAFT ZONING MAP

The Zoning Map is updated to be consistent with the General Plan in accordance with the approach detailed above. Parcels are considered to be reclassified or rezoned as described below.

### Reclassification

In general, any parcel whose existing zoning matches the corresponding General Plan Land Use Designation in the above table is assigned the corresponding Proposed Zoning District. These instances are considered ‘reclassifications’ of zoning districts, rather than rezoning, since the new zone is equivalent to the existing zone although the name has changed. The following details instances considered ‘reclassifications’. Any parcels that do not meet one of the descriptions in the following table are considered ‘rezoning’ and are explained in the following section.

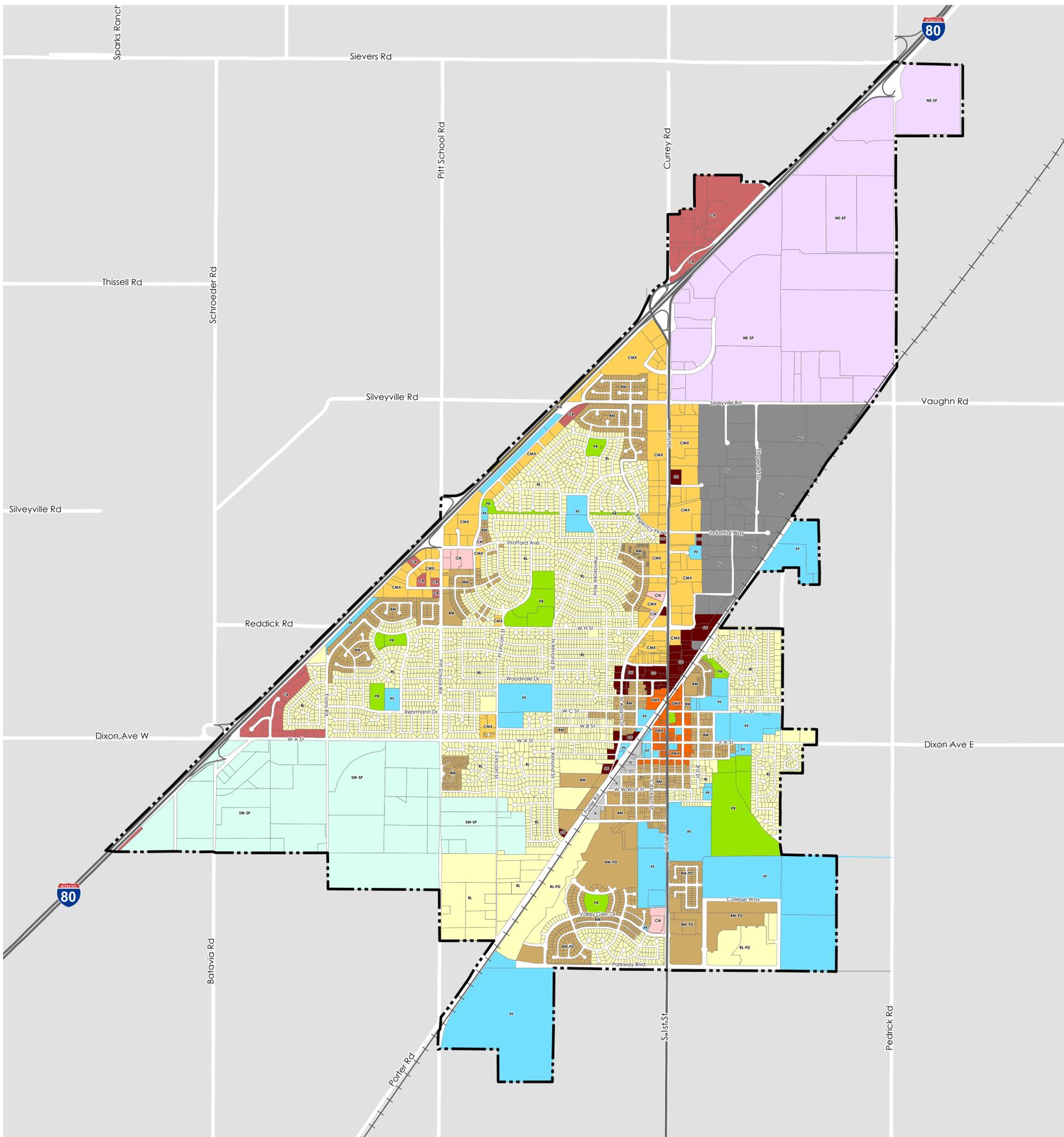
<b>AREA</b>	<b><u>RECLASSIFIED ZONING</u></b>
All areas within the Northeast Quadrant Specific Plan, regardless of GP Land Use Designation and existing Zoning	NE-SP
All areas within the Southwest Dixon Specific Plan, regardless of GP Land Use Designation and existing Zoning	SW-SP
Areas in the Low Density Residential GP Land Use Designation and any R1 existing Zoning	RL
Areas in the Medium Density Residential GP Land Use Designation and any RM existing Zoning	RM
Areas in the Downtown Mixed Use General Plan Land Use Designation and within the CD, PMU, PMU-1, and PMU-2 existing Zoning	DMX

<b>AREA</b>	<b><u>RECLASSIFIED ZONING</u></b>
Areas in the Neighborhood Commercial General Plan Land Use Designation and CN existing Zoning	CN
Areas in the Regional Commercial General Plan Land Use Designation and CH, CH-CN, CH-ML-PAO, or CH-PAO existing Zoning	CR
Areas in the Service Commercial General Plan Land Use Designation and CS existing Zoning	CS
Areas in the Industrial General Plan Land Use Designation and MH, MH-ML-PAO, or MH-ML existing Zoning	IG
Areas in the Industrial General Plan Land Use Designation and ML existing Zoning	IL
Areas in the Public Facilities General Plan Land Use Designation and PS existing Zoning or developed as public facilities	PF
Areas in the Parks General Plan Land Use Designation and PS existing Zoning or developed as parks	PR
Areas with PMR or PMR-PD existing Zoning	Zoning most closely aligned with the GP Land Use Designation (RM or RL) of the area

## Rezoning

Parcels that did not fit any of the above conventions for a reclassification are proposed to be rezoned to the proposed Zoning District that corresponds with the applicable General Plan Land Use Designation. Common rezoning categories are listed below.

<b>AREA</b>	<b>REZONING</b>
Areas in the Corridor Mixed Use General Plan Land Use Designation, regardless of existing Zoning	CMX
The two neighborhoods that are within the Medium Density General Plan Land Use Designation but currently zoned R1 (north of Conejo Park) and R1-5 (near Patwin Park). <i>These areas are already developed as planned developments at the densities associated with the Medium Density General Plan Land Use Designation</i>	RM
Areas in the Public Facilities Land Use Designation and any existing zoning besides PS	PF
Parcels owned by public agencies and developed with a public facility with no plans to redevelop	PF
All areas north of I-80 in the Regional Commercial General Plan Land Use Designation and not currently zoned CH	CR
Other areas to reflect General Plan Land Use Designation	Corresponding proposed zoning district



**CITY OF DIXON, CA**  
**DRAFT ZONING MAP**

**MAP FEATURES**

- City Boundary
- Parcel Boundary
- Railroad

**ZONING DISTRICTS**

*Residential Districts*

- RL - Residential Low Density
- RM - Residential Medium Density

*Commercial and Mixed-Use Districts*

- CMX - Corridor Mixed Use
- DMX - Downtown Mixed Use
- CN - Neighborhood Commercial
- CR - Regional Commercial
- CS - Service Commercial

*Industrial Districts*

- IL - Light Industrial
- IG - General Industrial

*Public and Semi-Public Districts*

- PF - Public Facilities
- PR - Parks and Recreation

*Specific Plan Districts*

- NE-SP - Northeast Quadrant Specific Plan District
- SW-SP - Southwest Dixon Specific Plan District

**SOURCES:**  
 Base data sources are from City of Dixon, 2019;  
 Dyer and Bhatia, 2019;  
 and Solano County, 2019.

**NOTES:**  
 Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The City of Dixon makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

See separate note for data sources. Direct all inquiries to the City of Dixon Planning Division at (707) 678-7000 or at (email address here).

Drawn by: RRM Design Group; Created on: October 26, 2022.  
 ArcMap GIS, Version 10.8, Redlands, CA: Esri

DECEMBER 22, 2022



## Zoning District Standards and Use Regulations

The subsequent sections of this paper present the draft zoning district standards and use regulations. A brief summary of how the draft zoning district standards and use regulations presented in this paper differ from the current regulations is provided below. The goal of the proposed revisions to district standards and use regulations is to create a streamlined, user-friendly set of standards that clearly establishes permitted development in each district, consistent with the General Plan, State and federal law, and other relevant City plans and policies.

### ZONING DISTRICT REGULATIONS

Zoning District regulations establish the land use allowances and development standards for each base zoning district in the City. Base zoning districts are comprised of Residential (RL and RM districts), Commercial and Mixed-Use (DMX, CMX, CN, CR, and CS) Districts, Industrial (IL and IG) Districts, and Public and Semi-Public (PS and PR) Districts.

Each district includes use allowance tables which establish whether a land use is allowed, and the process required for securing approvals. A land use may be 1) permitted by right, with Design Review where applicable, 2) permitted subject to an Administrative Use Permit, 3) permitted subject to a Conditional Use Permit, or 4) prohibited. The current District use regulations have been refined for consistency with the General Plan, State and federal law, and other relevant City plans and policies.

As described earlier, base zoning districts implement General Plan land use designations. As written, two General Plan land use designations, the Corridor Mixed Use (CMU) and Downtown Mixed Use (DT) land use designations, raise implementation questions for discussion.

### Downtown Mixed Use

The General Plan requires more than one use on larger sites in the Downtown Mixed Use Land Use Designation. The majority of parcels in the Downtown are less than a half-acre. There are only three parcels that are one acre or larger in size. There is a variety of commercial, office, public, and residential uses throughout the Downtown, with East A Street and North and South 1<sup>st</sup> Streets being primarily commercial. While there is a wide variety of uses throughout the Downtown, each individual parcel typically contains a single use. To reflect existing development pattern and promote the Downtown as a mixed use area with an active core, it is recommended that the General Plan description of this land use designation be revised as follows to allow single- and mixed-use development throughout the Downtown and require active uses on the ground floor along primary corridors. The land use regulations presented in this paper assume this revision will be made.

### **Downtown Mixed Use**

*The Downtown Mixed Use (DT) designation applies in Dixon’s traditional downtown area and is intended to promote Downtown Dixon as an attractive destination for residents and visitors to the community. The area is envisioned as a walkable environment with direct pedestrian and bicycle connections to surrounding residential neighborhoods and to the downtown rail depot. The designation provides for a full range of retail, employment, residential, entertainment, cultural, civic, and personal service uses. Permitted non-residential uses include restaurants, apparel stores, specialty shops, theaters, bookstores, travel agencies, hotels/ motels and other similar uses serving a community-wide market and a larger visitor population, as well as banks, financial institutions, medical and professional offices, and other general offices and community institutional uses. Outdoor dining, live music, and events are encouraged to support a lively atmosphere with activity throughout the day and the year. Single- and mixed-use development configurations are allowed, however active uses are required on the ground floor along primary corridors. On larger sites, more than one use is required. On smaller sites, a single use may be permitted. Maximum allowable FAR is 300% (combined residential and non-residential uses) and maximum allowable residential density is 30 dwelling units per acre.*

### **Corridor Mixed Use**

The Corridor Mixed Use General Plan Land Use Designation applies to a wide variety of areas that are currently within commercial, service, industrial, and residential zoning districts. Context, parcel size, lot pattern, and use varies widely throughout.

The General Plan Land Use Designation description (see below) requires more than one use on larger sites. It is assumed that ‘one use’ means either residential or nonresidential and ‘more than one use’ refers to a combination of a residential and a nonresidential use. However, the General Plan does not provide direction for what constitutes a ‘larger site.’

### **Corridor Mixed Use**

*The Corridor Mixed Use (CMU) designation is intended to foster a mix of retail and commercial uses, supported by housing. Mixed use can be vertical and/or horizontal, and the allowable range of uses includes large format retail, shopping centers, offices, hotels and housing. On larger sites, more than one use is required. On smaller sites, a single use may be permitted. Allowable FAR is 50% to 200% for single-use developments and 80% to 240% for mixed-use developments (combined residential and non-residential uses). Allowable residential density is 12 to 28 dwelling units per acre, with densities on the lower end of that range where proposed development abuts low density residential development. Corresponding zoning will be performance-based in order to promote flexibility and minimize non-conformance issues of existing uses.*

The CMU Land Use Designation will be implemented through a new CMX Zoning District. As such, the use provisions for the CMX Zoning District need to articulate when mixed-use development is required and where single-use development is allowed, consistent with the General Plan.

As a general approach, the land use regulations presented in this paper require mixed use on development sites that are 2.5 acres or larger in size ("large parcels"). Single uses are allowed on sites less than 2.5 acres in size. Single uses are also allowed on large sites through a discretionary process where certain findings can be made (ex, there is an adequate mix of uses in the vicinity, the character of the surroundings are such that mixed-use is not appropriate).

Zoning district development standards are also presented in tables. Existing development standards in each district have been standardized to provide clarity; however, the effectual standards have largely been carried forward.

## OVERLAY DISTRICTS

Overlay district regulations apply in addition to the regulations of the base zoning district. Each of the current overlay districts were evaluated for usefulness in implementing General Plan policies and to determine whether the goals of some of the existing overlays could be achieved by incorporating requirements into the base zone district regulations. Proposed changes to the overlay district regulations are summarized below.

**Assembly Use (AU) Overlay District.** The Assembly Use (AU) Overlay District is no longer necessary as provisions for allowing assembly uses are incorporated into the base zoning district use regulations.

**Planned Development (PD) Overlay District.** Planned development provisions provide a process to allow more flexibility in the design of development projects than would be possible through the strict application of the established zoning standards. In the current code, the planned development process is presented in two chapters. Chapter 18.18, Planned Development District, contains the provisions for the establishment of a Planned Development Overlay District. Chapter 18.21, Planned Unit Developments, establishes the procedures for Planned Unit Development Permits, which are required for development within a Planned Development District. The draft regulations consolidate and refine these provisions into one chapter, Planned Development (PD) Overlay District, that establishes the procedures and requirements for establishing PD Overlay Districts and the review and approval of PD Plans. Specific development standards will be as specified in approved plans, but the overlay includes some basic standards applicable to all planned developments, such as minimum area requirements and maximum residential densities set in relation to the General Plan.

**Groundwater (GW) Overlay District.** The current Groundwater (GW) Overlay District contained in Chapter 18.19A of the current code is still under review. Any proposed changes to this overlay district will be included in a future set of draft regulations.

## STANDARDS FOR SPECIFIC USES

This portion of the paper establishes specific standards and requirements applicable to particular uses that may be sensitive or have the potential to impact surrounding properties. The specific use standards apply in addition to any applicable standard required in the zoning district where the use is located, as well as any other applicable standard.

Notable new standards and changes to existing standards are summarized below:

- **Accessory Uses.** Provisions allow accessory uses which are clearly incidental and customarily associated with a principal use on a site provided they do not increase the intensity of use to that of an intensity not otherwise associated with the principal use. Accessory uses are subject to the same regulations as the principal use and any standards that apply to the specific use. This approach is intended to provide flexibility warranted by the changing nature of land use where specialized operations and segregated uses are becoming less prevalent as operations and uses adapt to rapidly changing technology and market preferences.
- **Accessory Dwelling Units.** The current ordinance has been carried forward with refinements for consistency with the new format and organization as well as recent changes to State law regarding Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs).
- **Alcoholic Beverage Sales (Off-Sale).** Conditional Use Permit approval is required for any use involving the sale of alcoholic beverages under an off-sale license, except for those associated with a grocery store.
- **Community and Market Gardens.** New standards establish requirements for community and market gardens, including management, hours of operation, buildings and structures, equipment, and maintenance. Produce stands are allowed on the site of a community or market garden use subject to restrictions on maximum size, sales, and hours and days of operation.
- **Emergency Shelters.** New standards establish development standards and managerial requirements for emergency shelters, consistent with State law.
- **Employee Housing (for Farmworkers).** Consistent with State law, new standards require employee housing for farmworkers for six or fewer employees in a single-unit structure be treated the same as a single-unit dwelling of the same type in the same zoning district and allow employee housing for farmworkers in districts that allow agricultural uses.
- **Farmer's Markets.** New standards establish requirements for temporary but recurring farmer's markets including management, hours of operation, and waste disposal.
- **Home Occupations.** Existing standards have been carried forward and revised to incorporate cottage food operations allowances pursuant to State law. Existing operational standards have been revised to allow up to three on-site clients at one time. Rather than requiring a separate

annual Administrative Permit for home occupations, home occupations would be subject to a Zoning Clearance review for conformity with the provisions of this section and an annual business license.

- **Outdoor Dining and Seating.** New standards provide for outdoor dining and seating on private property as an accessory use to a legally established eating and drinking establishment. Currently, outdoor dining and seating is allowed in the CD Zoning District with Conditional Use Permit approval. The draft regulations require Design Review for all outdoor dining and seating and an Administrative Use Permit for any outdoor dining and seating located within 50 feet of a Residential Zoning District.
- **Supportive and Transitional Housing.** Pursuant to State law, transitional and supportive housing must be considered a residential use, subject only to those restrictions that apply to other residential uses of the same type in the same zoning district. Additionally, supportive housing developments with up to 50 units shall be permitted by right in all zoning districts where multi-family and mixed use residential development are permitted provided the development meets the criteria established in Government Code Section 65651.
- **Telecommunication Facilities.** Standards applicable to telecommunication facilities have been revised and updated, establishing requirements for location and siting, support structures, height, design and screening, security features, radio frequency standards, co-location, and emergency response. Replacement and co-located facilities are allowed pursuant to federal law; stealth facilities are allowed in nonresidential districts with Administrative Use Permit approval and in residential districts with Conditional Use Permit approval; and other wireless telecommunication facilities are allowed in non-residential districts subject to Conditional Use Permit approval. Design Review is required.
- **Temporary Uses.** Standards for certain uses that are intended to be of limited duration of time and that will not permanently alter the character or physical facilities of the site where they occur, including standards for mobile vendors, have been comprehensively updated. This chapter establishes which temporary uses require a temporary use permit and which do not; a temporary use that does not meet standards for either of the former may be allowed with approval of an Administrative Use Permit.

## USE CLASSIFICATIONS

The final portion of the paper establishes the use classifications and definitions which are used and referenced throughout the Zoning Code.

The use classification approach groups all uses by type: Residential Uses; Public and Semi-Public Uses; Commercial Uses; Industrial Uses; and Transportation, Communication, and Utility Uses. Land uses

contained in the current Code have been revised and consolidated into use groups based on common function, product, impacts, or physical characteristics. The groups are designed to be broad enough to allow classification of new, unanticipated uses, to reduce confusion and the need to amend this section of the Code.

Many uses in the existing Code have been renamed to reflect standard terminology in modern land use law and practice. Some outdated uses have been removed from the definitions entirely, while other new categories have been introduced to the classification system, such as Community Garden and Convention Facility. In circumstances where the City desires more fine-tuned regulation, additional subclassifications of standard uses have been proposed. For example, the Eating and Drinking Establishments land use classification is separated into two subclassifications: Bars/Nightclubs/Lounges and Restaurants.

# District Regulations

## Chapter 18.01 Residential Districts

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### 18.01.010 Purpose

The purpose of Residential Districts is to:

- A. Provide for a full range of housing types to meet the diverse economic and social needs of residents;
- B. Preserve, protect, and enhance the character of the City's neighborhoods;
- C. Enhance the quality of life of residents;
- D. Ensure that the scale and design of new development and alterations to existing development are compatible with surrounding uses and appropriate to the physical and aesthetic characteristics of the proposed location; and
- E. Provide sites for public and semi-public uses such as parks, schools, and other community uses that serve residents and complement surrounding residential development.

Additional purposes of each Residential District:

**Residential Low Density (RL).** The RL District is intended to provide for residential development and other compatible uses in a low density residential neighborhood setting at densities up to nine dwelling units per acre. Housing types in this District are primarily single-unit detached units, but other types are allowed subject to density limitations. The RL District implements the Low Density Residential General Plan Land Use Designation.

**Residential Medium Density (RM).** The RM District is intended to provide for a variety of housing types at densities from 10 to 22 dwelling units per acre. Housing types in this District include single-unit detached units, townhomes, garden homes, zero lot line homes, apartments and condominiums. Other compatible uses appropriate in a medium density residential environment are allowed. The RM District implements the Medium Residential Density General Plan Land Use Designation.

## 18.01.020 Land Use Regulations

Table TBD: Land Use Regulations – Residential Districts, sets the land use regulations for the Residential Districts. Land uses are defined in Chapter TBD, Use Classifications. Land uses not listed in the table and not substantially similar to the uses listed are prohibited. In cases where a specific land use or activity is not defined, the Community Development Director shall assign the land use or activity to a classification that is substantially similar in character. The decision of the Director in such instances may be appealed under Section TBD, Appeals. The Director may refer any request for determination of use classification that is unclear, may generate substantial public controversy, or involve significant land use policy decisions to the Planning Commission for decision.

<b>TABLE TBD: LAND USE REGULATIONS RESIDENTIAL DISTRICTS</b>			
<i>“P” = Permitted Use; “A” = Administrative Use Permit required; “C” = Conditional Use Permit required; “-” = use not allowed</i>			
<i>Land Use Classification</i>	<i>RL</i>	<i>RM</i>	<i>Additional Regulations</i>
<b>Residential Uses</b>			
Residential Dwelling Units	See subclassifications below		
<i>Single-Unit Dwelling, Detached</i>	P	P	Subject to density limitations of the applicable Zoning District
<i>Single-Unit Dwelling, Attached</i>	P	P	
<i>Multi-Unit Dwelling</i>	P	P	
Accessory Dwelling Unit	See Section TBD, Accessory Dwelling Units		
Employee Housing	See Section TBD, Employee Housing (for farmworkers)		
Family Day Care	Small and large family day cares are permitted in all districts where residential uses are allowed and are considered residential uses of a property.		
Group Residential	-	C	
Mobile Home Park	P	P	
Residential Care Facilities	See subclassifications below		
<i>Small</i>	Small residential care facilities constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same zoning district.		
<i>Large</i>	-	A	
Residential Facility, Assisted Living	C	P	
Supportive Housing	See §TBD, Supportive and Transitional Housing		
Transitional Housing	See §TBD, Supportive and Transitional Housing		
<b>Public/Semi-Public Uses</b>			
Community Assembly	C	C	
Community Garden	P	P	See §TBD, Community and Market Gardens

<b>TABLE TBD: LAND USE REGULATIONS RESIDENTIAL DISTRICTS</b>			
<i>“P” = Permitted Use; “A” = Administrative Use Permit required; “C” = Conditional Use Permit required; “-” = use not allowed</i>			
<i>Land Use Classification</i>	<i>RL</i>	<i>RM</i>	<i>Additional Regulations</i>
Cultural Institutions	C	C	
Day Care Centers	-	C	
Hospitals and Clinics	See subclassifications below		
<i>Skilled Nursing Facility</i>	-	C	
Low Barrier Navigation Center	P	P	Must be consistent with Government Code Section 65660 et seq
Park and Recreation Facilities	P	P	
Public Safety Facilities	P	P	
Schools, Private	C	C	
<b>Commercial Uses</b>			
Commercial Entertainment and Recreation	See subclassifications below		
<i>Outdoor Recreation</i>	C(1)	-	
Market Garden, less than 1 acre in size	A	A	See §TBD, Community and Market Gardens
Market Garden, 1 acre or more in size	C	C	See §TBD, Community and Market Gardens
<b>Transportation, Communication, and Utility Uses</b>			
Telecommunication Facilities	See Section TBD, Telecommunication Facilities		
<b>Other Uses</b>			
Accessory Uses, Activities, and Structures	See Section TBD, Accessory Uses and Activities and Section TBD, Accessory Structures		
<i>Animal Keeping</i>	The keeping of animals, including bees, dogs, cats, poultry, rabbits, and other animals are subject to the provisions of DMC Title 7, Animals		
<i>Home Occupations</i>	See Section TBD, Home Occupations		
Nonconforming Uses	See Chapter TBD, Nonconforming Uses, Sites, and Structures		
Temporary Uses	See Section TBD, Temporary Uses		
<b>Specific Limitations:</b>			
1. Limited to equestrian facilities and golf courses.			

### 18.01.030 Development Standards

Table TBD: Development Standards – Residential Districts, prescribes the development regulations for the Residential Districts. Section numbers in the Additional Regulations column refer to other sections of this Title.

<b>TABLE TBD: DEVELOPMENT STANDARDS - RESIDENTIAL DISTRICTS</b>			
<i>Standard</i>	<i>RL</i>	<i>RM</i>	<i>Additional Regulations</i>
<b>Residential Uses</b>			
Site Area per Dwelling Unit (sq ft)			
<i>Minimum</i>	4,890	1,980	In the RL District, two dwelling units are allowed per lot pursuant to §TBD, SB9 Two Unit Development, RL District, regardless of site area
<i>Maximum</i>	n/a	4,356	
Minimum Street Frontage	50	40	
Minimum Lot Size (sq ft)	7,000	8,000	In the RL District, smaller lots are allowed pursuant to §TBD, SB9 Urban Lot Splits, RL District
Minimum Lot Width (ft)	65	60	
Minimum Lot Depth (ft)	100; 130 if adjoining a railroad, freeway, or principal arterial	100; 130 if adjoining a railroad, freeway, or principal arterial	
Maximum Height (ft)	30	38	See §TBD, Measuring Height, and §TBD, Heights and Height Exceptions
Minimum Setbacks (ft)			
<i>Front</i>	20, except as provided below for garages	20	See §TBD, Determining Setbacks (Yards) and §TBD, Encroachments into Required Setbacks
<i>Garages with entries parallel to the front property line</i>	22		
<i>Garages with entries perpendicular to the front property line with curved driveways</i>	15		
<i>Side</i>	12 on one side; 5 on the other side, except as provided below for narrow lots and corner lots. For new units, the 12 foot setback shall be located on the side nearest the driveway	10, except as provided below for narrow lots and corner lots	
<i>Lots less than 50 feet wide</i>	5	5	
<i>Corner lots</i>	Street side: 15 Interior side: 5	Street side: 15 Interior side: 10	

<b>TABLE TBD: DEVELOPMENT STANDARDS - RESIDENTIAL DISTRICTS</b>			
<i>Standard</i>	<i>RL</i>	<i>RM</i>	<i>Additional Regulations</i>
<i>Rear</i>	Lots less than 75 feet deep: 15 Lots 75 to 125 feet deep: 20% of lot depth Lots 125 or more feet deep: 25	Lots less than 75 feet deep: 15 Lots 75 to 125 feet deep: 20% of lot depth Lots 125 or more feet deep: 25	
Maximum Lot Coverage (% of lot)	45	60	See §TBD, Determining Lot Coverage

**18.01.040 Supplemental Regulations**

- A. **SB9 Two Unit Development, RL District.** In the RL District, two dwelling units are allowed per lot if the following standards are met:
1. The proposed development shall not be located in any of the following areas:
    - a. Prime farmland or farmland of statewide importance
    - b. Wetlands
    - c. High or very high fire hazard severity zone
    - d. Hazardous waste site
    - e. Within a delineated earthquake fault zone
    - f. Within a special flood hazard area / subject to a Letter of Map Revision
    - g. Within regulatory floodway
    - h. Lands identified for conservation in an adopted natural community conservation plan
    - i. Habitat for protected species
    - j. Lands under conservation easement
    - k. Within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance

2. The proposed development shall not require demolition or alteration of any of the following types of housing:
    - a. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.
    - b. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.
    - c. Housing that has been occupied by a tenant in the last three years.
  3. The proposed development shall not be located on a lot on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.
  4. The proposed development shall not involve the demolition of more than 25 percent of the existing exterior structural walls.
  5. Each unit constructed pursuant to this subsection shall comply with all provisions of the base, overlay, or specific plan district, except as modified by this Section.
    - a. *Maximum Height.* Units constructed pursuant to this subsection shall not exceed 16 feet in height.
    - b. *Interior Side and Rear Setbacks.* A minimum four foot side and rear setback is required; however no setback is required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.
    - c. *Parking.* A minimum of one space per unit shall be provided unless:
      - i. The lot is located within one-half mile walking distance of either a high-quality transit corridor, as defined in subdivision (b) of Section 21155 of the Public Resources Code, or a major transit stop, as defined in Section 21064.3 of the Public Resources Code.
      - ii. There is a car share vehicle located within one block of the lot.
    - d. *Rental Limitations.* Rental terms shall be a minimum of 30 consecutive days.
- B. **SB9 Urban Lot Splits, RL District.** In the RL District, urban lot splits consistent with California Government Code Section 66411.7 and Title 17, Subdivision Regulations, of the Dixon Municipal Code are allowed consistent with the following:

1. No more than two lots new lots shall be created.
2. Each new lot shall be at least 1,200 square feet in size and at least 40 percent of the area of the original lot.
3. The urban lot split shall not involve a lot that has been established through prior exercise of an urban lot split.
4. Neither the owner of the lot being subdivided nor any person acting in concert with the owner may have previously subdivided an adjacent parcel using an urban lot split.
5. The urban lot split shall not be located in any of the following areas:
  - a. Prime farmland or farmland of statewide importance
  - b. Wetlands
  - c. High or very high fire hazard severity zone
  - d. Hazardous waste site
  - e. Within a delineated earthquake fault zone
  - f. Within a special flood hazard area / subject to a Letter of Map Revision
  - g. Within regulatory floodway
  - h. Lands identified for conservation in an adopted natural community conservation plan
  - i. Habitat for protected species
  - j. Lands under conservation easement
  - k. Within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.
6. The urban lot split shall not require demolition or alteration of any of the following types of housing:
  - a. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.
  - b. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.

- c. A lot on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.
  - d. Housing that has been occupied by a tenant in the last three years.
7. **Applicant Occupancy Required.** The applicant for an urban lot split shall sign an affidavit stating that the applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of the approved urban lot split.
- a. *Exception.* This requirement does not apply to an applicant that is a community land trust or qualified nonprofit corporation.
8. **Maximum Number of Units.** A maximum of two residential units are allowed per lot, inclusive of accessory dwelling units and junior accessory dwelling units.
9. **Development Standards.** Development on lots created by urban lots splits shall comply with all provisions of the base, overlay, or specific plan district in which it is located, except as modified by this Section.
- a. *Interior Side and Rear Setbacks.* A minimum four foot side and rear setback is required; however no setback is required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.
  - b. *Parking.* A minimum of one space per unit shall be required unless:
    - i. The lot is located within one-half mile walking distance of either a high-quality transit corridor, as defined in subdivision (b) of Section 21155 of the Public Resources Code, or a major transit stop, as defined in Section 21064.3 of the Public Resources Code.
    - ii. There is a car share vehicle located within one block of the lot.
  - c. *Rental Limitations.* Rental terms shall be a minimum of 30 consecutive days.
10. **Review Procedures.** A parcel map for an urban lot split consistent with California Government Code Section 66411.7 and Title 17, Subdivision Regulations, of the Dixon Municipal Code shall be ministerially approved.

## Chapter 18.02 Commercial and Mixed Use Districts

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### 18.02.010 Purpose

The purpose of the Commercial and Mixed Use Zoning Districts is to:

- A. Provide for the orderly, well-planned, and balanced development of commercial and mixed use zoning districts;
- B. Designate adequate land for a full range of local- and regional-serving commercial and retail services, consistent with the General Plan;
- C. Maintain and strengthen the City's economic resources;
- D. Increase employment opportunities and expand the economic base of the City;
- E. Provide appropriately-located commercial areas that provide a variety of goods and services for residents, employees, and visitors;
- F. Provide opportunities for a mix of complementary uses that may combine residential and non-residential uses, or a variety of non-residential uses, on the same site; and
- G. Promote pedestrian-oriented, mixed-use areas at appropriate locations.

Additional purposes of each Commercial and Mixed Use District:

**Downtown Mixed Use (DMX).** The DMX District is intended to promote Downtown Dixon as an attractive destination for residents and visitors to the community. A full range of retail, employment, residential, entertainment, cultural, civic, and personal service uses are allowed in single- or mixed-use development configurations. However, active uses are required on the ground floor along primary corridors. Residential densities up to 30 units per acre are allowed. The DMX District implements the Downtown Mixed Use General Plan Land Use Designation.

**Corridor Mixed Use (CMX).** The CMX District is intended to provide areas for a mix of retail and commercial uses, supported by housing, along the City's major corridors. Mixed use can be vertical and/ or horizontal, and the allowable range of uses includes large format retail, shopping centers, offices, hotels and housing. Residential densities from 12 to 28 dwelling units per acre are allowed. On larger sites, more than one use is required. On smaller sites, a single use may be permitted. The CMX District implements the Corridor Mixed Use General Plan Land Use Designation.

**Neighborhood Commercial (CN).** The CN District is intended to provide for shopping centers with off-street parking or a cluster of street-front stores that serve the immediate neighborhood. The CN District implements the Neighborhood Commercial General Plan Land Use Designation.

**Regional Commercial (CR).** The CR District is intended to provide for a full range of commercial land uses that cater to traffic passing through Dixon on I-80 as well as to local residents. The CR District implements the Regional Commercial General Plan Land Use Designation.

**Service Commercial (CS).** The CS District is intended to provide for retail and service uses not typically located in shopping centers, including auto repair, storage facilities, equipment rental, wholesale businesses, nurseries, and contractors’ facilities. The CS District implements the Service Commercial General Plan Land Use Designation.

### 18.02.020 Land Use Regulations

Table TBD: Land Use Regulations – Commercial and Mixed-Use Districts, sets the land use regulations for the Commercial and Mixed-Use Zoning Districts. In addition to the permit requirements established in Table TBD: Land Use Regulations – Commercial and Mixed-Use Districts, a Conditional Use Permit is required to allow a solely residential or a solely nonresidential development on any development site 2.5 acres or more in size (See Section TBD. A, CMX Zoning District, Additional Use Regulations).

Land uses are defined in Chapter TBD, Use Classifications. Land uses not listed in the table and not substantially similar to the uses listed are prohibited. In cases where a specific land use or activity is not defined, the Community Development Director shall assign the land use or activity to a classification that is substantially similar in character. The decision of the Director in such instances may be appealed under Section TBD, Appeals. The Director may refer any request for determination of use classification that is unclear, may generate substantial public controversy, or involve significant land use policy decisions to the Planning Commission for decision.

TABLE TBD: LAND USE REGULATIONS - COMMERCIAL AND MIXED-USE DISTRICTS						
<i>“P” =Permitted Use; “A” = Administrative Use Permit required; “C” = Conditional Use Permit required; “-” = use not allowed</i>						
<i>*In the CMX District, a Conditional Use Permit is required to allow a solely residential or a solely nonresidential development on any development site 2.5 acres or more in size (See Section TBD. A, CMX Zoning District, Additional Use Regulations)</i>						
Land Use Classification	DMX	CMX**	CN	CR	CS	Additional Regulations
Residential Dwelling Units	See subclassifications below					
Single-Unit Dwelling, Detached	P(1)	C(5)*	-	-	-	
Single-Unit Dwelling, Attached	P(2)	P*	-	-	-	
Multi-Unit Dwelling	P(2)	P*	-	-	-	
Accessory Dwelling Unit	See Section TBD, Accessory Dwelling Units					
Employee Housing	See Section TBD, Employee Housing (for farmworkers)					

**TABLE TBD: LAND USE REGULATIONS - COMMERCIAL AND MIXED-USE DISTRICTS**

“P” = Permitted Use; “A” = Administrative Use Permit required; “C” = Conditional Use Permit required; “-” = use not allowed  
 \*In the CMX District, a Conditional Use Permit is required to allow a solely residential or a solely nonresidential development on any development site 2.5 acres or more in size (See Section TBD, A, CMX Zoning District, Additional Use Regulations)

Land Use Classification	DMX	CMX**	CN	CR	CS	Additional Regulations
Family Day Care	Small and large family day cares are permitted in all districts where residential uses are allowed and are considered residential uses of a property.					
Group Residential	P(2)	P*	-	-	-	
Residential Care Facilities, Small	Small residential care facilities constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same zoning district.					
Residential Facility, Assisted Living	-	P*	-	-	-	
Single Room Occupancy	P(2)	P*	-	-	-	
Supportive Housing	See Section TBD, Supportive and Transitional Housing					
Transitional Housing						
<b>Public/Semi-Public Uses</b>						
Colleges and Trade Schools	-	P*	P	-	P	
Community Assembly, 5,000 square feet or less of floor area	C	P*	P	-	A	
Community Assembly, more than 5,000 square feet of floor area	-	P(3)*	P(3)	-	A(3)	
Cultural Institutions	P	P*	P	-	C	
Day Care Centers	A	P*	P	P	C	
Government Offices	P	P*	P	P	P	
Hospitals and Clinics	See subclassifications below					
<i>Clinic</i>	P	P*	P	P	-	
<i>Hospital</i>	-	C*	C	C	-	
<i>Skilled Nursing Facility</i>	-	C*	-	-	-	
Instructional Services	P	P*	P	P	A	
Low Barrier Navigation Center	P	P*	-	-	-	Must be consistent with Government Code Section 65660 et seq
Parking Lots and Structures	P	P*	-	-	-	
Park and Recreation Facilities	P	P*	P	A	A	
Public Safety Facilities	P	P*	P	P	P	

**TABLE TBD: LAND USE REGULATIONS - COMMERCIAL AND MIXED-USE DISTRICTS**

“P” = Permitted Use; “A” = Administrative Use Permit required; “C” = Conditional Use Permit required; “-” = use not allowed

\*In the CMX District, a Conditional Use Permit is required to allow a solely residential or a solely nonresidential development on any development site 2.5 acres or more in size (See Section TBD. A, CMX Zoning District, Additional Use Regulations)

Land Use Classification	DMX	CMX**	CN	CR	CS	Additional Regulations
Recreational Vehicle Parks and Campgrounds.	-	-	-	C	-	
Schools, Private	-	A*	A	A	A	
Social Service Facilities	A	A*	A	A	A	
<b>Commercial Uses</b>						
Animal Services	See subclassifications below					
<i>Animal Shelter and Boarding</i>	-	-	-	-	P	
<i>Pet Day Care</i>	A	P*	P	P	P	
<i>Veterinary Services</i>	A	P*	P	P	P	
Automobile/Vehicle Sales and Services	See subclassifications below					
<i>Automobile/Vehicle Rental</i>	-	P*	P	P	P	
<i>Automobile/Vehicle Sales and Leasing</i>	-	P*	-	P	P	
<i>Automobile/Vehicle Service and Repair, Minor</i>	-	P*	C	P	P	
<i>Automobile/Vehicle Repair, Major</i>	-	-	-	P	P	
<i>Large Vehicle and Equipment Sales, Service, and Rental</i>	P	-	-	P	P	
<i>Service Stations</i>	-	A*	C	P	P	See §TBD, Alcoholic Beverage Sales (Off-Sale)
<i>Towing and Impound</i>	-	-	-	-	A	
<i>Washing</i>	-	A*	-	P	P	
Banks and Financial Institutions	P	P*	P	P	P	
Business Services	P	P*	P	P	P	
Cannabis Business	-	C(4) *	-	C(4)	C(4)	See §TBD, Cannabis Business and DMC Chapter 6.12 Cannabis Business Pilot Program
Commercial Entertainment and Recreation	See subclassifications below					

<b>TABLE TBD: LAND USE REGULATIONS - COMMERCIAL AND MIXED-USE DISTRICTS</b>						
<p>“P” = Permitted Use; “A” = Administrative Use Permit required; “C” = Conditional Use Permit required; “-” = use not allowed                      *In the CMX District, a Conditional Use Permit is required to allow a solely residential or a solely nonresidential development on any development site 2.5 acres or more in size (See Section TBD. A, CMX Zoning District, Additional Use Regulations)</p>						
Land Use Classification	DMX	CMX**	CN	CR	CS	Additional Regulations
Cinema/Theater	P	P*	P	P	A	
Indoor Entertainment and Recreation	P	P*	P	P	A	
Outdoor Entertainment	-	C*	-	C	C	
Outdoor Recreation	-	P*	-	C	P	
Convention Facility	-	C*	-	C	-	
Drive-Through Facility	-	A*	A	P	P	
Eating and Drinking Establishments	See subclassifications below					
Bars/Nightclubs/Lounges	C	C*	C	C	C	
Restaurant	P	P*	P	P	P	
Farmer’s Markets	P	P*	P	-	-	See §TBD, Farmer’s Markets
Food Preparation	P	P*	P	P	P	
Funeral Parlors and Interment Services	-	P*	P	-	P	
Hotels	P	P*	P	P	P	
Offices	P	P*	P	P	P	
Parcel Delivery Terminal	A	P*	P	-	-	
Personal Services	See subclassifications below					
General Personal Services	P	P*	P	P	P	
Massage Establishments	C	-	C	C	-	See DMC Chapter 6.11, Massage Establishments
Tattoo or Body Modification Studio	C	-	-	C	-	
Repair and Maintenance Services	P	P*	P	P	P	
Retail Sales	See subclassifications below					
Building Materials Stores	-	P*	-	P	P	
Food and Beverage Sales	P	P*	P	P	P	
Liquor Stores	C	C*	C	A	C	See §TBD, Alcoholic Beverage Sales (Off-Sale)

**TABLE TBD: LAND USE REGULATIONS - COMMERCIAL AND MIXED-USE DISTRICTS**

“P” = Permitted Use; “A” = Administrative Use Permit required; “C” = Conditional Use Permit required; “-” = use not allowed

\*In the CMX District, a Conditional Use Permit is required to allow a solely residential or a solely nonresidential development on any development site 2.5 acres or more in size (See Section TBD. A, CMX Zoning District, Additional Use Regulations)

Land Use Classification	DMX	CMX**	CN	CR	CS	Additional Regulations
General Retail	P	P*	P	P	P	
Nurseries	-	P*	P	-	P	
Tobacco Retailers	C	C*	C	A	C	
Smoking Lounge	C	C*	C	C	C	
<b>Industrial Uses</b>						
Construction and Material Yards	-	-	-	-	P	
Contractor Shops	-	P*	-	-	P	
Custom Manufacturing	P	P*	P	-	P	
Food and Beverage Manufacturing	See subclassifications below					
Small Scale	-	P*	P	-	P	
Large Scale	-	C*	-	-	P	
Light Industrial	-	C*	-	-	P	
Research and Development	-	P*	-	-	P	
Storage, Warehousing and Wholesaling	See subclassifications *below					
Indoor	-	C(6)*	-	-	P	
Personal Storage	-	C*	-	-	P	
Vehicle Storage	-	-	-	-	A	
<b>Transportation, Communication, and Utility Uses</b>						
Broadcasting Studio	P	P*	P	P	A	
Freight/Trucking Terminals and Distribution Facilities, less than 150,000 square feet in size	-	C(6)*	-	-	A	See §TBD, Freight/Trucking Terminals and Distribution Facilities
Freight/Trucking Terminals and Distribution Facilities, 150,000 square feet or more in size	-	-	-	-	C	See §TBD, Freight/Trucking Terminals and Distribution Facilities
Light Fleet Based Services	-	-	-	P	-	
Public Works and Utilities	-	C*	-	C	P	
Recycling Facility	See subclassifications below					

**TABLE TBD: LAND USE REGULATIONS - COMMERCIAL AND MIXED-USE DISTRICTS**

“P” = Permitted Use; “A” = Administrative Use Permit required; “C” = Conditional Use Permit required; “-” = use not allowed  
 \*In the CMX District, a Conditional Use Permit is required to allow a solely residential or a solely nonresidential development on any development site 2.5 acres or more in size (See Section TBD, A, CMX Zoning District, Additional Use Regulations)

Land Use Classification	DMX	CMX**	CN	CR	CS	Additional Regulations
Reverse Vending Machine	-	P*	P	P	P	
Transit Stations and Terminals	P	-	-	-	P	
Telecommunication Facilities	See Section TBD, Telecommunication Facilities					

**Other Uses**

Accessory Uses, Activities, and Structures	See Section TBD, Accessory Uses and Section TBD, Accessory Structures					
Animal Keeping	The keeping of animals, including bees, dogs, cats, poultry, rabbits, and other animals are subject to the provisions of DMC Title 7, Animals					
Home Occupations	See Section TBD, Home Occupations					
Alcoholic Beverage Sales (Off-Sale)	See Section TBD, Alcoholic Beverage Sales (Off-Sale)					
Nonconforming Uses	See Section TBD, Nonconforming Uses, Sites, and Structures					
Outdoor Dining and Seating	See Section TBD, Outdoor Dining and Seating					
Outdoor Display and Sales	See Section TBD, Outdoor Display and Sales					
Temporary Uses	See Section TBD, Temporary Uses					

**Notes:**

1. Must be located on an upper story or behind a nonresidential use.
2. Prohibited on the ground floor along the East A Street, North 1<sup>st</sup> Street, and South 1<sup>st</sup> Street frontages.
3. Allowed only on parcels one acre or more in size and located on a collector or arterial as defined in the General Plan.
4. Must be located a minimum of 600 feet from a school providing instruction in kindergarten or any grades 1 through 12, day care center, or youth center, as those terms are defined in Chapter 6.12 DMC, and a minimum of 300 feet from any residential use.
5. Residential dwelling units shall be attached through common walls to a minimum of one other dwelling unit. This requirement may be waived through Conditional Use Permit approval.
6. Freight/Trucking Terminals and Distribution Facilities and Storage, Warehousing and Wholesaling shall also be subject to a development agreement establishing a financial mechanism to provide for ongoing revenue generation to the City from those uses and environmental review, which may include additional mitigation measures, to ensure there are no new or substantially more severe impacts than identified in the 2040 General Plan EIR.

**Additional Use Regulations**

- A. CMX Zoning District, Additional Use Regulations.
  1. *Development sites less than 2.5 acres in size:*

- a. *Allowed Uses.* Allowed uses and permit requirements are as established in Table TBD: Land Use Regulations – Commercial and Mixed-Use Districts.
  - b. *Required Active Frontage.* Commercial uses or common areas of a residential development shall occupy a minimum of 40 feet of the ground floor building frontage. The minimum depth of these areas shall be 40 feet and minimum floor to ceiling height shall be 14 feet. This requirement may be waived through Conditional Use Permit approval for small and constrained sites where the Planning Commission finds that the project is designed and used in such a way as to create visual interest and an engaging presence at the street frontage.
2. ***Development sites 2.5 acres or more in size:***
- a. *Mixed-Use Development Required.* Allowed uses and permit requirements are as established in Table TBD: Land Use Regulations – Commercial and Mixed-Use Districts. A minimum of one Residential Use and a minimum of one Commercial Use is required per site. This requirement may be waived through Conditional Use Permit approval where the Planning Commission makes the following findings:
    - i. The proposed development and existing land uses located within a half-mile of the project site provide an appropriate mix of retail, commercial, and residential uses, consistent with the General Plan; and
    - ii. The configuration of the development site and/or the character of the surrounding area is such that mixed-use development on the site is not appropriate.
  - b. *Required Active Frontage.* Commercial uses shall occupy the ground floor of buildings for a minimum of 40 feet or 25 percent of the development site frontage, whichever is greater. The minimum depth of these areas shall be 40 feet and minimum floor to ceiling height shall be 14 feet. This requirement may be waived through Conditional Use Permit approval where the Planning Commission finds that the project is designed and used in such a way as to create visual interest and an engaging presence at the street frontage.

### **18.02.030 Development Standards**

Table TBD: Development Standards – Commercial and Mixed-Use Districts, prescribes the development regulations for the Commercial and Mixed-Use Districts. Section numbers in the Additional Regulations column refer to other sections of this Title.

TABLE TBD: DEVELOPMENT STANDARDS - COMMERCIAL AND MIXED-USE DISTRICTS						
Standard	DMX	CMX	CN	CR	CS	Additional Regulations
<b>Floor Area Ratio (FAR)</b>						
<i>Minimum</i>	n/a	Single use: 0.50 Multi-use: 0.80	n/a	n/a	n/a	See §TBD, Determining Floor Area Ratio
<i>Maximum</i>	3.0	Single use: 2.0 Multi-use: 2.40	0.6	0.8	0.4	
<b>Site Area per Dwelling Unit (sq ft)</b>						
<i>Minimum</i>	1,452	1,556	n/a	n/a	n/a	
<i>Maximum</i>	n/a	3,630	n/a	n/a	n/a	
Minimum Lot Size (Sq ft)	n/a	20,000	20,000	10,000	7,000	
Maximum Height (ft)	50	40	30	40	40	See §TBD, Measuring Height and §TBD, Heights and Height Exceptions
		In the CMX, CN, CR, and CS Districts, an additional 10 feet in height may be allowed in areas located more than 50 feet from a Residential District through approval of a Conditional Use Permit				
<b>Minimum Setbacks (ft)</b>						
<i>Front</i>	0, except as provided below for garages	10, except as provided below for garages	10	20	0	See §TBD, Determining Setbacks (Yards) and §TBD, Encroachments into Required Setbacks
<i>Garages with entries parallel to the front property line</i>	22	22	n/a	n/a	n/a	
<i>Garages with entries perpendicular to the front property line with curved driveways</i>	15	15	n/a	n/a	n/a	
<i>Side</i>	0, 20 adjacent to an R District	0, 20 adjacent to an R District	0, 20 adjacent to an R District	0, 20 adjacent to an R District	0, 20 adjacent to an R District	

<b>TABLE TBD: DEVELOPMENT STANDARDS - COMMERCIAL AND MIXED-USE DISTRICTS</b>						
<i>Standard</i>	<i>DMX</i>	<i>CMX</i>	<i>CN</i>	<i>CR</i>	<i>CS</i>	<i>Additional Regulations</i>
<i>Street Side</i>	0	10	10	20	0	
<i>Rear</i>	0, 20 adjacent to an R District					

## Chapter 18.03 Industrial Districts

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### 18.03.010 Purpose

The purpose of Industrial Zoning Districts is to:

- A. Provide appropriate areas of the City where industrial uses can locate and operate without significant conflicts with other land uses;
- B. Strengthen the City's economic base and provide employment opportunities for residents of the City; and
- C. Provide areas for a wide range of manufacturing, industrial processing, and service commercial uses and protect areas where such uses now exist.

Additional purposes of each Industrial Zoning District:

**Light Industrial (IL).** The IL District is intended to provide areas for small-scale industrial businesses and operations that do not create adverse visual, noise, or other impacts on adjoining public and residential properties. This district allows for small scale industrial, manufacturing, and service uses. Industries that use or produce substantial amounts of hazardous materials or generate noise, odor, or other pollutants are not permitted. This District implements the Industrial General Plan Land Use Designation.

**General Industrial (IG).** The IG District is intended to provide areas for businesses that have potential to create adverse visual, noise, or other impacts to adjoining public and residential properties. This district allows for large and small scale industrial, manufacturing, heavy commercial uses such as food processing, fabricating, motor vehicle service and repair, truck yards and terminals, warehousing, distribution and storage uses without a tax revenue generating component, wholesale uses, construction supplies, building material facilities, offices, contractors' yards and the like. This District implements the Industrial General Plan Land Use Designation.

### 18.03.020 Land Use Regulations

Table TBD: Land Use Regulations – Industrial Districts, sets the land use regulations for the Industrial Districts. Land uses are defined in Chapter TBD, Use Classifications. Land uses not listed in the table and not substantially similar to the uses listed are prohibited. In cases where a specific land use or activity is not defined, the Community Development Director shall assign the land use or activity to a classification that is substantially similar in character. The decision of the Director in such instances may be appealed under Section TBD, Appeals. The Director may refer any request for determination of use classification that is unclear, may generate substantial public controversy, or involve significant land use policy decisions to the Planning Commission for decision.

**TABLE TBD: LAND USE REGULATIONS - INDUSTRIAL DISTRICTS**

“P” = Permitted Use; “A” = Administrative Use Permit required; “C” = Conditional Use Permit required; “-” = use not allowed

Land Use Classification	IL	IG	Additional Regulations
<b>Residential Uses</b>			
Caretaker Unit	P	P	
<b>Public/Semi-Public Uses</b>			
Colleges and Trade Schools	P	P	
Emergency Shelters	P	-	See §TBD, Emergency Shelters
Government Offices	P	P	
Public Safety Facilities	P	P	
<b>Commercial Uses</b>			
Adult-Oriented Businesses	-	P	See §TBD, Adult Oriented Businesses and DMC Chapter 11.02 Adult-Oriented Businesses
Automobile/Vehicle Sales and Services	See subclassifications below		
<i>Automobile/Vehicle Service and Repair, Minor</i>	P	P	
<i>Automobile/Vehicle Repair, Major</i>	P	P	
<i>Large Vehicle and Equipment Sales, Service, and Rental</i>	P	P	
<i>Towing and Impound</i>	P	P	
<i>Washing</i>	P	P	
Business Services	P	P	
Cannabis Business	C(1)	C(1)	See §TBD, Cannabis Business and DMC Chapter 6.12 Cannabis Business Pilot Program
Commercial Entertainment and Recreation	See subclassifications below		
<i>Outdoor Recreation</i>	-	C	
Eating and Drinking Establishments	See subclassifications below		
<i>Restaurant</i>	P	P	
Food Preparation	P	P	
Offices	P	P	
Repair and Maintenance Services	P	P	
Retail Sales	See subclassifications below		
<i>Building Materials Stores</i>	P	P	
<i>Food and Beverage Sales</i>	P	P	
<i>General Retail</i>	P	P	

<b>TABLE TBD: LAND USE REGULATIONS - INDUSTRIAL DISTRICTS</b>			
<i>“P” = Permitted Use; “A” = Administrative Use Permit required; “C” = Conditional Use Permit required; “-” = use not allowed</i>			
<i>Land Use Classification</i>	<i>IL</i>	<i>IG</i>	<i>Additional Regulations</i>
<i>Nurseries</i>	P	P	
<b>Industrial Uses</b>			
Construction and Material Yards	P	P	
Contractor Shops	P	P	
Custom Manufacturing	P	P	
Food and Beverage Manufacturing	See subclassifications below		
<i>Small Scale</i>	P	P	
<i>Large Scale</i>	A	A	
General Industrial	-	A	
Light Industrial	P	P	
Research and Development	P	P	
Salvage and Wrecking	-	C	
Storage, Warehousing, and Wholesaling	See subclassifications below		
<i>Indoor</i>	P	P	
<i>Outdoor</i>	-	C	
<i>Personal Storage</i>	A	A	
<i>Vehicle Storage</i>	A	A	
<b>Transportation, Communication, and Utility Uses</b>			
Airports and Heliports	-	C	
Broadcasting Studio	P	P	
Freight/Trucking Terminals and Distribution Facilities, less than 150,000 square feet in size	P	P	See §TBD, Freight/Trucking Terminals and Distribution Facilities
Freight/Trucking Terminals and Distribution Facilities, 150,000 square feet or more in size	C	C	See §TBD, Freight/Trucking Terminals and Distribution Facilities
Light Fleet Based Services	P	P	
Public Works and Utilities	A	A	
Recycling Facility	See subclassifications below		
<i>Recycling Collection Facility, Small</i>	-	C	
<i>Recycling Collection Facility, Large</i>	-	C	
<i>Recycling Processing Facility</i>	-	C	

**TABLE TBD: LAND USE REGULATIONS - INDUSTRIAL DISTRICTS**

“P” = Permitted Use; “A” = Administrative Use Permit required; “C” = Conditional Use Permit required; “-” = use not allowed

Land Use Classification	IL	IG	Additional Regulations
Transit Stations and Terminals	P	P	
Telecommunication Facilities	See Section TBD, Telecommunication Facilities		
<b>Other Uses</b>			
Accessory Uses, Activities, and Structures	See Section TBD, Accessory Uses and Section TBD, Accessory Structures		
Alcoholic Beverage Sales (Off-Sale)	See Section TBD, Alcoholic Beverage Sales (Off-Sale)		
Nonconforming Uses	See Section TBD, Nonconforming Uses, Sites, and Structures		
Outdoor Dining and Seating	See Section TBD, Outdoor Dining and Seating		
Temporary Uses	See Section TBD, Temporary Uses		

**Notes:**

1. Must be located a minimum of 600 feet from a school providing instruction in kindergarten or any grades 1 through 12, day care center, or youth center, as those terms are defined in Chapter 6.12 DMC, and a minimum of 300 feet from any residential use.

**18.03.030 Development Standards**

Table TBD: Development Standards – Industrial Districts, prescribes the development regulations for the Industrial Districts. Section numbers in the Additional Regulations column refer to other sections of this Title.

**TABLE TBD: LAND USE REGULATIONS - INDUSTRIAL DISTRICTS**

Standard	IL	IG	Additional Regulations
Floor Area Ratio (FAR)	0.6	0.6	See §TBD, Determining Floor Area Ratio
Minimum Lot Size (sq ft)	20,000	40,000	
Maximum Height (ft)	40	40 within 200 feet of an R District, otherwise 75	See §TBD, Measuring Height and §TBD, Heights and Height Exceptions
Minimum Setbacks (ft)			
Front	10	10	See §TBD, Determining Setbacks (Yards) and §TBD, Encroachments into Required Setbacks
Side	0, 50 adjacent to an R District	0, 50 adjacent to an R District	
Street Side	10	10	
Rear	10, 50 adjacent to an R District	10, 50 adjacent to an R District	
Maximum Lot Coverage (% of site)	60	60	See §TBD, Determining Lot Coverage

## Chapter 18.04 Public and Semi-Public Districts

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### 18.04.010 Purpose

The purpose of the Public and Semi-Public Zoning Districts is to:

- A. Provide land for the development of public, semi-public, and recreational uses that provide services to the community and support existing and new residential, commercial, and industrial land uses;
- B. Provide areas for public facilities which serve the community, such as civic centers, educational facilities, cultural and institutional uses, health services, parks and recreation, general government operations, utility and public service needs, and other similar and related supporting uses;
- C. Provide opportunities for outdoor recreation and meet the recreational needs of City residents; and
- D. Reserve areas for passive recreation, open space, and habitat protection and enhancement.

Additional purposes of each Public and Semi-Public District:

**Public Facilities (PF).** The PF District is intended to provide for a broad range of government, institutional, educational, and assembly uses, typically on large sites. The PF District implements the Public Facilities General Plan Land Use Designation.

**Park and Recreation (PR).** The PR District is intended to maintain areas for active and passive park and recreation areas, including outdoor and indoor recreation such as playing fields, playgrounds, community centers, trails and other recreational uses. The PR District implements the Parks General Plan Land Use Designations.

### 18.04.020 Land Use Regulations

Table TBD: Land Use Regulations – Public and Semi-Public Districts, sets the land use regulations for the Public and Semi-Public Districts. Land uses are defined in Chapter TBD, Use Classifications. Land uses not listed in the table and not substantially similar to the uses listed are prohibited. In cases where a specific land use or activity is not defined, the Community Development Director shall assign the land use or activity to a classification that is substantially similar in character. The decision of the Director in such instances may be appealed under Section TBD, Appeals. The Director may refer any request for determination of use classification that is unclear, may generate substantial public controversy, or involve significant land use policy decisions to the Planning Commission for decision.

**TABLE TBD: LAND USE REGULATIONS - PUBLIC AND SEMI-PUBLIC DISTRICTS**

“P” = Permitted Use; “A” = Administrative Use Permit required; “C” = Conditional Use Permit required; “-” = use not allowed

Land Use Classification	PF	PR	Additional Regulations
<b>Public/Semi-Public Uses</b>			
Cemeteries and Columbariums	P/C(1)	-	
Colleges and Trade Schools	P	-	
Community Assembly	P	P	
Community Garden	P	P	See §TBD, Community and Market Gardens
Cultural Institutions	P	P	
Day Care Centers	P	-	
Government Offices	P	-	
Hospitals and Clinics	See Subclassifications below		
<i>Clinic</i>	P	-	
<i>Hospital</i>	C	-	
<i>Skilled Nursing Facility</i>	P	-	
Instructional Services	P	P	
Park and Recreation Facilities	P	P	
Parking Lots and Structures	P	-	
Public Safety Facilities	P	-	
Schools, Private	P	-	
Social Service Facilities	P	-	
<b>Commercial Uses</b>			
Animal Services	See Subclassifications below		
<i>Animal Shelter and Boarding</i>	P	-	
Commercial Entertainment and Recreation	See Subclassifications below		
<i>Indoor Entertainment and Recreation</i>	P	P	
<i>Outdoor Entertainment</i>	P	A	
<i>Outdoor Recreation</i>	P	P	
Convention Facility	P	-	
Farmer’s Markets	P	A	See §TBD, Farmer’s Markets
Market Garden, less than 1 acre in size	A	A	See §TBD, Community and Market Gardens
Market Garden, 1 acre or more in size	C	C	See §TBD, Community and Market Gardens
<b>Transportation, Communication, and Utility Uses</b>			

<b>TABLE TBD: LAND USE REGULATIONS - PUBLIC AND SEMI-PUBLIC DISTRICTS</b>			
<i>“P” = Permitted Use; “A” = Administrative Use Permit required; “C” = Conditional Use Permit required; “-” = use not allowed</i>			
<i>Land Use Classification</i>	<i>PF</i>	<i>PR</i>	<i>Additional Regulations</i>
Airports and Heliports	C	-	
Public Works and Utilities	A	-	
Recycling Facility	See Subclassifications below		
Reverse Vending Machine	P	-	
Recycling Collection Facility, Small	P	-	
Recycling Collection Facility, Large	A	-	
Recycling Processing Facility	C	-	
Transit Stations and Terminals	P	-	
Telecommunication Facilities	See Section TBD, Telecommunication Facilities		
<b>Other Uses</b>			
Accessory Uses, Activities, and Structures	See Section TBD, Accessory Uses and Section TBD, Accessory Structures		
Nonconforming Uses	See Section TBD, Nonconforming Uses, Sites, and Structures		
Outdoor Dining and Seating	See Section TBD, Outdoor Dining and Seating		
Outdoor Display and Sales	See Section TBD, Outdoor Display and Sales		
Temporary Uses	See Section TBD, Temporary Uses		

**Notes:**

1. Conditional Use Permit required if located within 100 feet of a Residential District.

**18.04.030 Development Standards**

Table TBD: Development Standards – Public and Semi-Public Districts, prescribes the development regulations for the Public and Semi-Public Districts. Section numbers in the Additional Regulations column refer to other sections of this Title.

<b>TABLE TBD: DEVELOPMENT STANDARDS - PUBLIC AND SEMI-PUBLIC DISTRICTS</b>			
<i>Standard</i>	<i>PF</i>	<i>PR</i>	<i>Additional Regulations</i>
Maximum Floor Area Ratio (FAR)	1.0	n/a	See §TBD, Determining Floor Area Ratio
Maximum Height (ft)	Subject to the most restrictive height limits of surrounding districts		
Minimum Setbacks (ft)	Subject to the most restrictive setback requirements of surrounding districts		

## Chapter 18.05 Specific Plan Districts

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### 18.05.010 Purpose

The purpose of this Chapter is to identify all of the adopted Specific Plans that apply in the City and reference the regulations that apply.

### 18.05.020 Applicability

The provisions of this Chapter apply to all areas within plan boundaries of Specific Plans adopted by the City.

- A. **Adopted Specific Plans.** Once adopted, a Specific Plan shall govern all use and development of properties within the bounds of that Specific Plan.
1. Where a Specific Plan is silent regarding development standards, the provisions of this Title shall govern. The Community Development Director shall have the authority to determine which provisions of this Title apply where a Specific Plan is silent.
  2. When a use is not specifically listed as permitted in the Specific Plan, the Director shall assign the land use or activity to a classification that is substantially similar in character. The decision of the Director in such instances may be appealed under Section TBD, Appeals. The Director may refer any request for determination of use classification that is unclear, may generate substantial public controversy, or involve significant land use policy decisions to the Planning Commission for decision. Land uses not listed in the Specific Plan as permitted or not found to be substantially like a permitted use are prohibited.
  3. No discretionary entitlement applications or other permits may be approved, adopted, or amended within an area covered by a Specific Plan, unless found to be consistent with the adopted Specific Plan.

### 18.05.030 Adopted Specific Plans

The following is a list of the City's adopted Specific Plans.

- A. **Northeast Quadrant Specific Plan.** See the Northeast Quadrant Specific Plan on file with the City.
- B. **Southwest Dixon Specific Plan.** See the Southwest Dixon Specific Plan on file with the City.

## Chapter 18.06 Planned Development (PD) Overlay District

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### 18.06.010 Purpose

The purpose of this Chapter is to establish a Planned Development (PD) Overlay District that provides for one or more properties to be developed under a plan that provides for better coordinated development and incorporates development standards crafted to respond to site conditions to:

- A. Promote cohesive and aesthetically pleasing development;
- B. Provide for greater flexibility in the design of the developments than is otherwise possible through the strict application of zone regulations; and
- C. Promote innovation and creativity in building design and development concepts.

### 18.06.020 Zoning Map Designation

A Planned Development (PD) Overlay District shall be noted on the Zoning Map by adding the designation “-PD” and Ordinance number to the base zoning district.

### 18.06.030 Land Use Regulations

No use other than an existing use is permitted in a PD Overlay District except in compliance with a valid PD Plan.

- A. Any permitted or conditional use authorized by this Title may be included in an approved PD Plan consistent with the General Plan land use designation(s) for the property.

### 18.06.040 Development Standards

- A. **Minimum Area.** The minimum area of a PD Overlay District shall be five acres; however, the City Council may approve a smaller area if it finds that a PD would provide greater benefits to the general welfare of the City residents and property owners than development under conventional zoning because of unique characteristics of the site or the proposed use.
- B. **Residential Unit Density.** Except where a density bonus is granted in compliance with Chapter TBD, Density Bonuses, the total number of dwelling units in a PD Overlay District shall not exceed the maximum number permitted by the General Plan density for the total area of the planned development designated for residential use.
- C. **Performance Standards.** The Performance Standards prescribed by Chapter TBD, Performance Standards, apply.

- D. **Other Development Standards.** Other development standards shall be as prescribed by the PD Overlay District. Where the PD Overlay District is silent regarding particular development standards, the development standards of the applicable base zoning district shall apply.

#### 18.06.050 Procedures

- A. **Decision-Making Body.** A -PD Overlay District must be adopted by the City Council. A public hearing before the Planning Commission is required prior to City Council review; and the Planning Commission shall make a recommendation to the City Council.
- B. **Review Procedures.**
  - 1. **Zoning Amendment.** An application for a -PD Overlay District shall be processed as a Zoning Amendment, according to the procedures of Chapter TBD, Amendments, and shall include a PD Plan.
  - 2. **PD Plan.** The PD Plan shall be accepted and processed concurrently with the application for the PD, in the same manner as a Conditional Use Permit application, pursuant to Chapter TBD, Use Permits.
  - 3. **Tentative Subdivision Map.** When a PD requires the submission of a tentative subdivision map, this map and all supporting documents shall be prepared and submitted concurrently with the application of the PD.
- C. **Initiation.** An application for a -PD Overlay District may be initiated by any qualified applicant identified in Section TBD, Application Forms and Fees, or a motion of the City Council. If the property is not under a single ownership, all owners must join the application, and a map showing the extent of ownership shall be submitted with the application.
- D. **Application Content.** A qualified applicant shall submit an application for a -PD Overlay District on a form prescribed by the Planning Division accompanied by the required fee. The Planning Division may require an applicant to submit such additional information and supporting data as considered necessary to process the application.

#### 18.06.060 Required Findings

A -PD Overlay District and PD Plan shall only be approved if all of the following findings are made:

- A. The proposed development is consistent with the General Plan and any applicable specific plan, including the density and intensity limitations that apply;
- B. The subject site is physically suitable for the type and intensity of the land use being proposed;

- C. Adequate transportation facilities and public services exist or will be provided in accord with the conditions of development plan approval, to serve the proposed development; and the approval of the proposed development will not result in a reduction of traffic levels of service or public services so as to be a detriment to public health, safety, or welfare;
- D. The proposed development will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area;
- E. The development generally complies with applicable design guidelines; and
- F. The proposed development is demonstratively superior to the development that could occur under the standards applicable to the underlying base zoning district, and will achieve superior community design, resource protection, and/or substantial public benefit.

#### 18.06.070 Conditions

In approving a -PD Overlay District and PD Plan, the City Council may impose reasonable conditions deemed necessary to:

- A. Ensure that the proposal conforms in all significant respects with the General Plan and with any other applicable plans or policies that the City has adopted;
- B. Achieve the general purposes of this Code or the specific purpose of the zoning district in which the project is located;
- C. Achieve the findings listed above; or
- D. Mitigate any potentially significant impacts identified as a result of review conducted in compliance with the requirements of the California Environmental Quality Act.

#### 18.06.080 Expiration and Renewal

- A. **Expiration.** A PD Plan shall be effective on the same date as the ordinance creating the -PD Overlay District for which it was approved and shall expire two years after the effective date unless actions specified in the conditions of approval have been taken, or a building permit has been issued and construction diligently pursued, except as provided below.
  - 1. **PD Plan Approval.** The approval of a specific PD Plan may specify an effective period or development phasing program exceeding two years. A PD Plan with a phasing program shall remain in effect so long as not more than one-year lapses between the end of one phase and the beginning of the next phase
  - 2. **Tentative Map.** Where a tentative map has been approved in conjunction with a PD Plan, the PD Plan shall expire upon the expiration of the tentative map.

3. **Development Agreement.** Where a PD Plan has been approved in conjunction with a Development Agreement, the PD Plan shall be effective and expire pursuant to the terms of the Development Agreement.
- B. **Renewal.** An approved PD Plan that has not been inaugurated may be renewed for a single, maximum two-year period approved by the City Council after a duly-noticed public hearing. Application for renewal shall be made in writing between 30 and 120 days prior to expiration of the original approval. The City Council may renew a PD Plan if it finds the renewal consistent with the purposes of this Chapter.

#### 18.06.090 Amendments of Approved Plans

- A. **Changed Plans.** Amendments to a -PD Overlay District or PD Plan may be requested by the applicant or its successors. Amendments to the approved Plan shall be classified as major or minor amendments. Upon receipt of an amendment application, the Director shall determine if the proposed amendment constitutes a major or minor amendment.
- B. **Major Amendments.** Major Amendments to an approved -PD Overlay District or PD Plan shall be considered by the City Council at a duly noticed public hearing. An amendment will be deemed major if it involves one or more of the following changes:
1. A change in the boundary of the -PD Overlay District;
  2. An increase or decrease in the number of dwelling units for the -PD Overlay District that is greater than the maximum or less than the minimum stated in the PD Plan;
  3. An increase or decrease in the floor area for any non-residential land use that results in the floor area less than the minimum or exceeding the maximum stated in the PD Plan;
  4. Any change in land use or density that is likely to negatively impact or burden public facilities and utilities infrastructure as determined by the Public Works Director or Director of Engineering, as appropriate;
  5. Any change in land use or density that is likely to negatively impact or burden circulation adjacent to the -PD Overlay District or to the overall major street system, as determined by the Public Works Director or Director of Engineering, as appropriate; or
  6. Any other proposed change to the PD Plan or the conditions of approval that substantively alters one or more of its components as determined by the Director.
- C. **Minor Amendments.** Amendments not meeting one or more of the criteria listed in Subsection B above shall be considered minor if they are consistent with and would not change any original condition of approval. Minor Amendments may be approved by the Director.

### **18.06.100 Project Review**

Plans for a project in a PD Overlay District shall be accepted for planning and building permits or subdivisions only if they are consistent with an approved PD Plan and any conditions of approval or the PD Overlay District development standards. No project may be approved and no building permit issued unless the project, alteration or use is consistent with an approved PD Plan and PD Overlay District.

# Standards for Specific Uses

## Chapter 18.07 Standards for Specific Uses

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### 18.07.010 Purpose

The purpose of this Chapter is to establish standards for specific uses and activities that are permitted or conditionally permitted in several or all zoning districts. These provisions are supplemental standards and requirements to minimize the impacts of these uses and activities on surrounding properties and to protect the health, safety, and welfare of their occupants and of the general public.

### 18.07.020 Applicability

Each land use and activity covered by this Chapter shall comply with the requirements of the Section applicable to the specific use or activity.

- A. These standards are in addition to any applicable standard this Title required in the zoning district where the use or activity is proposed, all other applicable provisions of this Title, and any other deemed necessary or appropriate to ensure compatibility with existing or permitted uses in the vicinity, if applicable.
- B. The uses that are subject to the standards in this Chapter shall be located only where allowed by zoning district, specific plan, and planned development use regulations.
- C. The uses that are subject to the standards in this Chapter are allowed only when authorized by the planning permit required by zoning district, specific plan, or planned development regulations, such as a Conditional Use Permit, except where this Chapter establishes a different planning permit requirement for a specific use.

### 18.07.030 Accessory Uses

Accessory uses that are clearly incidental to and customarily associated with a principal use on the site may be allowed in conjunction with the principal use to which it relates provided it does not result in an intensity of use that exceeds the intensity customarily associated with the primary use. Accessory uses shall be subject to the same regulations as the principal use and any standards applicable to specific uses and activities found in this Chapter.

### 18.07.040 Accessory Dwelling Units

Accessory dwelling units shall comply with all provisions of the base, overlay, or specific plan district, except as modified by this Section.

- A. **Residential Density.** An accessory dwelling unit is a residential use that is consistent with the existing general plan and zoning designations for the parcel and any accessory dwelling unit constructed pursuant to this Section shall not be considered as a dwelling unit in density calculations.
- B. **Primary Dwelling Unit Required.** The parcel must be in a zoning district that allows single-unit or multi-unit dwellings and contain an existing primary dwelling unit at the time an application for an accessory dwelling unit is submitted, or the application for the accessory dwelling unit may be made in conjunction with the development of the primary dwelling.
- C. **Number and Type of Units.**
  - 1. ***Lots with Existing or Proposed Single-Unit Dwellings.***
    - a. One detached accessory dwelling unit or one accessory dwelling unit within the existing or proposed space of a single-unit dwelling, and
    - b. One junior accessory dwelling unit within the existing or proposed space of a single-unit dwelling, including an attached garage.
  - 2. ***Lots with Existing Multi-Unit Dwellings.***
    - a. Two detached accessory dwelling units, or
    - b. Up to 25 percent of the number of units within a multi-unit structure, with a minimum of one accessory dwelling unit, constructed within portions of the multi-unit structure that are not used as livable space.
- D. **Standards for Attached and Detached Accessory Dwelling Units.**
  - 1. ***Floor Area.***
    - a. ***Detached Accessory Dwelling Units.*** The total floor area, including an attached garage, of an accessory dwelling unit that is detached from the primary dwelling unit shall not exceed 1,200 square feet.
    - b. ***Attached Accessory Dwelling Units.*** The total floor area of an accessory dwelling unit that is attached to the primary dwelling unit shall not exceed 50 percent of the living area of the primary dwelling unit or 1,200 square feet, whichever is less.
  - 2. ***Height.***

- a. *Detached Accessory Dwelling Units.* An accessory dwelling unit that is detached from the primary dwelling unit shall not exceed 16 feet in height, except as provided below.
    - i. An additional two feet of height shall be allowed to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.
    - ii. Detached accessory dwelling units on a lot with an existing or proposed single family or multifamily dwelling unit that is within one-half of one mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code, may be up to 18 feet in height.
    - iii. Detached accessory dwelling units on a lot with an existing or proposed multifamily, multistory dwelling may be up to 18 feet in height.
  - b. *Attached Accessory Dwelling Units.* An accessory dwelling unit that is attached to the primary dwelling unit shall not exceed 25 feet in height.
3. **Setbacks.** Detached and attached accessory dwelling units shall comply with the setback standards applicable to other structures within the district in which the lot is located except that the minimum interior side and rear setbacks shall be four feet.
  4. **Design and Materials.** The exterior design and materials of the accessory dwelling unit shall be visually compatible with the primary dwelling in regard to the roof, building walls, doors, windows, horizontal/vertical expression, and architectural detail.
- E. **Standards for Accessory Dwelling Units Constructed Within Existing or Proposed Structures.** For purposes of this Subsection, in order to be considered an existing structure, the structure must be a legally permitted structure that conforms to current zoning or is legal nonconforming as to current zoning.
1. **Floor Area.** The accessory dwelling unit shall be contained entirely within the permitted floor area of the primary residence or accessory structure on the same lot as the primary residence. A maximum 150 square feet expansion to existing floor area is allowed to accommodate ingress and egress for accessory dwelling units that are not designed as junior accessory dwelling units.
  2. **Exterior Access.** Exterior access that is independent from the primary residence shall be provided.
  3. **Setbacks.** The interior setbacks shall be sufficient for fire and safety.

4. **Junior Accessory Dwelling Unit.** Accessory dwelling units within existing or proposed single-unit dwellings may be designed as a junior accessory dwelling units subject to the following standards.
  - a. *Floor Area.* Maximum 500 square feet.
  - b. *Efficiency Kitchen Required.* The junior accessory dwelling unit shall have an efficiency kitchen which shall include all of the following.
    - i. A cooking facility with appliances.
    - ii. A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.
  - c. *Sanitation Facilities.* A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.
  - d. *Owner Occupancy Required.* The owner of the single-unit dwelling in which the junior accessory dwelling unit is located shall reside in either the remaining portion of the structure or the junior accessory dwelling unit.

F. **Conversions.**

1. **Setbacks.** No setback shall be enforced for an existing living area, garage, or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit.
2. **Parking.** If enclosed or covered parking for the primary dwelling is converted or demolished in conjunction with the construction of an accessory dwelling unit, replacement parking is not required.

G. **Required Parking.** Automobile parking is not required for an accessory dwelling unit. Required parking for the primary dwelling shall be provided pursuant to Chapter TBD, Parking and Loading.

H. **Sale and Rental Limitations.** Accessory dwelling units may be rented separately from the primary residence, but may not be sold or otherwise conveyed separate from the primary residence, except as allowed pursuant to government code Section 65852.2. Rental terms shall be a minimum of 30 consecutive days.

I. **Permit Review.** Permit applications for accessory dwelling units shall be considered and approved ministerially without discretionary review or a hearing within 60 days from receipt of a completed application if there is an existing single-family or multifamily dwelling on the lot or when the permit application for a proposed single-unit or multi-unit dwelling is acted upon.

### 18.07.050 Adult-Oriented Businesses

**Placeholder.** No changes to existing Chapter 18.29, Adult Oriented Businesses, other than revisions for consistency with the updated Zoning Code are proposed. These provisions will be incorporated into the final Zoning Code

### 18.07.060 Alcoholic Beverage Sales (Off-Sale)

Conditional Use Permit approval is required for any use involving the sale of alcoholic beverages under an off-sale license for any use other than Food and Beverage Sales.

### 18.07.070 Community and Market Gardens

Community and market gardens shall be located, developed, and operated in compliance with the following standards.

- A. **Management.** A manager shall be designated for each garden who shall serve as liaison between gardeners, property owner(s), and the City.
- B. **Hours of Operation.** Gardens shall only be tended between dawn and dusk unless additional hours are approved pursuant to an Administrative Use Permit.
- C. **Buildings and Structures.** Accessory buildings, such as sheds, greenhouses, and hoopouses are allowed and shall comply with the property development standards of the district in which it is located.
- D. **Equipment.** Use of mechanized farm equipment is prohibited except as provided below or approved pursuant to an Administrative Use Permit.
  - 1. Heavy equipment may be used initially to prepare the land for gardening.
  - 2. Landscaping equipment designed for household use is permitted.
- E. **Maintenance.**
  - 1. The operator shall be responsible for the overall maintenance of the site and shall remove weeds, debris, etc. in a timely manner.
  - 2. Soil amendments, composting, and waste material shall be managed and shall not attract nuisance flies or support growth of flies.
- F. **Composting.**
  - 1. Compost and compost receptacles shall be located so as not to be visible from a public right-of-way.

2. Compost and compost receptacles shall be set back a minimum of 20 feet from residential structures.
  3. In Residential Districts, composting is limited to the materials generated on-site and shall be used on-site.
- G. **Utilities.** The land shall be served by a water supply sufficient to support the cultivation practices used on the site.
- H. **Produce Stands.** Produce stands are permitted on the site of a community or market garden subject to the following regulations:
1. **Maximum Size.** Limited to 120 square feet unless a larger size is approved pursuant to an Administrative Use Permit.
  2. **Sales.** Product sales are limited to produce grown on-site.
  3. **Hours of Operation.** Operating hours for produce stands are limited to 8:00 a.m. to 7:00 p.m.

#### 18.07.080 Emergency Shelters

Emergency shelters shall be located, developed, and operated in compliance with the following standards:

- A. **Location.** An emergency shelter shall not be established or operated at any location less than 300 feet from another emergency shelter.
- B. **Staffing.** A minimum of one staff member shall be awake and on duty, plus one additional staff or volunteer, on-premises when the facility is open. Facility staff shall be trained in operating procedures and safety plans. The facility shall not employ persons who are required to register as a sex registrant under Penal Code Section 290.
- C. **Hours of Operation.** Each emergency shelter shall establish and maintain set hours of operation for client intake and discharge. These hours shall be clearly displayed at the entrance to the emergency shelter at all times.
- D. **Waiting and Reception Area.**
  1. A staffed reception area shall be located near the entry to the facility.
  2. For facilities with on-site client intake, an enclosed or screened waiting area must be provided within the premises for clients and prospective clients to ensure that public sidewalks or private walkways are not used as queuing or waiting area.
  3. The intake and waiting area shall be suitably sized to prevent queuing in the public right-of-way or within any parking lot, but shall occupy a minimum area of 400 square feet.

- E. **Length of Stay.** Each emergency shelter resident shall be allowed to stay for no more than 180 days (cumulative, not consecutive) in a 365-day period.

#### **18.07.090 Employee Housing (for farmworkers)**

- A. **Six or Fewer Employees.** Employee housing providing accommodations for six or fewer employees shall be deemed to be a single-unit structure with a residential land use, and shall be treated the same as a single unit dwelling of the same type in the same zoning district.
- B. **Districts Where Agriculture Uses Are Allowed.** The permitted occupancy in employee housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the employee housing is located, and may consist of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household on land zoned for agricultural uses. Such employee housing shall be considered to be an activity that in no way differs from an agricultural use.

#### **18.07.100 Farmer's Markets**

Farmer's markets located on private property shall be located, developed, and operated in compliance with the following standards:

- A. **Management Plan.** A management plan shall be prepared and provided to the Director. The management plan shall include the following:
  - 1. Identification of a market manager or managers, who shall be present during all hours of operation.
  - 2. A set of operating rules addressing the governance structure of the market; the method of assigning booths and registering vendors; hours of operation; maintenance; security; refuse collection; and parking.
- B. **Hours of Operation.** Market activities may be conducted between the hours of 8:00 a.m. and 9:00 p.m. with specific hours and duration to be approved by the City. Set-up of market operations cannot begin more than one hour prior to the operational hours of the market and take-down shall be completed within one hour of the close of the market.
- C. **Waste Disposal.** Adequate composting, recycling, and trash containers shall be provided during hours of operation, and shall be removed from site for appropriate disposal. The site shall be cleaned at the end of each day of operations, including the removal of all stalls and debris.

### 18.07.110 Fireworks Stands and Public Displays of Fireworks

**Placeholder.** This ordinance is currently under consideration through a separate effort. The results of that effort will be incorporated into the final Zoning Code, as appropriate.

### 18.07.120 Freight/Trucking Terminals and Distribution Facilities

**Placeholder.** Performance standards related to freight/trucking terminals and distribution facilities are under development and will be considered at a future date.

### 18.07.130 Home Occupations

Home occupations shall be located, developed, and operated in compliance with the following standards.

- A. **Purpose.** The provisions of this Section are intended to allow the conduct of home enterprises which are incidental to and compatible with surrounding residential uses.
- B. **Applicability.** This Section applies to home occupations in any residential unit in the City regardless of the zoning designation. It does not apply to family day care, which is regulated separately.
- C. **Business License Required.** Where applicable, a separate City of Dixon business license is required for each home occupation.
- D. **Operational Standards.** Home occupations shall comply with the following operating standards:
  - 1. **Residential Appearance.** The residential appearance of the unit within which the home occupation is conducted shall be maintained, and no exterior indication of a home occupation is permitted.
  - 2. **Location.** All home occupation activities shall be conducted completely within the enclosed living space of the residence or accessory structure. If the business is conducted within a garage, the use shall not encroach within the required parking spaces for the residence. The vehicle door to the garage shall remain closed while the business activity is being conducted.
  - 3. **Floor Area Limitation.** The home occupation shall not occupy an area equivalent to more than 25 percent of the total area of the structure, including the garage.
  - 4. **Storage.** There shall be no exterior storage of materials, supplies, and/or equipment for the home occupation.
  - 5. **Employees.** No employees or independent contractors other than residents of the dwelling unit shall be permitted to work at the location of a home occupation except as otherwise allowed for cottage food operations.

6. **Client Visits.**
    - a. Clients or customers shall not visit the home occupation between the hours of 10 p.m. and 7 a.m.
    - b. There shall be no more than three clients or customers on the premises at any one time.
  7. **Direct Sales Prohibition.** Home occupations involving the display or sale of products or merchandise are not permitted from the site except by mail, telephone, internet, or other mode of electronic communication or except as otherwise allowed for cottage food operations.
  8. **Equipment.** Gasoline and/or diesel powered engines are not allowed, and any mechanical or electrical equipment used in the home occupation shall not use an electrical motor exceeding 15 amps at 110 volts;
  9. **Hazardous Materials.** Activities conducted and equipment or materials used shall not change the fire safety or occupancy classifications of the premises, nor use utilities different from those normally provided for residential use. There shall be no storage or use of toxic or hazardous materials other than the types and quantities customarily found in connection with a dwelling unit.
  10. **Nuisances.** A home occupation shall be conducted such it does not create levels of glare, light, noise, electrical interference, dust, heat, odor, solid waste, vibration, or other characteristics in excess of that customarily associated with similar residential uses.
  11. **Vehicles.** No more than one truck of not more than three-quarter ton capacity and no semi-trailers incidental to a home occupation shall be kept on the site.
  12. **Traffic and Parking Generation.** Home occupations shall not generate a volume of pedestrian, automobile, or truck traffic that is inconsistent with the normal level of traffic in the vicinity or on the street on which the dwelling is located or which creates the need for additional parking spaces, or involve deliveries to or from the premises in excess of that which is customary for a dwelling unit.
- E. **Cottage Food Operations.** A cottage food operation is allowed as a home occupation and an accessory use to any legally established residential unit subject to the following standards:
1. **Registration.** Cottage food operations shall be registered as “Class A” or “Class B” cottage food operations and shall meet the respective health and safety standards set forth in Section 114365 et seq. of the California Health and Safety Code.

2. **Sales.** Sales directly from a cottage food operation are limited to the sale of cottage food products. A cottage food operation shall not have more than \$50,000 in gross annual sales in each calendar year.
  3. **Operator and Employee Allowed.** Only the cottage food operator and members of his or her household living in the unit, as well as one full-time equivalent cottage food employee, may participate in a cottage food operation.
  4. **Equipment.** Cottage food operations may employ kitchen equipment as needed to produce products for which the operation has received registration, provided that equipment would not change the residential character of the unit, result in safety hazards, or create smoke or steam noticeable at the lot line of an adjoining residential property. Venting of kitchen equipment shall not be directed toward neighboring residential uses.
- F. **Prohibited Home Occupations.** The following specific uses, either by operation or nature, are not incidental to or compatible with residential activities and shall therefore not be permitted as home occupations:
1. Adult-Oriented Businesses;
  2. Animal Services;
  3. Automobile/vehicle sales and services;
  4. Contractor shop;
  5. Eating and drinking establishments;
  6. Hotels and motels;
  7. Hospitals and clinics;
  8. Personal services; and
  9. Storage, sale, or use of explosive, guns, ammunition, or flammable or hazardous materials; and
  10. Any use not authorized by the Fire Chief.

#### **18.07.140 Outdoor Dining and Seating**

Outdoor dining and seating shall be located, developed, and operated in compliance with the following standards.

- A. **Applicability.** The standards of this Section apply to outdoor dining and seating located on private property. Outdoor dining and seating located in the public-right-of-way is subject to an encroachment permit issued by the Engineering Department.

- B. **Accessory Use.** Outdoor dining and seating shall be conducted as an accessory use to a legally established eating and drinking establishment that is located on the same lot.
- C. **Review Required.**
  - 1. **Design Review.** Design Review pursuant to Chapter TBD, Design Review, is required for all outdoor dining and seating.
  - 2. **Administrative Use Permit.** Administrative Use Permit approval is required for all outdoor dining and seating areas located within 50 feet of a Residential District.
- D. **Hours of Operation.** The hours of operation are limited to the hours of operation of the associated eating and drinking establishment.
- E. **Parking.** Where an outdoor dining and seating area occupies less than 500 square feet, additional parking spaces for the associated eating and drinking establishment are not required. Parking shall be provided according to the required ratio in Chapter TBD, Parking, for any outdoor dining and seating area exceeding 500 square feet.
- F. **Litter Removal.** Outdoor dining and seating areas shall remain clear of litter at all times.

#### **18.07.150 Supportive and Transitional Housing**

- A. **Supportive and Transitional Housing, Generally.** Pursuant to California Government Code Section 65583(c)(3), transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same zoning district.
- B. **Supportive Housing, Up to 50 Units.** Pursuant to California Government Code Section 65651, supportive housing development with up to 50 supportive housing units shall be permitted by right in all Zoning Districts where multi-family and mixed use residential development are permitted provided the development satisfies all of the following requirements:
  - 1. All supportive housing units within the development are subject to a recorded affordability restriction for 55 years.
  - 2. One hundred percent of the units, excluding managers' units, within the development are dedicated to lower income households and are receiving public funding to ensure affordability of the housing to lower income Californians. For purposes of this paragraph, "lower income households" has the same meaning as defined in Section 50079.5 of the Health and Safety Code .
  - 3. At least 25 percent of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing who meet criteria of the target population.

If the development consists of fewer than 12 units, then 100 percent of the units, excluding managers' units, in the development shall be restricted to residents in supportive housing.

4. The developer shall provide the information required by California Government Code Section 65652 to the Planning Division.
5. Nonresidential floor area shall be used for onsite supportive services in the following amounts:
  - a. For a development with 20 or fewer total units, at least 90 square feet shall be provided for onsite supportive services.
  - b. For a development with more than 20 units, at least 3 percent of the total nonresidential floor area shall be provided for onsite supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.
6. The developer replaces any dwelling units on the site of the supportive housing development in the manner provided in paragraph (3) of subdivision (c) of Section 65915 .
7. Units within the development, excluding managers' units, include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.
8. Notwithstanding any other provision of this Section to the contrary, the local government shall, at the request of the project owner, reduce the number of residents required to live in supportive housing if the project-based rental assistance or operating subsidy for a supportive housing project is terminated through no fault of the project owner, but only if all of the following conditions have been met:
  - a. The owner demonstrates that it has made good faith efforts to find other sources of financial support.
  - b. Any change in the number of supportive service units is restricted to the minimum necessary to maintain project's financial feasibility.
  - c. Any change to the occupancy of the supportive housing units is made in a manner that minimizes tenant disruption and only upon the vacancy of any supportive housing units.

#### **18.07.160 Telecommunication Facilities**

- A. **Applicability and Exemptions.** The requirements of this Section apply to all telecommunication facilities that transmit and/or receive electromagnetic signals, including but not limited to personal

communications services (cellular and paging) and radio and television broadcast facilities. The requirements apply to telecommunication facilities that are the primary use of a property and those that are accessory facilities, except that the following accessory facilities are exempt:

1. Licensed amateur (ham) radio and citizen band operations.
2. Hand-held, mobile, marine, and portable radio transmitters and/or receivers.
3. Emergency services radio.
4. Radio and television mobile broadcast facilities.
5. Antennas and equipment cabinets or rooms completely located inside of permitted structures or behind, and completely screened by, parapets or other roof elements.
6. A single ground- or building-mounted receive-only radio or television antenna not exceeding the maximum height permitted by this Code, including any mast, or a receive-only radio or television satellite dish antenna, subject to the following restrictions:
  - a. *Residential Districts.* A satellite dish that does not exceed 40 inches in diameter and is for the sole use of a resident occupying the same residential parcel is permitted anywhere on a lot in the Residential District so long as it is affixed to the interior side or rear of a structure, the rear half of the roof of the primary dwelling or garage, or is ground-mounted outside of required front or street side setbacks. Such an antenna may be mounted on a mast provided the overall height of the antenna and its supporting mast does not exceed a height of 12 feet above the roofline.
    - i. The Director may, without public notice or hearing, grant a waiver from the above standards if application of the standards:
      - (1) Unreasonably delay or prevent use of a satellite antenna;
      - (2) Unreasonably increase the cost of the installation, maintenance or use of a satellite antenna; or
      - (3) Preclude a person from receiving or transmitting an acceptable quality signal from an antenna subject to the standards of this Section
  - b. *Non-residential Districts.*
    - i. Satellite Dish 80 inches or Less. A satellite dish that does not exceed 80 inches in diameter located anywhere on a lot outside of required setbacks provided the satellite dish does not exceed 30 feet in height. If the dish is roof-mounted, it shall be located as far away from the edges of the roof as possible.





functions, and if the replacement pole is substantially equivalent to the predecessor pole in placement, height, diameter and profile.

- c. An alternative tower structure such as a clock tower, steeple, functioning security light pole, functioning recreational light pole, or any similar alternative-design support structure that conceals or camouflages the telecommunication facility. The term "functioning" as used herein means the light pole serves a useful and appropriate lighting function as well as a wireless communications function.
  - d. Existing publicly-owned and operated monopole or a lattice tower exceeding the maximum height limit.
  - e. A single pole (monopole) sunk into the ground and/or attached to a foundation. Any new monopole shall be constructed to allow for co-location of at least one other similar communications provider.
  - f. A monopole mounted on a trailer or a portable foundation if the use is for a temporary communications facility.
3. **Height Requirements.** Telecommunications facilities may exceed the height limit of the base zoning district of which it is located a maximum of 15 feet unless additional height is specifically allowed pursuant to Design Review and Conditional Use Permit approval.
4. **Design and Screening.** Telecommunication facility structures and equipment shall be located, designed and screened to blend with the existing natural or built surroundings, as well as any existing support structures, so as to reduce visual impacts to the extent feasible.
- a. *Stealth Facilities.* State of the art stealth design technology shall be utilized as appropriate to the site and type of facility. Where no stealth design technology is proposed for the site, a detailed analysis as to why stealth design technology is physically and technically infeasible for the project shall be submitted with the application.
  - b. *Other Facility Types.* If a stealth facility is not feasible, the order of preference for facility type is, based on their potential aesthetic impact: façade-mounted, roof-mounted, ground-mounted, and free-standing tower or monopole. A proposal for a new ground-mounted or free-standing tower shall include factual information to explain why other facility types are not feasible.
  - c. *Minimum Functional Height.* All free-standing antennas, monopoles, and lattice towers shall be designed to be the minimum functional height and width required to support the proposed antenna installation, unless it can be demonstrated that a higher antenna, monopole, or tower will facilitate co-location.

- d. *Camouflage Design.* Telecommunication facilities that are mounted on buildings or structures shall be designed to match existing architectural features, incorporated in building design elements, camouflaged, or otherwise screened to minimize their appearance in a manner that is compatible with the architectural design of the building or structure.
  - e. *Equipment Cabinets.* Equipment cabinets shall be located within the building upon which antennae are placed, if technically feasible. Otherwise, equipment cabinets and buildings, and associated equipment such as air conditioning units and emergency generators, shall be screened from view by a wall or landscaping, as approved by the City. Any wall shall be architecturally compatible with the building or immediate surrounding area.
  - f. *Landscaping.* Landscaping shall be provided for and maintained to screen any ground structures or equipment visible from a public right-of-way.
  - g. *Lighting.* Artificial lighting of a telecommunication facility, including its components, is prohibited, unless required by the Federal Aviation Administration. A motion-sensor light may be used for security purposes if the beam is directed downwards, shielded from adjacent properties, and kept off except when personnel are present at night.
  - h. *Advertising.* No advertising shall be placed on telecommunication facilities, equipment cabinets, or associated structures.
5. ***Security Features.*** All facilities shall be designed to minimize opportunities for unauthorized access, climbing, vandalism, graffiti, and other conditions that would result in hazardous conditions, visual blight, or attractive nuisances.
- a. *Fencing.* Security fencing, if any, shall not exceed the fence height limit of the base district. Fencing shall be effectively screened from view through the use of landscaping. No chain link fences shall be visible from public view.
  - b. *Maintenance.* The permittee shall be responsible for maintaining the site and facilities free from graffiti.
6. ***Radio Frequency Standards, Interference, and Noise.***
- a. *Radio Frequency.* Telecommunication facilities shall comply with federal standards for radio frequency emissions and interference. Failure to meet federal standards may result in termination or modification of the permit.
  - b. *Interference.* Telecommunications facilities shall not interfere with public safety radio communications.

- c. *Noise.* Telecommunication facilities and any related equipment, including backup generators and air conditioning units, shall comply with Section TBD, Noise. Backup generators shall only be operated during power outages and/or for testing and maintenance purposes Monday through Friday between the hours of 9:00 a.m. and 4:00 p.m.
7. ***Co-location.*** The applicant and owner of any site on which a telecommunication facility is located shall cooperate and exercise good faith in co-locating telecommunication facilities on the same support structures or site. Good faith shall include sharing technical information to evaluate the feasibility of co-location, and may include negotiations for erection of a replacement support structure to accommodate co-location. A competitive conflict to co-location or financial burden caused by sharing information normally will not be considered as an excuse to the duty of good faith.
  - a. All facilities shall make available unused space for co-location of other telecommunication facilities, including space for these entities providing similar, competing services. Co-location is not required if the host facility can demonstrate that the addition of the new service or facilities would impair existing service or cause the host to go offline for a significant period of time. In the event a dispute arises as to whether a permittee has exercised good faith in accommodating other users, the City may require the applicant to obtain a third party technical study at applicant's expense. The City may review any information submitted by applicant and permittee(s) in determining whether good faith has been exercised.
  - b. All co-located and multiple-user telecommunication facilities shall be designed to promote facility and site sharing. Telecommunication towers and necessary appurtenances, including but not limited to parking areas, access roads, utilities and equipment buildings, shall be shared by site users whenever possible.
  - c. No co-location may be required where it can be shown that the shared use would or does result in significant interference in the broadcast or reception capabilities of the existing telecommunication facilities or failure of the existing facilities to meet federal standards for emissions.
  - d. Failure to comply with co-location requirements when feasible or cooperate in good faith as provided for in this Section is grounds for denial of a permit request or revocation of an existing permit.
8. ***Fire Prevention.*** All telecommunication facilities shall be designed and operated in a manner that will minimize the risk of igniting a fire or intensifying one that otherwise occurs.

- a. At least one-hour fire resistant interior surfaces shall be used in the construction of all buildings.
  - b. The exterior walls and roof covering of all above-ground equipment shelters and cabinets shall be constructed of materials rated as non-flammable in the Building Code.
  - c. Monitored automatic fire extinguishing systems shall be installed in all equipment buildings and enclosures.
  - d. Openings in all above-ground equipment shelters and cabinets shall be protected against penetration by fire and wind-blown embers to the extent feasible.
9. **Surety Bond.** As a condition of approval, an applicant for a building permit to erect or install a telecommunication facility shall be required to post a cash or surety bond in a form and amount acceptable to the City Attorney to cover removal costs of the facility in the event that its use is abandoned or the approval is otherwise terminated.

D. **Required Findings.**

1. **General Findings.** In approving a telecommunication facility, the decision-making authority shall make the following findings:
  - a. The proposed use conforms with the specific purposes of this Section and any special standards applicable to the proposed facility;
  - b. The applicant has made good faith and reasonable efforts to locate the proposed facility on a support structure other than a new ground-mounted antenna, monopole, or lattice tower or to accomplish co-location;
  - c. The proposed site results in fewer or less severe environmental impacts than any feasible alternative site; and
  - d. The proposed facility will not be readily visible or it is not feasible to incorporate additional measures that would make the facility not readily visible.
2. **Additional Findings for Facilities Not Co-Located.** To approve a telecommunication facility that is not co-located with other existing or proposed facilities or a new ground-mounted antenna, monopole, or lattice tower the decision-making authority shall find that co-location or siting on an existing structure is not feasible because of technical, aesthetic, or legal consideration including that such siting:
  - a. Would have more significant adverse effects on views or other environmental considerations;
  - b. Is not permitted by the property-owner;

- c. Would impair the quality of service to the existing facility; or
    - d. Would require existing facilities at the same location to go off-line for a significant period of time.
  - 3. **Additional Findings for Setback Reductions.** To approve a reduction in setback, the decision-making authority shall make one or more of the following findings:
    - a. The facility will be co-located onto or clustered with an existing, legally established telecommunication facility; and/or
    - b. The reduced setback enables further mitigation of adverse visual and other environmental impacts than would otherwise be possible.
  - 4. **Additional Findings for Any Other Exception to Standards.** The Planning Commission may waive or modify requirements of this Section upon finding that strict compliance would result in noncompliance with applicable federal or State law.
- E. **Vacation and Removal of Facilities.** The service provider shall notify the Director of the intent to vacate a site at least 30 days prior to the vacation. The operator of a telecommunications facility shall remove all unused or abandoned equipment, antennas, poles, or towers within 60 days of discontinuation of the use and the site shall be restored to its original, pre-construction condition.

### 18.07.170 Temporary Uses

This Section establishes standards for certain uses that are intended to be of limited duration of time and that will not permanently alter the character or physical facilities of the site where they occur. The provisions of this Section apply to temporary uses on private property. Temporary uses on public property require a special event permit from the City.

- A. **Business License Required.** Where applicable, a separate City of Dixon business license is required for each vendor.
- B. **Temporary Uses Not Requiring a Use Permit.** The following types of temporary uses may be conducted without a use permit. Other permits, such as building permits, may be required.
  - 1. **Yard/Garage Sales.** Sales of personal property conducted by a resident of the premises with a maximum term of two consecutive days and occurring no more than two times in any six month period.
  - 2. **Non-Profit Fund Raising.** Fund raising activities by tax exempt organizations pursuant to 501(C) of the Federal Revenue and Taxation Code are allowed in non-residential zones with no limitation on the number of occasions and duration where there is no disruption to the normal circulation of the site; encroachment upon driveways, pedestrian walkways, or

required parking or landscaped areas; obstruction to sight distances; or other created hazard for vehicle or pedestrian traffic.

3. **Temporary Construction Office.** On-site temporary construction offices during the period of construction. The temporary construction office shall be removed or converted to a permitted use prior to issuance of a certificate of use and occupancy for the main building or buildings.
  4. **Sales Offices and Model Homes.** Model homes with sales offices and temporary information/sales offices in new residential developments, subject to the following requirements.
    - a. **Minimum Size of Residential Development.** The residential development area shall be five acres or more in size.
    - b. **Location.** Model homes and sales offices shall be located a minimum of 200 feet from any existing residential dwelling outside the subdivision.
    - c. **Time Limits.**
      - i. **Temporary Sales Office.** A temporary information/sales trailer may be used during the construction of the model homes for a maximum period of six months or completion of the first phase of the development, whichever occurs first.
      - ii. **Model Homes.** Model homes may be established and operated for a term period of three years or until completion of the sale of the lots or units, whichever comes first.
    - d. **Type of Sales.** Real estate sales conducted from a temporary sales office are limited to sales of lots or units within the development.
    - e. **Return to Residential Use.** Prior to the sale of any of the model homes as a residence, any portion used for commercial purposes shall be converted to its intended residential purpose.
- C. **Temporary Uses Requiring a Temporary Use Permit.** Other temporary uses may be permitted pursuant to Chapter TBD, Temporary Use Permits, subject to the following standards. Additional or more stringent requirements may be established through the temporary use permit process to prevent the use from becoming a nuisance with regard to the surrounding neighborhood or the City as a whole.
1. **Seasonal Sales.** The annual sales of holiday related items such as Christmas trees, pumpkins, and similar items may be permitted in accordance with the following standards. This subsection is only applicable to temporary seasonal sales that are not in conjunction

with an existing business and are not applicable to farmers' markets or the sale of fireworks.

- a. *Location.* Seasonal sales are limited to nonresidential zoning districts.
- b. *Time Period.*
  - i. Seasonal sales associated with holidays are allowed up to a month preceding and one week following the holiday.
  - ii. The subject lot shall not be used for seasonal sales more than three times within the calendar year.
- c. *Display.*
  - i. Location of the displayed merchandise shall not disrupt the normal circulation of the site, nor encroach upon driveways, pedestrian walkways, or required parking or landscaped areas, or obstruct sight distances or otherwise create hazards for vehicle or pedestrian traffic.
  - ii. All items for sale, as well as signs and temporary structures, shall be removed within 14 days after the end of sales, and the appearance of the site shall be returned to its original state.

2. ***Agricultural Produce Stands.*** Agriculture produce stands subject to the following regulations:

- a. *Location.* Agricultural produce standards are limited to the RL, CS, and CR district.
- b. *Maximum Size.* Limited to 120 square feet unless a larger size is approved pursuant to an Administrative Use Permit.
- c. *Sales.* Product sales are limited to produce and value-added products grown and produced within the City of Dixon or Solano County.
- d. *Duration.* The Temporary Use Permit shall identify the maximum duration of the agricultural produce stand, which shall be no more than 90 days.
- e. *Removal.* Agriculture produce stands shall be dismantled and removed from the site with five days of expiration of the Temporary Use Permit authorizing the agricultural produce stand.

3. ***Special Events.*** Short-term special events may be permitted in accordance with the following standards.

- a. *Location.* Events are limited to non-residential zones.

- b. *Number of Events.* No more than six events at one site shall be allowed within any 12-month period.
  - c. *Duration.* The maximum duration of a single event is five consecutive days, with a minimum of 14 days between each event.
4. **Mobile Food Service.** Mobile food service carts, trailers, vehicles, and/or similar temporary, portable, or mobile structures or vehicles may be permitted in accordance with the following standards.
- a. *Location.* Mobile food service may only operate in non-residential districts. Vehicles shall not be left unattended at any time, or be left onsite when inactive, or stored overnight.
  - b. *Duration.* No lot may have a mobile food service onsite for more than 30 days total in any 12-month period unless authorized through an Administrative Use Permit.
  - c. *Displaced Parking.* Mobile food service may displace up to three required non-residential parking spaces for a maximum of four hours per day per parking lot, provided that no more than 10 percent of the total number of parking spaces on site are displaced. Required parking spaces for an existing non-residential use may be displaced if the existing non-residential use is not open during the event.
  - d. *Paving.* Mobile food service vehicles shall only be stopped or parked on surface paved with concrete, asphalt, or another surface approved by the Community Development Director.
  - e. *Obstructions.* Mobile vendor location and operations, including customers, seating, and equipment, shall not obstruct the right-of-way, sight distances, or otherwise create hazards for vehicle or pedestrian traffic. The location shall comply with applicable accessibility requirements and the Americans with Disabilities Act.
  - f. *Nuisance.* Mobile vendors shall be responsible for keeping the area clean of any litter or debris and shall provide trash receptacles for customer use on site. No vendor shall ring bells, play chimes, play an amplified musical system, or make any other notice to attract attention to its business while operating within city limits. The use of prohibited or unpermitted signs for mobile food vendors is not allowed.
- D. **Temporary Uses Requiring an Administrative Use Permit.** Other temporary uses that do not meet the standards for temporary uses not requiring a permit or requiring a Temporary Use Permit may be allowed in nonresidential districts with the approval of an Administrative Use Permit so long as

they are determined to be temporary in nature and will not unreasonably impair circulation or the operation of other uses in the area or otherwise create significant impacts.

# Use Classifications

## Chapter 18.08 Use Classifications

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### 18.08.010 Residential Uses

**Residential Dwelling Units.** Dwelling units designed for occupancy by one household.

***Single-Unit Dwelling, Detached.*** A dwelling unit that is designed for occupancy by one household with private yards on all sides and located on a separate lot from any other unit (except an accessory dwelling unit, where permitted). This subclassification includes individual manufactured housing units.

***Single-Unit Dwelling, Attached.*** A dwelling unit that is designed for occupancy by one household located on a separate lot from any other unit (except an accessory dwelling unit, where permitted), and is attached through common walls to more than one dwelling on abutting lots.

***Multi-Unit Dwelling.*** Two or more attached or detached dwelling units on a single lot. Types of multi-unit dwellings can include duplexes, townhouses, multiple detached residential units, and apartment buildings.

**Accessory Dwelling Unit.**

***Accessory Dwelling Unit (ADU).*** An attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a parcel with a proposed or existing primary dwelling. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multi-family dwelling is or will be situated. An Accessory Dwelling Unit also includes an efficiency unit, as defined in Section 17958.1 of the California Health and Safety Code, and a manufactured home, as defined in Section 18007 of the California Health and Safety Code.

***Junior Accessory Dwelling Unit (JADU).*** A residential unit that is no more than 500 square feet in size and contained entirely within any portion of an existing or proposed single-family dwelling including an attached garage. It includes its own separate provisions for living, sleeping, cooking, and eating, and may include separate sanitation facilities or may share sanitation facilities with the single-family dwelling.

**Caretaker Unit.** A dwelling unit on the site of a commercial, industrial, public or semi-public use, occupied by employees and their immediate families employed for the purpose of on-site management, maintenance, or upkeep. Business guests/employees on temporary assignment are allowed to reside in the unit.

**Employee Housing.** Has the same meaning as “employee housing” as set forth in Health & Safety Code §17008 for farmworkers.

**Family Day Care.** A day care facility licensed by the State of California, located in a residential unit where the resident of the dwelling provides care and supervision for children under the age of 18 for periods of less than 24 hours a day.

*Small.* A facility that provides care for eight or fewer children, including children who reside at the home and are under the age of 10 (California Health and Safety Code Section 1597.44).

*Large.* A facility that provides care for seven to 14 children, including children who reside at the home and are under the age of 10 (California Health and Safety Code Section 1597.465).

**Group Residential.** Shared living quarters without separate kitchen or bathroom facilities for each room or unit, offered for rent for permanent or semi-transient residents on a weekly or longer basis. This classification includes rooming and boarding houses, dormitories, other types of organizational housing, private residential clubs, and extended stay hotels intended for long-term occupancy (30 days or more) but excludes Hotels and Motels and Residential Care Facilities.

**Mobile Home Park.** A development occupied by manufactured housing units, including facilities and amenities used in common by residents who rent, lease, or own spaces for manufactured housing units through a subdivision, cooperative, condominium, or other form of resident ownership.

**Residential Care Facilities.** A facility licensed by the State of California to provide living accommodations, 24-hour care for persons requiring personal services, supervision, protection, or assistance with daily tasks. Facilities may include shared living quarters, with or without a private bathroom or kitchen facilities. This classification includes both for- and not-for-profit institutions, but excludes Supportive Housing and Transitional Housing.

*Small.* A facility that is licensed by the State of California to provide care for six or fewer persons.

*Large.* A facility that is licensed by the State of California to provide care for more than six persons.

**Residential Facility, Assisted Living.** A facility that provides a combination of housing and supportive services for the elderly or functionally impaired, including personalized assistance, congregate dining, recreational, and social activities. These facilities may include medical services. Examples include assisted living facilities, retirement homes, and retirement communities. These facilities typically consist of individual units or apartments, sometimes containing kitchen facilities and common amenities. The residents in these facilities require varying levels of assistance.

**Single Room Occupancy.** A residential facility where living accommodations are individual secure rooms, with or without separate kitchen or bathroom facilities for each room, and rented to one or two-person households for a weekly or monthly period of time. This use classification includes extended stay hotels intended for long-term occupancy (more than 30 days) but excludes Hotels and Motels, and Residential Care Facilities.

**Supportive Housing.** Dwelling units with no limit on length of stay that are occupied by the target population as defined in subdivision (d) of Section 53260 of the California Health and Safety Code, and that are linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and, where possible, work in the community.

**Transitional Housing.** Housing that has a predetermined end point in time for resident occupancy and is operated under a program that requires the termination of assistance, in order to provide another eligible program recipient to the service. The program length is usually no less than six months.

#### **18.08.020 Public/Semi-Public Uses**

**Cemeteries and Columbariums.** Establishments primarily engaged in operating sites or structures reserved for the interment of human or animal remains, including mausoleums, burial places, and memorial gardens.

**Colleges and Trade Schools.** Institutions of higher education primarily for adults providing curricula of a general, religious, or professional nature, granting degrees or professional certifications and including junior colleges, business and computer schools, management training, and technical and trade schools. This classification excludes Instructional Services such as music lessons.

**Community Assembly.** A facility for public or private meetings and gatherings, including community centers, houses of worship, union halls, meeting halls, and membership organizations. This classification includes the use of functionally-related facilities for the use of members and attendees, such as kitchens, multi-purpose rooms, classrooms, and storage.

**Community Garden.** Use of land for and limited to the cultivation of herbs, fruits, flowers, or vegetables, including the cultivation and tillage of soil and the production, cultivation, growing, and harvesting of any agricultural, floricultural, or horticultural commodity, by several individuals or households.

**Cultural Institutions.** A public or private institution and/or associated facility engaged in activities to promote aesthetic and educational interest among the community that are open to the public on a regular basis. This classification includes performing arts centers, event and conference spaces, spaces for display or preservation of objects of interest in the arts or sciences, libraries, museums, historical sites, aquariums, art galleries, zoos, and botanical gardens. This classification excludes schools or institutions of higher education providing curricula of a general nature (see Colleges and Trade Schools).

**Day Care Centers.** Establishments providing non-medical care for persons on a less than 24-hour basis other than Family Day Care. This classification includes nursery schools, preschools, and day care facilities for children or adults, and any other day care facility licensed by the State of California.

**Emergency Shelter.** Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less, as defined in Section 50801 of the California Health and Safety Code. Medical assistance, counseling, and meals may be provided.

**Government Offices.** Administrative, clerical, or public contact offices of a government agency, including postal facilities and courts, along with the storage and maintenance of vehicles. This classification excludes corporation yards, equipment service centers, and similar facilities that require maintenance and repair services and storage facilities for related vehicles and equipment.

**Hospitals and Clinics.** State-licensed facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons. This classification includes facilities for inpatient or outpatient treatment, including substance-abused programs, as well as training, research, and administrative services for patients and employees. This classification excludes veterinaries and animal hospitals (see Animal Care, Sales, and Services).

***Clinic.*** A facility providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an out-patient basis including emergency treatment, diagnostic services, administration, and related services to patients who are not lodged overnight. Services may be available without a prior appointment. This classification includes licensed facilities offering substance abuse treatment, blood banks and plasma centers, urgent care, and emergency medical services offered exclusively on an out-patient basis. This classification does not include private medical and dental offices that typically require appointments and are usually smaller scale (see Offices).

***Hospitals.*** A facility providing medical, psychiatric, or surgical services for sick or injured persons, primarily on an inpatient basis, and including supplementary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, or visitors. The institutions are to be licensed by the State of California to provide surgical and medical services.

***Skilled Nursing Facility.*** A State-licensed facility or a distinct part of a hospital that provides continuous skilled nursing and supportive care to patients whose primary need requires the availability of skilled nursing care on an extended basis. The facility provides 24-hour inpatient care and, at a minimum, includes physician, nursing, dietary, pharmaceutical services, and an activity program. Intermediate care programs that provide skilled nursing and supportive care for patients on a less-than-continuous basis are classified as skilled nursing facilities.

**Instructional Services.** Establishments that offer specialized programs in personal growth and development such as music, martial arts, vocal, yoga, dancing, reading, and math instruction. Attendance is typically limited to hourly classes rather than full-day instruction. The establishments do not grant diplomas or degrees, though instruction could provide credits for diplomas or degrees granted by other institutions. This classification also includes tutoring facilities which offer academic instruction to individuals or groups.

**Low Barrier Navigation Center.** A Housing First, low barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

**Park and Recreation Facilities.** Parks, playgrounds, recreation facilities, trails, wildlife preserves, and related open spaces, all of which are noncommercial. This classification includes playing fields, courts, gymnasiums, swimming pools, picnic facilities, tennis courts, golf courses, and botanical gardens, as well as related food concessions or community centers within the facilities.

**Parking Lots and Structures.** Surface lots and structures offering parking for a fee when such use is not incidental to another on-site activity.

**Public Safety Facilities.** Facilities providing public-safety and emergency services, including police and fire protection and emergency medical services, with incidental storage, training, and maintenance facilities.

**Recreational Vehicle Parks and Campgrounds.** Any area of land where two or more recreational vehicles or camping spaces are rented, or held out for rent, for overnight stay in tents, tarpaulins, or other camping facilities or in recreational vehicles for 30 days or less.

**Schools, Private.** Facilities for primary or secondary education having curricula comparable to that required in the public schools of the State of California.

**Social Service Facilities.** Facilities providing a variety of supportive services for disabled and homeless individuals and other targeted groups on a less than 24-hour basis. Examples of services provided are counseling, meal programs, personal storage lockers, showers, instructional programs, television rooms, and meeting spaces. This classification is distinguished from licensed day care centers (see Day Care Centers), clinics, and emergency shelters providing 24-hour care (see Emergency Shelter).

### **18.08.030 Commercial Uses**

**Adult Oriented Business.** As defined in Chapter 11.02, Adult-Oriented Businesses, of the Dixon Municipal Code.

**Animal Services.** Services related to the boarding, grooming, and care of household pets.

***Animal Shelter and Boarding.*** A commercial, non-profit, or governmental facility for keeping, boarding, training, breeding, or maintaining, generally overnight or in excess of 24 hours, dogs, cats, or other household pets not owned by the owner or operator of the facility.

***Pet Day Care.*** Facilities providing non-medical care on a less than 24-hour basis for dogs, cats, or other household pets not owned by the facility operator.

***Veterinary Services.*** Veterinary services for dogs, cats, or other household pets. This classification allows 24-hour accommodation of animals receiving medical services and treatment, including animal hospitals, and pet clinics.

**Automobile/Vehicle Sales and Services.** Retail or wholesale businesses that sell, rent, and/or repair automobiles, boats, personal watercraft, recreational vehicles, trucks, vans, trailers, scooters, and motorcycles including the following:

***Automobile/Vehicle Rental.*** Establishment providing for the rental of automobiles and small vehicles. Typical uses include car, light truck, motorcycle, and scooter rental agencies.

***Automobile/Vehicle Sales and Leasing.*** Sale or lease, retail or wholesale, of automobiles, light trucks, motorcycles, motor homes, boats, and trailers, together with associated repair services and parts sales, but excluding body repair and painting. Typical uses include automobile dealers and recreational vehicle sales agencies.

***Automobile/Vehicle Service and Repair, Minor.*** The service and repair of automobiles, light-duty trucks, and motorcycles, including the incidental sale, installation, and servicing of related equipment and parts. This classification includes the replacement of small automotive parts and liquids as an accessory use to a gasoline sales station or automotive accessories and supply store, and smog checks, tire sales and installation, auto radio/electronics installation, auto air conditioning/heater service, and quick-service oil, tune-up shops, and brake and muffler shops where repairs are made or service provided in enclosed bays and no vehicles are stored overnight.

***Automobile/Vehicle Repair, Major.*** Repair of automobiles, trucks, motorcycles, motor homes, boats, and recreational vehicles, generally on an overnight basis that may include disassembly, removal or replacement of major components such as engines, drive trains, transmissions or axles, automotive body and fender work, vehicle painting, or other operations that generate excessive noise, objectionable odors or hazardous materials, and towing services. This classification excludes vehicle dismantling or salvaging and tire retreading or recapping.

***Large Vehicle and Equipment Sales, Service, and Rental.*** Sales, servicing, rental, fueling, and washing of boats, recreational vehicles, and large trucks, trailers, tractors, and other equipment used for construction, moving, agricultural, or landscape gardening activities.

***Service Stations.*** Establishments primarily engaged in retailing automotive fuels or retailing these fuels in combination with activities, such as providing minor automobile/vehicle repair services that do not include major overhauls or paint booths; selling automotive oils, replacement parts, and accessories; and/or providing incidental food and retail services. These facilities may include “mini-

markets” and/or convenience stores that sell products, merchandise, or services that are ancillary to the primary use related to the provision of automotive services.

***Towing and Impound.*** Establishments primarily engaged in towing light or heavy motor vehicles, both local and long distance. These establishments may provide incidental services, such as vehicle storage and emergency road repair services (for automobile dismantling, see Salvage and Wrecking).

***Washing.*** Washing, waxing, or cleaning of automobiles or similar light vehicles.

**Banks and Financial Institutions.** Financial institutions providing retail banking services. This classification includes only those institutions serving walk-in customers or clients, including banks, savings and loan institutions, check cashing businesses, and credit unions.

**Business Services.** Establishments providing goods and services to other businesses on a fee or contract basis, including printing and copying, blueprint services, advertising and mailing, office equipment rental and leasing, office security, custodial services, photofinishing, model building, and taxi services or delivery services with two or fewer fleet vehicles on-site.

**Cannabis Business.** As defined by Section 6.12.030, Definitions, of the Dixon Municipal Code.

**Commercial Entertainment and Recreation.** Provision of participant or spectator entertainment to the public. These classifications may include incidental restaurants, snack bars, and other related food and beverage services to patrons.

***Cinema/Theater.*** A facility for the indoor display of films, motion pictures, or dramatic, musical, or live performances.

***Indoor Entertainment and Recreation.*** Establishments providing predominantly participant sports, fitness, indoor amusement and entertainment services conducted within an enclosed building, including electronic amusement centers. Typical uses include bowling alleys, billiard parlors, health clubs, ice and roller skating rinks, indoor racquetball courts, athletic clubs, and physical fitness centers.

***Outdoor Entertainment.*** Predominantly spectator uses, conducted in open or partially enclosed or screened facilities. Typical uses include amusement parks, sports stadiums and arenas, racetracks, amphitheaters, and drive-in theaters.

***Outdoor Recreation.*** Predominantly participant sports conducted in open or partially enclosed or screened facilities. Typical uses include driving ranges, golf courses, sports complexes, miniature golf courses, tennis clubs, outdoor batting cages, swimming pools, archery ranges, and riding stables.

**Convention Facility.** A facility accommodating gatherings, assembly, entertainment, and related support facilities (e.g., kitchens, offices, etc.) for special events or occasions.

**Drive-Through Facility.** A motor vehicle drive-through facility which is a commercial building or structure or portion thereof which is designed or used to provide goods or services to the occupants of motor vehicles. This classification includes banks and other financial services, fast food establishments, drugstores, and film deposit/pick-up establishments, but excludes drive-in theaters (see Commercial Entertainment and Recreation), service stations, or car-wash operations (see Automobile/Vehicle Sales and Services).

**Eating and Drinking Establishments.** Businesses primarily engaged in serving prepared food and/or beverages for consumption on or off the premises.

***Bars/Night Clubs/Lounges.*** Businesses serving alcoholic beverages for consumption on the premises as a primary use, including on-sale service of alcohol including beer, wine, and mixed drinks. This subclassification includes establishments where alcoholic beverages are sold and consumed but are not operated and maintained as bona fide eating establishments and establishments where beverage production, brewing, or distilling is subordinate to the sale of alcoholic beverages.

***Restaurant.*** Establishments where food and beverages are served to patrons on-site or off-site, including full-service, limited-service, and take-out/delivery businesses. This subclassification includes cafes, coffee shops, delicatessens, fast-food businesses, and bakeries that have tables for on-site consumption of products, as well as establishments operated and maintained as a bona fide eating place that serves alcoholic beverages. It excludes catering services and commercial kitchens that do not sell food or beverages for on-site consumption.

**Farmer's Markets.** Temporary but recurring outdoor retail sales of food, plants, flowers, and products such as jellies, breads, and meats that are predominantly grown or produced by vendors who sell them.

**Food Preparation.** Establishments preparing and/or packaging food primarily for off-site consumption, including catering kitchens, retail bakeries, and small-scale specialty food production. This classification excludes establishments with an industrial character in terms of processes employed, waste produced, water used, and traffic generation.

**Funeral Parlors and Interment Services.** An establishment primarily engaged in the provision of services, involving the care, preparation, or disposition of human remains and conducting memorial services. This subclassification includes funeral parlors, crematories, and mortuaries, but excludes cemeteries and burial parks (see Cemeteries and Columbariums).

**Lodging.** An establishment providing overnight lodging to transient patrons for payment periods of 30 consecutive calendar days or less. These establishments may provide additional services, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests or to the general public. This use classification includes motor lodges, motels, recreational vehicle parks, and tourist courts.

**Market Garden.** The primary use of a site for cultivation of fruits, vegetables, flowers, fiber, nuts, seeds, or culinary herbs for sale or donation of its produce to the public.

**Offices.** Offices of firms, organizations, or public agencies providing professional, executive, management, administrative or design services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, investment, insurance, and legal offices, real estate and mortgage brokers, banks and savings and loan associations with retail banking services (see Banks and Financial Institutions). This classification also includes offices where medical and dental services are provided by physicians, dentists, chiropractors, acupuncturists, optometrists, and similar medical professionals, including medical/dental laboratories within medical office buildings, but excludes clinics, independent research laboratory facilities (see Research and Development), and hospitals.

**Parcel Delivery Terminal.** Parcel and package delivery, pick-up, and storage services.

#### **Personal Services.**

**General Personal Services.** An establishment providing non-medical services to individuals as a primary use, of personal convenience, as opposed to products that are sold to individual consumers, or from/by companies. Personal services include barber and beauty shops, pet grooming, shoe and luggage repair, photographers, laundry and cleaning services and pick-up stations, copying, repair and fitting of clothes, fortune telling, and similar services.

**Massage Establishment.** Any establishment having a fixed place of business where any person, firm, partnership, association, corporation, or combination thereof engages in, carries on, or permits to be engaged in or carried on any massage technique for compensation or any other consideration. "Massage establishment" shall not include any business identified in Section 6.11.210, Exemptions, of the Dixon Municipal Code.

**Tattoo or Body Modification Studios.** An establishment whose principal business activity is one or more of the following: 1) using ink or other substances that result in the permanent coloration of the skin through the use of needles or other instruments designed to contact or puncture the skin; or 2) creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.

**Repair and Maintenance Services.** Establishments engaged in the maintenance or repair of consumer products, including office machines, household appliances, electronics, furniture, and similar items. This classification excludes repair and maintenance of motor vehicles (see Automobile/Vehicle Sales and Services) and personal apparel (see Personal Services).

#### **Retail Sales.**

**Building Materials Stores.** Retail sales or rental of building supplies or equipment. This classification includes lumber yards, tool and equipment sales, or rental establishments, and includes

establishments devoted principally to taxable retail sales to individuals for their own use. This subclassification does not include Construction and Material Yards, hardware stores less than 10,000 square feet in floor area, or plant nurseries.

**Food and Beverage Sales.** Retail sales of food and beverages primarily for off-site preparation and/or consumption. This subclassification includes food markets, grocery stores, meat markets and butcher shops, and retail bakeries.

**General Retail.** The retail sale or rental of merchandise not specifically listed under another use classification. This subclassification includes retail establishments such as department stores, clothing stores, furniture stores, small hardware stores (with 10,000 square feet or less of floor area), and businesses retailing the following goods: household pets and pet supplies, toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, pharmacies, electronic equipment, sporting goods, kitchen utensils, hardware, appliances, antiques, art galleries, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, and new automotive parts and accessories (excluding vehicle service and installation). Retail sales may be combined with other services such as office machine, computer, electronics, and similar small-item repairs.

**Liquor Store.** Retail sales of alcoholic beverages for off-site consumption as a primary use. This subclassification includes all establishments that either devotes 40 percent or more of floor area or display area to, or derives 75 percent or more of gross sales receipts from, the sale or exchange of alcohol.

**Nurseries.** Establishment(s) primarily engaged in retailing nursery and garden products, such as trees, shrubs, plants, seeds, bulbs, and sod that are predominantly grown elsewhere. These establishments may sell a limited amount of a product they grow themselves.

**Tobacco Retailer.** Any establishment that either devotes 20 percent or more of floor area or display area to, or derives 75 percent or more of gross sales receipts from, the sale or exchange of tobacco products and/or tobacco paraphernalia, including, but not limited to, cigarettes, cigars, tobacco, electronic cigarettes, hookah supplies, or other smoke related accessories and supplies.

**Smoking Lounge.** A business which serves tobacco or non-tobacco products (e.g., fruit, vegetables) whereby patrons, who are 18 years of age or older, smoke the tobacco or non-tobacco products or share them from a hookah, water pipe, or similar device.

#### **18.08.040 Industrial Uses**

**Construction and Material Yards.** Storage of construction materials or equipment on a site other than a construction site.

**Contractor Shops.** Establishments for specialized business activities related to building construction. This classification includes establishments for trades such as painting, carpentry, plumbing, heating, air-conditioning, roofing, landscaping, cabinet-making, and sign-making.

**Custom Manufacturing.** Any establishment primarily engaged in on-site production or fabrication of goods by small scale manufacturing or artistic endeavor, which involves the use of hand tools or small mechanical equipment, and which may include incidental instruction or direct sales for consumers. Typical uses include ceramic studios, fabric and needleworking, leather working, metalworking, glassworking, candle-making shops, woodworking, and custom jewelry manufacturers.

**Food and Beverage Manufacturing.** Establishments engaged in the production, processing, packaging, or manufacturing of food or beverage products and where any instruction, direct sales, or on-site consumption are incidental to the food or beverage production activity. This classification excludes the slaughtering of animals or fowl which is not allowed.

*Small Scale.* A small-scale food and beverage products manufacturing and distribution establishment located in facilities less than 15,000 square feet in size. Examples include coffee roasters, micro-breweries, micro-distilleries, wine manufacturing, cheese makers, wholesale bakeries, and produce-on-premises operations which provide ingredients and equipment for customers to manufacture their own product.

*Large Scale.* Large-scale production, packaging, processing, preparation, or manufacturing of a food, beverage, or ingredient used or intended for use for human digestion in a facility over 15,000 square feet.

**General Industrial.** Establishments engaged in manufacturing of non-edible products from extracted or raw materials or recycled or secondary materials, or bulk storage and handling of such products and materials. Production typically involves some transformation by way of heating, chilling, combining, or through a chemical or biochemical reaction or alteration. Toxic, hazardous, or explosive materials may be produced or used in large quantities as part of the manufacturing process. These industrial activities may produce impacts on nearby properties, such as noise, gas, odor, dust, or vibration. This classification includes manufacturing for biomass energy conversion, commercial cosmetics and perfumes, electrical appliances and explosives, film and photographic processing plants, apparel and textile mills, leather and allied products manufacturing, wood and paper, glass and glass products, chemical products, medical/pharmaceutical products, plastics and rubber, nonmetallic minerals, primary and fabricated metal products, and automotive and heavy equipment.

**Light Industrial.** Establishments engaged in manufacturing of non-edible products and finished parts primarily from previously-prepared materials by means of physical assembly or reshaping. These industrial activities produce limited impacts on nearby properties, such as noise, gas, odor, or vibration. This classification includes uses where retail sales are clearly incidental to an industrial or manufacturing use,

commercial laundries and dry-cleaning plants, monument works, printing and engraving, publishing, computer and electronic product manufacturing, furniture and related product manufacturing, and industrial services.

**Research and Development.** A facility for the scientific research and the design, development, and testing of electrical, electronic, magnetic, optical, pharmaceutical, chemical, and biotechnology components and products in advance of product manufacturing. This classification includes assembly of related products from parts produced off site, where the manufacturing activity is secondary to the research and development activities, in addition to involving the production of experimental products.

**Salvage and Wrecking.** Storage and dismantling of vehicles and equipment for sale of parts, as well as their collection, storage, exchange or sale of goods including, but not limited to, any used building materials, used containers or steel drums, used tires, and similar or related articles or property.

**Storage, Warehousing, and Wholesaling.** Storage, warehousing, and wholesaling facilities that store and/or engage in wholesale sales of merchandize to retail establishments; industrial, commercial, institutional, agricultural, or professional businesses; or facilities acting as agents or brokers in buying or selling merchandise/commodities to such businesses. Wholesalers are primarily engaged in business-to-business sales but may sell to individual consumers through mail or internet orders. These establishments have little or no display of merchandize and are not designed to solicit walk-in traffic except for public storage in small individual space exclusively and directly accessible to a specific tenant.

*Indoor.* Storage, warehousing, and wholesaling of goods and merchandise within an enclosed building.

*Outdoor.* Storage and warehousing of goods, including vehicles, in open lots.

*Personal Storage.* Facilities offering enclosed storage with individual access for personal effects and household goods including mini-warehouses and mini-storage, and records or inventory storage for businesses.

*Vehicle Storage.* Storage of operative or inoperative vehicles. This classification includes parking tow-aways, impound yards, and storage lots for automobiles, trucks, buses and recreational vehicles, but does not include vehicle dismantling.

### **18.08.050 Transportation, Communication, and Utility Uses**

**Airports and Heliports.** Facilities for the takeoff and landing of airplanes and helicopters, including runways, helipads, related facilities, and support activities.

**Broadcasting Studio.** Indoor facilities for the provision of broadcasting and other information relay services and studios that create broadcasting or media content outside of an office environment, including but not

limited to radio, television or Internet broadcasting facilities, audio rehearsal or recording studios, motion picture studios, sound stages, special effects studios, and similar uses.

**Freight/Trucking Terminals and Distribution Facilities.** Property and improvements used for freight, courier, and postal services; freight transfer truck terminals; transfer, loading, and unloading points for trucks and automobiles carrying goods and produces; or for the operations of a "common carrier trucking company," including the parking, or servicing, or repairing, or storage of trucks, truck tractors, and/or truck trailers.

**Light Fleet-Based Services.** Passenger transportation services, local delivery services, medical transport, and other businesses that rely on fleets of three or more vehicles with rated capacities less than 10,000 lbs. This classification includes parking, dispatching, and offices for taxicab and limousine operations, ambulance services, non-emergency medical transport, local messenger and document delivery services, home cleaning services, and similar businesses.

**Public Works and Utilities.** Generating plants, electric substations, renewable energy facilities, recycling collection and processing facilities, solid waste collection, including transfer stations and materials recovery facilities, solid waste treatment and disposal, water or wastewater treatment plants, and similar facilities of public agencies or public utilities. This classification also includes facilities such as water reservoirs, wastewater collection or pumping facilities, water wells, stormwater detention basins, and similar utility uses.

**Recycling Facility.** A facility for receiving, temporarily storing, transferring and/or processing materials for recycling, reuse, or final disposal. This use classification does not include waste transfer facilities that operate as materials recovery, recycling, and solid waste transfer operations and are classified as utilities.

***Reverse Vending Machine.*** An automated mechanical device that accepts, sorts and processes recyclable materials and issues a cash refund or a redeemable credit slip.

***Recycling Collection Facility.*** An incidental use that serves as a neighborhood drop off point for the temporary storage of recyclable or reusable materials but where the processing and sorting of such items is not conducted on-site.

***Small Collection Facility.*** Small collection facilities occupy no more than 200 square feet and may include:

A "mobile recycling unit," which means an automobile, truck, trailer or van, licensed by the Department of Motor Vehicles, and used for the collection of recyclable materials. A mobile recycling unit also means the bins, boxes or containers transported by trucks, vans or trailers, and used for the collection of recyclable materials;

Bulk reverse vending machines or a grouping of reverse vending machines occupying more than 50 square feet;

Booth-type units which may include permanent structures; and

Unattended containers placed for the donation of recyclable materials.

*Large Collection Facility.* A recycling facility for the acceptance by donation, redemption or purchase of recyclable materials from the public. A large collection facility does not use power-driven processing equipment and occupies an area greater than 200 square feet.

***Recycling Processing Facility.*** A facility that receives, sorts, stores and/or processes recyclable materials.

**Telecommunication Facilities.** Broadcasting and other communication services accomplished through electronic or telephonic mechanisms, as well as structures and equipment cabinets designed to support one or more reception/transmission systems. Typical uses include wireless telecommunication towers and facilities, radio towers, television towers, telephone exchange/microwave relay towers, cellular telephone transmission/personal communications systems towers, and associated equipment cabinets and enclosures.

**Transit Stations and Terminals.** Facilities for passenger transportation operations, including rail stations, bus terminals, taxi, and scenic and sightseeing facilities. This classification excludes terminals serving airports or heliports (see Airports and Heliports).