



# Your Zoning Code Update

## Get Involved!

We invite you to participate in the process to comprehensively update Dixon's Zoning Code. A successful Zoning Code reflects the goals and values of the community. We need to hear from all voices - that's why we're committed to involving residents, workers, and business owners at all stages of the process. **We look forward to hearing from you!**

## Visit the Website

To learn more about the project, submit your feedback, or sign up for regular updates to stay current on upcoming events, visit the project website:

[cityofdixon.us/ZoningUpdate](http://cityofdixon.us/ZoningUpdate)



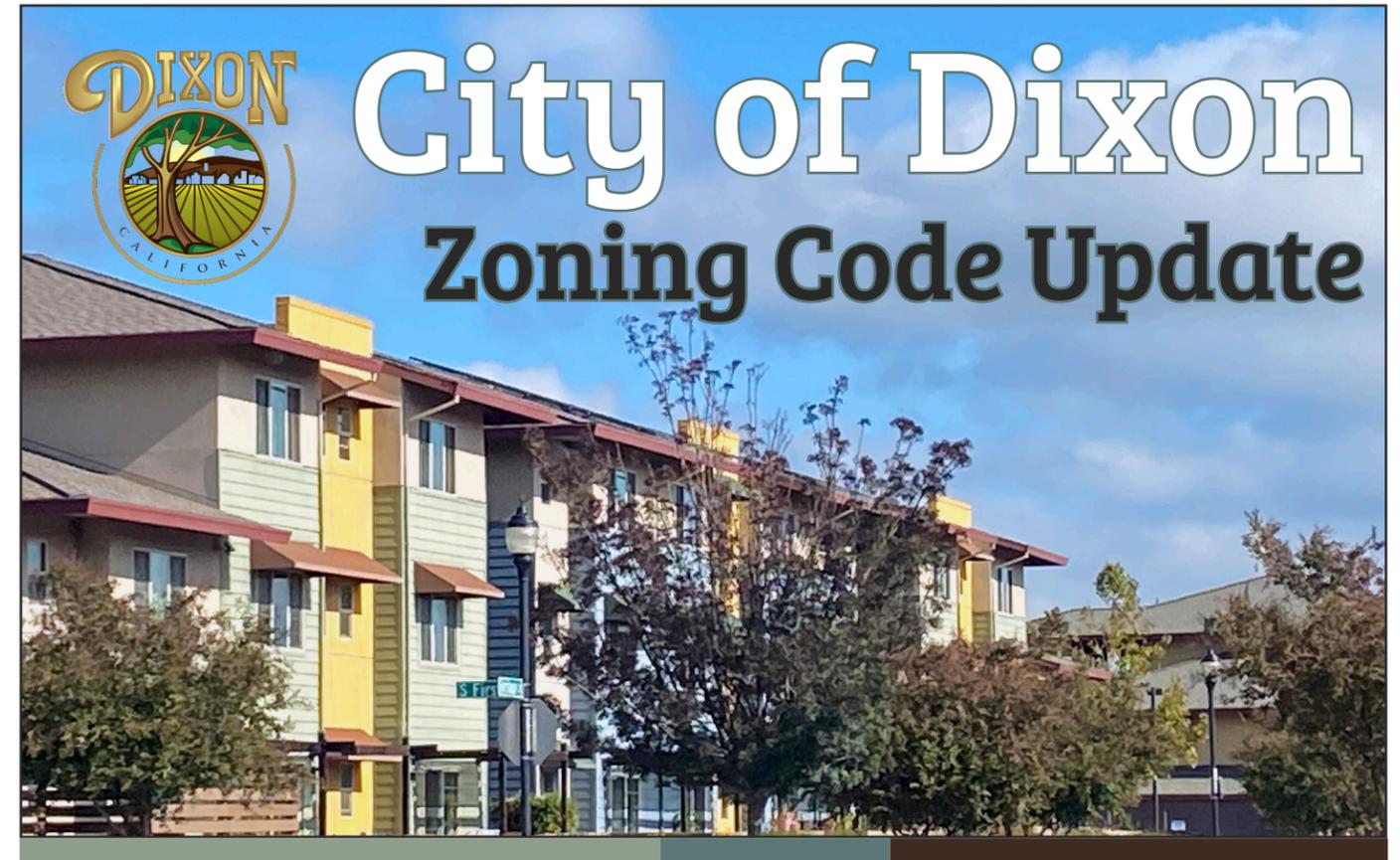
Scan the QR code above to reach the website

## Questions or Comments? Contact Us!

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 Dixon, CA 95620

*City staff are available to answer questions and provide information on the Dixon Zoning Code Update.*



## Read More!

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## Welcome to the Dixon Zoning Update Project!

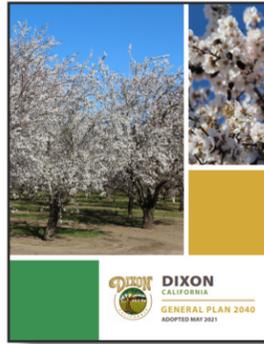
The City of Dixon has embarked on a comprehensive update of the City's Zoning Ordinance. The goal of the Zoning Update is to produce a flexible, user-friendly set of land use and development regulations that serve as an effective tool to implement the community's vision for the future.

The ultimate goal is to present a set of regulations and procedures that facilitate local economic development, help bring quality projects to the City, and respond to the community's desire to preserve and enhance the qualities that make Dixon a great community in which to live, work, and play.

Visit [cityofdixon.us/ZoningUpdate](http://cityofdixon.us/ZoningUpdate) to view detailed project information, submit comments, and stay up-to-date on upcoming informational and outreach events.

## General Plan 2040

In 2021, the City concluded a multi-year effort to update its General Plan. The City of Dixon's General Plan is the principal policy and planning document for guiding future conservation, enhancement, and development in the City. It provides a vision for the future and establishes a framework for how Dixon should grow and change while maintaining the values that make Dixon the thriving and friendly place it is today.



The General Plan represents the basic policy direction of the Dixon City Council regarding community values, ideals, and aspirations to govern a shared environment through 2040. It addresses all the aspects of development, including:

- The Natural Environment
- Land Use and Community Character
- Economic Development
- Mobility
- Public Facilities and Services

## What is a Zoning Code?

Zoning codes translate community visions and broad policies into rules and regulations that shape growth and development. They serve two basic purposes:

- 1. Implement the City's Vision.** The General Plan provides a vision for the future and how Dixon should grow and change over the next two decades. Rules and regulations in the Zoning Code ensure that as a new development occurs, it helps achieve that vision for the future.
- 2. Minimize Adverse Effects.** Zoning controls also serve to minimize adverse effects of the use and development that one property can have on another. They establish what can be built on a property and how a property can be used.



## Why update the Zoning Code?

The basic framework of the current Zoning Code was established nearly 30 years ago and has been amended hundreds of times since then. The end result is a disorganized, piecemeal, and complex Zoning Code that is difficult to use. The need to bring the Code into conformity with the new General Plan created an opportunity for a comprehensive update to bring the entire code up to date and make it more user-friendly.

## What do Zoning Codes include?

While the General Plan sets forth a long-term vision for the city, the Zoning Code dictates how land can be used to achieve that vision. Zoning codes include the following:

- Use regulations.** Zoning codes specify which uses are required to meet specified standards or limitations, and which uses are prohibited.
- Development and Design Standards.** Zoning codes include standards to control the height, bulk, location, and appearance of structures on sites to reflect the desired physical character of the community.
- Permit Requirements and Procedures.** Zoning codes contain detailed procedures for the administration of the code, including processes and standards for required permits.



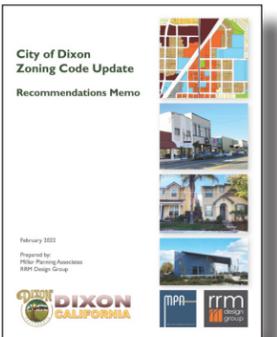
## Does it affect me?

Zoning codes affect everyone—including homeowners, renters, business owners, and development industry professionals. Zoning touches on issues such as:

- What type of businesses can be located in commercial and employment areas
- How tall a building can be
- If a homeowner can construct additional structures, such as an accessory dwelling unit, sheds, or patio covers, on their property
- How many parking spaces must be provided for a development

## Recommendations Memo

As one of the first steps in the process, City staff and the consultant team have been evaluating the current Zoning Code to identify issues that need to be addressed and changes that should be considered as part of the update. The principal findings and conclusions of the consultant team's work are summarized in a Recommendations Memo, available at:



[www.cityofdixon.us/ZoningUpdate](http://www.cityofdixon.us/ZoningUpdate).

## What is the process? How long does it take?

The updated Zoning Code will be developed into digestible pieces or "modules" of draft regulations and will be made available for public review and consideration. Revisions will be based on your comments and feedback! We expect to complete the process in 2023.



Scan the QR code above to reach the website

