



City of Dixon Zoning Code and Map Update

Planning Commission Introduction

February 8, 2022

Agenda

- **Project Introduction**
- **What is Zoning?**
- **Project Overview**
- **Discussion**

Zoning Code and Map Update



Project Introduction

Dixon Zoning Code and Map Update

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



What is Zoning?

- **Zoning** is the body of regulations that establish what can be built on a property, how it can be used, and what type of review process is required.
- By law, Zoning is required to be consistent with the **General Plan**



Purpose of Zoning

- ***Implement*** the General Plan, which articulates a community's vision for its future.
- ***Minimize*** the adverse effects that buildings or uses on one property can have on neighbors.
- ***Encourage*** optimal land use and development patterns and activities within a community, as expressed in the City's planning policies



Zoning Decoded

Zoning regulations answer the where, what, and how of land use:

- ***Where:*** How a property may be used
- ***What:*** Standards for the siting and design of development
- ***How:*** Procedures for review and approval



Components

Zoning districts

- *Reflect General Plan Land Use Designations*

Use regulations

- *Which uses are permitted/prohibited*
- *Specific use standards to address land use compatibility*

Development and design standards

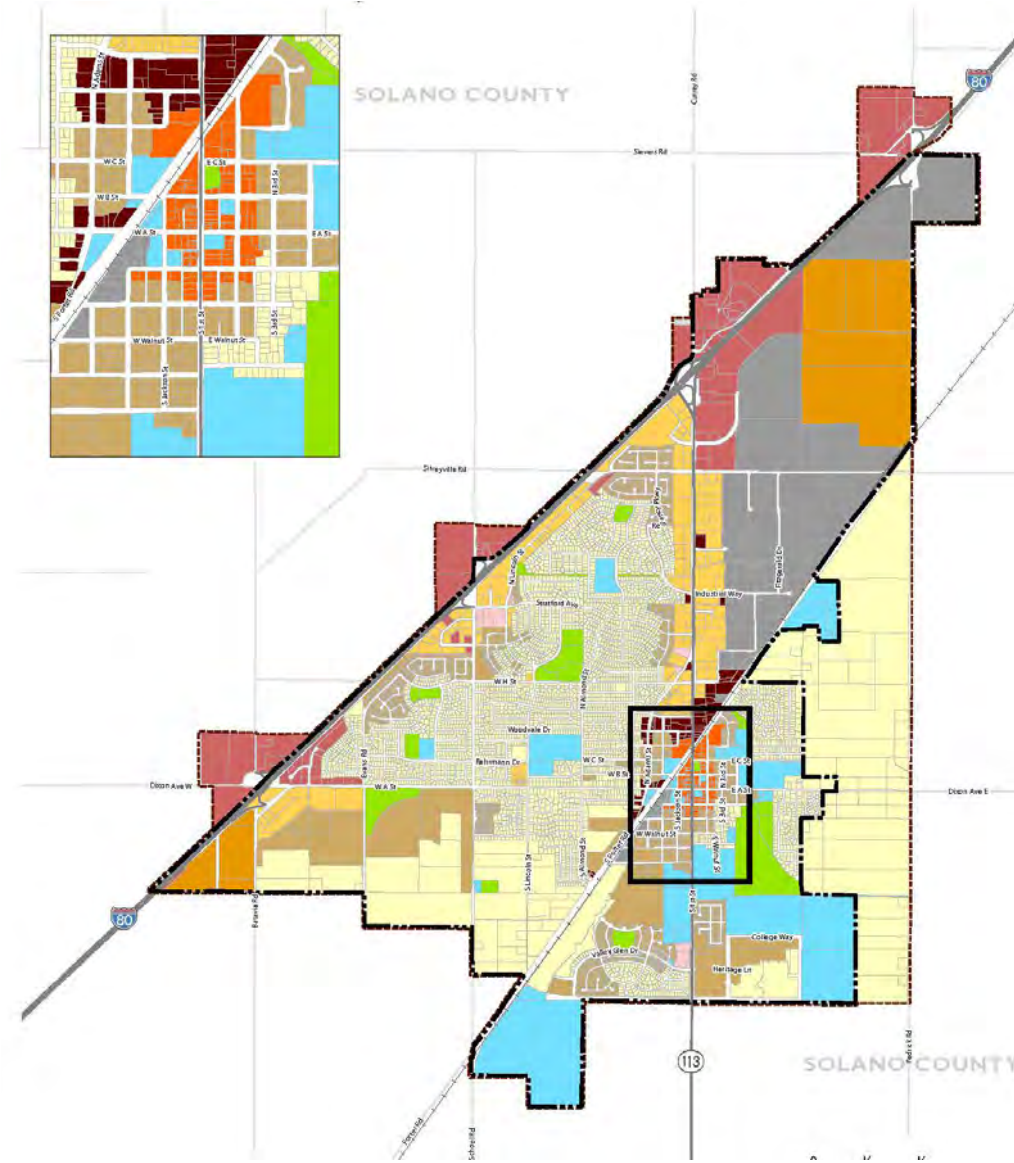
- *Reflect the desired character of the community*

Administration and review procedures

- *Including evaluation criteria*

Definitions

Zoning Code and Map Update



Limitations

What Zoning Cannot Do

Dictate Architectural Style

- *Zoning can address physical character with respect to building envelope*
- *Zoning does not address architectural style*

Regulate Free Market

- *Cannot determine exact mix of tenants in private development or create a market for development*

Establish Land Use Policy

- *Zoning is an implementation tool*



Project Objectives

Update the Zoning Code and Map so that it:

- Implements *General Plan 2040*
- Reflects *Dixon* and responds to *community concerns*
- Is *streamlined and transparent* in its administration and decision-making processes
- Promotes *economic development* and *high quality design*
- Provides *flexibility*
- Is intuitive, graphic, and *user-friendly*



Meeting Dixon's Needs

- Zoning should *perform* – it should implement the City's planning policies;
- Zoning should be *positive* and *design friendly*,
- Community character should be *respected*,
- Zoning must *recognize economic reality*, and
- Zoning must reflect a willingness to *rethink traditional assumptions*, not only about what gets built, but also with respect to the review and approval process.

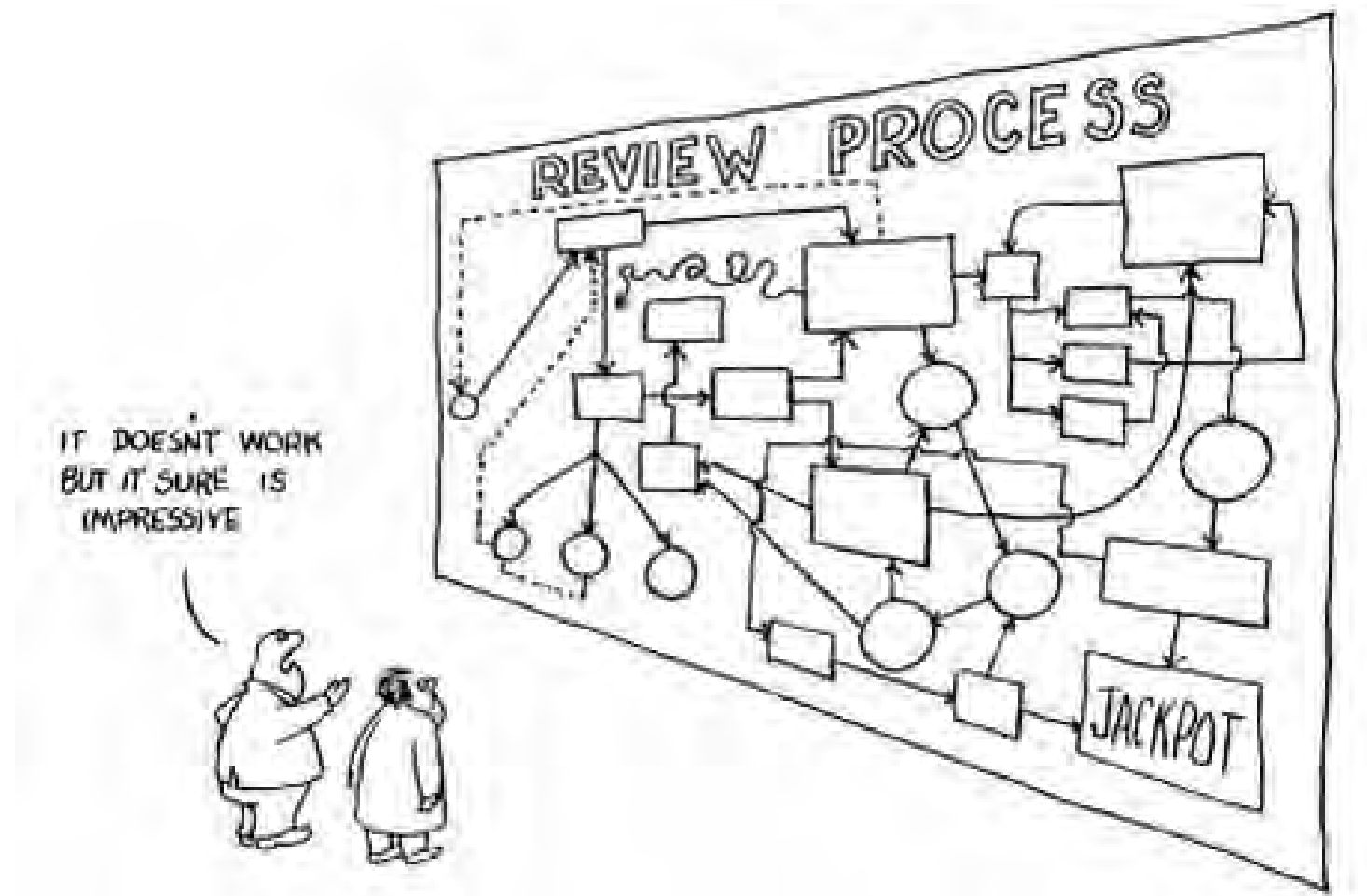


Analysis of Standards

- Are the City's standards doing the job?
- What new standards are needed?
- How to address design?
 - Objective design standards
- Consider tradeoffs
 - Flexibility vs. Predictability
 - Flexibility vs. Administrative Cost
 - Development Cost vs. Quality
 - Under-Regulation vs. Over-Regulation



Streamline the Review Process



Zoning Code and Map Update



Project Overview



We are here

Zoning Code and Map Update



Project Status

Completed:

- Project Initiation, October 2021
- Research and assessment, October 2021 – January 2022
 - *Background research and technical review*
 - *City tour*
 - *Code user discussions*

Next Steps:

- Recommendations Memo, February 2022
- PC Review of Recommendations Memo, March 8, 2022
- Drafting of regulations
- Community meetings
- PC study sessions

Participate

- Visit www.cityofdixon.us/ZoningUpdate for project information, participation opportunities, sign up for project updates, and provide input.



Discussion

What is effective in the current regulations?

- *What should not change?*

What is not effective in the current regulations?

- *What should change?*

Do the *physical development standards* promote appropriate development?

Are the *use regulations* effective in keeping out undesirable uses, but also letting in desired ones?

How well do the *administrative procedures* work?

- *Are there decisions that require a Planning Commission hearing action that could be made at the Staff level?*

Other thoughts and observations for the Zoning Code and Map Update?

Zoning Code and Map Update



Stay Involved

Project Website

Access upcoming meetings, project documents, and more.

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

Contact City staff:

Raffi Boloyan, Community Development Director

rboloyan@cityofdixon.us

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