

Chapter 18.05 Commercial and Mixed Use Districts

18.05.010 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 a vibrant and attractive commercial and entertainment destination for residents and visitors to the community. Compatible uses include those with complementary services and hours of operation that encourage patronage of multiple establishments in a single visit. Community Assembly uses are limited to address compatibility with an active nightlife atmosphere and to support the downtown as a commercial and entertainment center. A range of retail, employment, residential, entertainment, cultural, civic, and personal service uses that provide commercial services are allowed in single- or mixed-use development configurations. 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.

Campus Mixed Use (CAMX). The CAMX District is intended to foster new mixed-use employment districts with a range of employment generating development as the primary use, with easy access to the regional transportation network. Residential development shall be permitted as a secondary use. The CAMX District would promote clusters of light industrial, manufacturing, office, research and development, retail, hotel, and services as primary uses on parcels near or adjacent to I-80 and SR-113 at gateways to the City. Industrial and commercial developments without housing are permitted. Mixed use development can be integrated vertically or horizontally within a development plan. Housing shall consist of apartments, townhomes, or condominiums, be integrated with nearby non-residential uses, and encompass no more than 40 percent of the project site or 40 percent of the total project FAR. The minimum required residential density shall be 15 dwelling units per acre and the maximum residential density is 30 dwelling units per acre. The CAMX District implements the Campus 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.

18.05.020 Land Use Regulations

Table 18.05.020: Land Use Regulations – Commercial and Mixed-Use Districts, sets the land use regulations for the Commercial and Mixed-Use Zoning Districts except for the CAMX District, the land use regulations for which shall be as identified in the approved PD or equivalent mechanism, adopted for a specific development. In the CMX District, a minimum of one Residential Use and a minimum of one Commercial Use is required on any development site 2.5 acres or more in size (See Section 18.05.020. A, CMX Zoning District, Additional Use Regulations).

Land uses are defined in Chapter 18.34, 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 18.21.120, 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 18.05.020: 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 minimum of one Residential Use and a minimum of one Commercial Use is required on any development site 2.5 acres or more in size (See Section 18.05.020.A, CMX Zoning District, Additional Use Regulations).

In the CAMX District, the land use regulations shall be as identified in the approved PD or equivalent mechanism, adopted for a specific development.

Land Use Classification	DMX	CMX*	CN	CR	CS	Additional Regulations
Residential Uses						
Residential Dwelling Units	See subclassifications below					
Single-Unit Dwelling, Detached	P(1)	-	-	-	-	
Single-Unit Dwelling, Attached	P(2)	P*	-	-	-	
Multi-Unit Dwelling	P(2)	P*	-	-	-	
Accessory Dwelling Unit	See Section 18.19.040, Accessory Dwelling Units					
Employee Housing	See Section 18.19.090, 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	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 18.19.140, Supportive and Transitional Housing					
Transitional Housing	See Section 18.19.140, Supportive and Transitional Housing					
Public/Semi-Public Uses						
Colleges and Trade Schools	-	P*	P	-	P	
Community Assembly, 5,000 square feet or less of floor area	C(2)	P*	P	-	A	
Community Assembly, more than 5,000 square feet of floor area	-	P*	P	-	A	
Cultural Institutions	P	P*	P	-	C	

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Land Use Classification	DMX	CMX*	CN	CR	CS	Additional Regulations
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	-	-	-	-	
Park and Recreation Facilities	P	P*	P	A	A	
Public Safety Facilities	P	P*	P	P	P	
Recreational Vehicle Parks and Campgrounds.	-	-	-	C	-	
Schools, Private	-	A*	A	A	A	
Social Service Facilities	A	A*	A	A	A	
Commercial Uses						
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>	-	C*	P	P	P	
<i>Automobile/Vehicle Sales and Leasing</i>	-	C*	-	P	P	
<i>Automobile/Vehicle Service and Repair, Minor</i>	-	A*	C	P	P	

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Land Use Classification	DMX	CMX*	CN	CR	CS	Additional Regulations
Automobile/Vehicle Repair, Major	-	-	-	P	P	
Large Vehicle and Equipment Sales, Service, and Rental	P	-	-	P	P	
Service Stations	-	C *	C	P	P	See §18.19.060, Alcoholic Beverage Sales (Off-Sale)
Towing and Impound	-	-	-	-	A	
Washing	-	A*	-	P	P	
Banks and Financial Institutions	P	P*	P	P	P	
Business Services	P	P*	P	P	P	
Cannabis Business	-	C(3)*	-	C(3)	C(3)	See DMC Chapter 6.12 Cannabis Business Pilot Program
Commercial Entertainment and Recreation	See subclassifications below					
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 §18.19.100, Farmer's Markets
Food Preparation	P	P*	P	P	P	

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Land Use Classification	DMX	CMX*	CN	CR	CS	Additional Regulations
Funeral Parlors and Interment Services	-	P*	P	-	P	
Hotels	P	P*	P	P	P	
Offices	P	P*	P	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 §18.19.060, Alcoholic Beverage Sales (Off-Sale)
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	
Industrial Uses						
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	

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Land Use Classification	DMX	CMX*	CN	CR	CS	Additional Regulations
Large Scale	-	C*	-	-	P	
Light Industrial	-	C*	-	-	P	
Research and Development	-	P*	-	-	P	
Storage, Warehousing and Wholesaling	See subclassifications below					
Indoor, less than 50,000 square feet in size	-	-	-	-	P	
Personal Storage	-	C*	-	-	P	
Vehicle Storage	-	-	-	-	A	
Transportation, Communication, and Utility Uses						
Distribution Facilities and Freight/Trucking Terminals, less than 50,000 square feet in size	-	C*	-	-	C	
Light Fleet Based Services	-	-	-	P	-	
Public Works and Utilities	-	C*	-	C	P	
Recycling Facility	See subclassifications below					
Reverse Vending Machine	-	P*	P	P	P	
Transit Stations and Terminals	P	-	-	-	P	
Telecommunication Facilities	See Section 18.19.150, Telecommunication Facilities					
Other Uses						
Accessory Uses, Activities, and Structures	See Section 18.19.030, Accessory Uses and Activities and Section 18.11.020, 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 18.19.120, Home Occupations					
Alcoholic Beverage Sales (Off-Sale)	See Section 18.19.060, Alcoholic Beverage Sales (Off-Sale)					
Nonconforming Uses	See Chapter 18.15, Nonconforming Uses, Structures, and Lots					
Outdoor Dining and Seating	See Section 18.19.130, Outdoor Dining and Seating					

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Land Use Classification	DMX	CMX*	CN	CR	CS	Additional Regulations
Temporary Uses	See Section 18.19.160, Temporary Uses					

Notes:

1. Permitted if existing. New units must be located on an upper story or behind a nonresidential use.
2. Prohibited on the ground floor along the North Jackson Street, East A Street, West A Street, North 1st Street, and South 1st Street frontages.
3. 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.

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 18.05.020: Land Use Regulations – Commercial and Mixed-Use Districts.
 - b. **Required Active Frontage.** Commercial uses or common areas of a residential development 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.

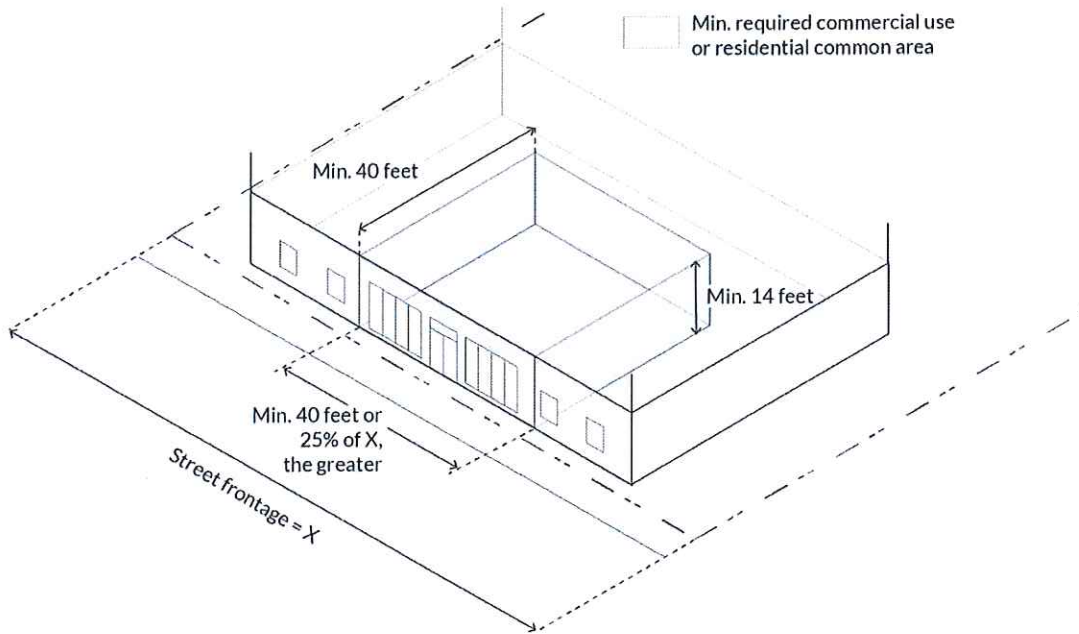


FIGURE 18.05.020.A: REQUIRED ACTIVE FRONTAGE, SITES LESS THAN 2.5 ACRES

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 18.05.020: 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.
 - i. A certificate of occupancy shall not be issued for a use or structure on the site until both the residential use and the commercial use are ready to be issued concurrently. This requirement may be waived by the review authority upon finding that mechanisms are in place to ensure both uses will be in place and available for public use in a timely manner.
- 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.

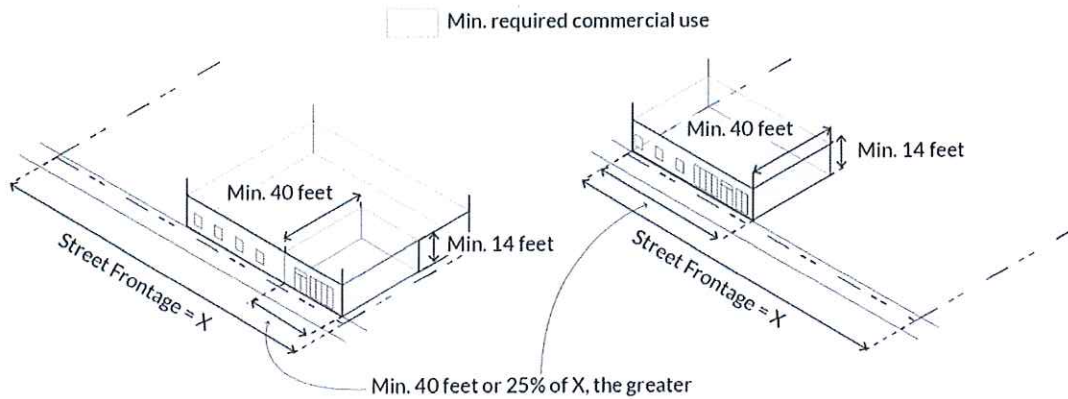


FIGURE 18.05.020.B: REQUIRED ACTIVE FRONTAGE, SITES 2.5 ACRES OR MORE IN SIZE

18.05.030 Development Standards

Table 18.05.030: Development Standards – Commercial and Mixed-Use Districts, prescribes the development regulations for the Commercial and Mixed-Use Districts except for the CAMX District, the development standards for which shall be as identified in the approved PD or equivalent mechanism, adopted for a specific development. Section numbers in the Additional Regulations column refer to other sections of this Code.

TABLE 18.05.030: DEVELOPMENT STANDARDS - COMMERCIAL AND MIXED-USE DISTRICTS						
Standard*	DMX	CMX	CN	CR	CS	Additional Regulations
*In the CAMX District, development standards shall be as identified in the approved PD or equivalent mechanism, adopted for a specific development						
Floor Area Ratio (FAR)						
Minimum	n/a	Single use: 0.50 Multi-use: 0.80	n/a	n/a	n/a	FAR limitations and requirements apply to all development on site, including residential and nonresidential development. See §18.02.030.F, Determining Floor Area Ratio
Maximum	3.0	Single use: 2.0 Multi-use: 2.40	0.6	0.8	0.4	
Density (dwelling units/acre)						
Minimum	n/a	12	n/a	n/a	n/a	
Maximum	30	28	n/a	n/a	n/a	

TABLE 18.05.030: DEVELOPMENT STANDARDS - COMMERCIAL AND MIXED-USE DISTRICTS						
Standard*	DMX	CMX	CN	CR	CS	Additional Regulations
*In the CAMX District, development standards shall be as identified in the approved PD or equivalent mechanism, adopted for a specific development						
Minimum Lot Size (Sq ft)	n/a	20,000	20,000	10,000	7,000	
Maximum Height (ft)	50	40	30	40	40	See §18.02.030.C, Measuring Height and §18.11.070, Height Limitation 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						
Minimum Setbacks (ft)						
<i>Front</i>	0, except as provided below for garages	10, except as provided below for garages	10	20	0	See §18.02.030.I, Determining Setbacks and §18.11.050, 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>Interior Side</i>	Adjacent to an R District: 20 Other areas: 0	Adjacent to an R District: 20 Other areas: 0	Adjacent to an R District: 20 Other areas: 0	Adjacent to an R District: 20 Other areas: 0	Adjacent to an R District: 20 Other areas: 0	
<i>Street Side</i>	0	10	10	20	0	
<i>Rear</i>	Adjacent to an R District: 20 Other areas: 0	Adjacent to an R District: 20 Other areas: 0	Adjacent to an R District: 20 Other areas: 0	Adjacent to an R District: 20 Other areas: 0	Adjacent to an R District: 20 Other areas: 0	
Minimum Open Space (sf per residential unit)	100	125	n/a	n/a	n/a	See §18.11.040.H, Open Space

18.05.040 Supplemental Standards

- A. **CAMX District, Planned Development or Equivalent Mechanism Required.** No subdivision of land is permitted and no new or expanded use shall be approved within the CAMX District unless it conforms to the provisions of a Planned Development or equivalent mechanism, adopted for a specific development.