

Compatibility Zone B1 consists of Accident Potential Zone I (APZ I), a zone identified by the US Air Force's AICUZ for Travis AFB. This is an area of substantial risk situated within 7,500 feet of the runway ends. It is also subject to potential noise levels in excess of 80 dB CNEL.

Compatibility Zone B2 is similar to Accident Potential Zone II (APZ II) as presented in Air Force guidelines, but is also expanded to contain approach and departure flight tracks not aligned with the runways and ALZ. High risk and potential noise levels in the 70 to 80 dB CNEL range are also considered major compatibility factors.

Compatibility Zone C encompasses areas exposed to potential aircraft noise exposure levels that exceed 60 dB CNEL, along with additional areas occasionally affected by concentrated numbers of low-altitude (below 3,000 feet MSL) overflights.

Lastly, Compatibility Zone D includes all remaining locations beneath any of the Travis Air Force Base airspace protection surfaces delineated in accordance with the FAR Part 77 guidelines as well as areas that are or will be subject to frequent aircraft overflight. Only a height limitation of 200 feet for all buildings exists within this zone; otherwise, no other restrictions exist in Compatibility Zone D.

For issues of safety compatibility, the 2011 Handbook recognizes the impracticability of prohibiting development within the vicinity of an airport or airfield. As a result, the 2011 Handbook expresses the need for a careful delineation of safety zones to ensure suitable compatibility criteria are established for LUCPs. Risk acceptability is critical to this process, mainly requiring an understanding of spatial distribution, potential consequences, and frequency to create an appropriate conceptual basis for safety zone demarcation. The 2011 Handbook elaborates these criteria further as follows:

- The spatial distribution component is accounted for by the shape and size of safety compatibility zones.
- Potential consequences are addressed through the compatibility criteria—the limitations on usage intensity and other land use characteristics that affect the potential severity of an accident.
- The frequency component can be accounted for either way—through adjustment of zone sizes or the criteria applicable within each zone. Frequency is primarily a factor at airports (or on runways) with very low activity. For most airports, the potential consequences component dominates the overall risk.

The major goal of an ALUC is to try to minimize the exposure of persons to these risks, and as such, the 2011 Handbook prepares the appropriate residential densities and nonresidential intensities that are appropriate within the specific safety zones.

Overflight

For issues of overflight in the 2011 Handbook, compatibility policies focus on informing prospective property owners of the presence of an airport and making them aware of the potential for noise impacts associated with overflying aircraft. It is the mission of the LUCP to inform the

people near airports of any overflights that occur in their vicinity to avoid or minimize the potential annoyance associated with overflight conditions. The 2011 Handbook recommends buyer awareness measures as a key strategy in informing the public and enabling potential consumers of property near the airport or airfield of these potential nuisances.

The Height Review Overlay Zone, located largely to the northwest of Travis AFB, between Fairfield and Vacaville, and near the Vaca Mountains, poses additional design restrictions and ALUC review requirements, and affects portions of the Cities of Fairfield and Vacaville and unincorporated Solano County. Only land uses that would penetrate the Part 77 surfaces within these communities are affected by this zone.

Potential Conflicts from Planned Land Uses

For issues of safety zones within the planned land uses of the AIA, Suisun City and Vacaville do not present any conflicts within Compatibility Zones A, B1, B2, or C. A portion of the southeastern corner of the City of Suisun City is located in Zone C, but this area is designated as open space, which is at an intensity that is permitted within Zone C. Further, there is no planned increase in dwelling units for this area greater than the zoning allowed in 2002.

Airspace protection does not pose any conflicts for planned land uses in Suisun City or Vacaville.

Regarding overflight, virtually all of Suisun City and most of Vacaville are located within Zone D, and as such, the height of all buildings would have to remain within the 200-foot requirement. Additionally, these jurisdictions and their landowners would need to be appropriately informed of the presence of their community in an overflight zone for Travis AFB. The ALUC may consider different methods of outreach and strategies such as buyer awareness measures to ensure that existing and potential landowners are aware of overflight in their community.

Potential Conflicts from Zoning

For issues of safety zones within the AIA, there are no zoning conflicts within Zones A or B1. In Zone B2, Solano County features a portion of land to the south of the Air Force Base that is zoned industrial MG-3. According to the Solano County Zoning Regulations, the M-G-3 zone only allows for a primary residence on lots or 20 acres or larger (if not a public service facility), a circus, carnival, fair, or festival with a minor use permit, an automobile parking lot, general manufacturing (if not a public service facility), a junk yard or wrecking yard with a minor use permit, a wireless communication facility of varying types with varying permitting, a number of infrastructure uses with varying permitting, a non-commercial wind turbine of 100 feet or less in height, a pipeline, transmission line, or distribution line in the right-of-way, a meteorological tower of varying heights with varying permits, and a public service facility with a use permit. These allowed uses, based on the zoning, do not appear to be causing an increase of residential density or nonresidential intensity.

However, regarding airspace protection, this same zone does allow for a building of a size greater than 50 feet in height and those proposed buildings will need review. Based on FAR Part 77

standards, any proposed object taller than 50 feet within Zone B2 requires review. This could pose a potential conflict in zoning.

Solano County has a large amount of land within Zone C that is zoned for agriculture and open space, in addition to one additional area zoned M-G-3 that is similarly permitted as the parcel within Zone B2 (located just to the west). However, as this parcel is located within Zone C, it would need to exceed 100 feet in height in order to require review from the ALUC. If a structure larger than 100 feet is permitted on this parcel, then review will be needed. This could pose a potential conflict in zoning. For the agricultural and open space areas, parcels would not exceed the 100 feet requirement as zoning does not allow such a height. Among other jurisdictions, Dixon has its WWTP, which is zoned public/quasi-public, within Zone C. However, the zoning for this site does not exceed the residential or nonresidential requirements for parcels within Zone C and is thus permitted. In addition, per the Dixon Zoning Code, this land is not permitted to build structures that exceed 100 feet in height. Fairfield also has parcels located within Zone C, and it features only single-family residential, open space, and public/quasi-public zoning; these densities and intensities are permitted in Zone C. For height restrictions, these areas of land are not permitted to build structures that exceed 100 feet in height and are thus compliant with airspace protection requirements.

Two smaller portions of Yolo County are included in Zone C, but both are zoned as agriculture, and therefore do not pose any conflicts for the safety or airspace protection zones. The City of Vacaville is located outside of Zone C.

Regarding overflight, virtually all of Fairfield, most of Rio Vista, the northeastern corner of Vallejo, the northeastern corner of Benicia, and a large swath of unincorporated Solano County are located within Zone D, and as such, these jurisdictions and their landowners would need to be appropriately informed of the presence of their community in an overflight zone for Travis AFB. The ALUC could look at different methods of outreach and strategies such as buyer awareness measures to ensure that existing and potential landowners are aware of overflight in their community.

As mentioned previously, Figure 12 presents the airspace protection zones for the ALZ, while Figure 13 provides the FAR Part 77 Surfaces for Travis AFB. Figure 14 contains the safety zones (Zones A, B1, B2, and C) and overflight zone (Zone D) for Travis AFB. These three figures have not been adopted by the ALUC, but instead are considered to be draft exhibits for purposes of this White Paper for the purpose of informing the ALUC of potential land use planning options for possible incorporation into the updated Travis ALUCP. These draft land use compatibility planning zones are being considered by the ALUC and reviewed by the Technical Advisory Committee, the Renewable Energy Working Group, and the Planning Advisory Committee for the Travis AFB LUCP Update.

11. References

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- US Air Force, 2009. Air Installation Compatible Use Zone (AICUZ) Study: Travis Air Force Base.

APPENDIX A

Full Zoning Table for the Airport Influence Area (AIA)

1. City of Benicia

The City of Benicia is approximately 12.9 sq. mi. and is about 13 miles southwest of Travis AFB.

**TABLE 1
CITY OF BENICIA ZONING DESIGNATIONS**

Zoning Designation/District	Definition
Residential	
RS: Single-Family Residential District	<p>Allowable uses include: small family day care; limited residential care; single-family residential; supportive housing; transitional housing; minor utilities; limited commercial filming; and personal property sales.</p> <p>Allowable uses, following obtainment of a use permit, include: large family day care; conference and meeting facilities; adult day health care; day care centers; public safety facilities; religious assembly; public or private schools; accessory uses and street fairs.</p> <p>Allowable uses, following the obtainment of special permitting, include: limited horticulture, park and recreation facilities; and bed and breakfast facilities.</p>
RM: Medium-Density Residential District	<p>Allowable uses include: small family day care; multifamily residential; limited residential care; single-family residential; supportive housing; transitional housing; minor utilities; limited commercial filming; and personal property sales.</p> <p>Allowable uses, following obtainment of a use permit, include: large family day care; group residential; conference and meeting facilities; adult day health care; clubs and lodges; convalescent facilities; cultural institutions; day care centers; public safety facilities; religious assembly; general residential care; public or private schools; accessory uses and street fairs.</p> <p>Allowable uses, following the obtainment of special permitting, include: limited horticulture, emergency shelters; park and recreation facilities; and bed and breakfast facilities.</p>
RL: High-Density Residential District	<p>Allowable uses include: small family day care; multifamily residential; limited residential care; single-family residential; supportive housing; transitional housing; minor utilities; limited commercial filming; and personal property sales.</p> <p>Allowable uses, following obtainment of a use permit, include: large family day care; group residential; conference and meeting facilities; adult day health care; clubs and lodges; convalescent facilities; cultural institutions; day care centers; public safety facilities; religious assembly; general residential care; public or private schools; accessory uses and street fairs.</p> <p>Allowable uses, following the obtainment of special permitting, include: limited horticulture, park and recreation facilities; and bed and breakfast facilities.</p>
Commercial	
CC: Community Commercial District	<p>Allowable uses include: work/live quarters; government offices; religious assembly; minor utilities; artists' studios; catering services; eating and drinking establishments; eating and drinking establishments with wine and beer service; limited eating and drinking establishments; business and professional offices; personal services; retail sales; Christmas tree sales; limited commercial</p>

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	<p>filming; and temporary religious assembly;</p> <p>Allowable uses, following obtainment of a use permit, include: adult day health care; clubs and lodges; cultural institutions; day care centers; public safety facilities; general residential care; public or private schools; waste facilities; commercial filming; commercial recreation and entertainment; conference and meeting facilities; eating and drinking establishments with full alcoholic service; eating and drinking establishments with take-out service; drive-up eating and drinking establishments; formula business eating and drinking establishments; nurseries; establishments of more than 20,000 square feet; accessory uses; outdoor retail sales; and non-recurring temporary uses.</p> <p>Allowable uses, following the obtainment of special permitting, include: multifamily residential; single-family residential; supportive housing; transitional housing; animal grooming; food and beverage sales; funeral and interment services; personal improvement services; service stations; and bed and breakfast inns.</p>
<p>CO: Commercial Office District</p>	<p>Allowable uses include: government offices; minor utilities; artists' studios; catering services; eating and drinking establishments; eating and drinking establishments with wine and beer service; limited eating and drinking establishments; laboratories; business and professional offices; Christmas tree sales; and limited commercial filming.</p> <p>Allowable uses, following obtainment of a use permit, include: adult day health care; clubs and lodges; cultural institutions; day care centers; hospitals; public safety facilities; religious assembly; general residential care; waste facilities; banks and savings and loans with drive-up service; commercial filming; conference and meeting facilities; eating and drinking establishments with full alcoholic service; personal improvement services; accessory uses; temporary religious assembly; outdoor retail sales; and non-recurring temporary uses.</p> <p>Allowable uses, following the obtainment of special permitting, include: multifamily residential; single-family residential; supportive housing; transitional housing; emergency shelters; animal hospitals; commercial recreation and entertainment; food and beverage sales; funeral and interment services; personal services; and bed and breakfast inns.</p> <p>eating and drinking establishments with full alcoholic service; religious assembly personal services;</p>
<p>CG: General Commercial District</p>	<p>Allowable uses include: work/live quarters; clubs and lodges; cultural institutions; government offices; minor utilities; adult businesses; ambulance services; animal grooming; animals – retail sales; artists' studios; building materials and services; catering services; communication facilities; eating and drinking establishments; eating and drinking establishments with wine and beer service; eating and drinking establishments with take-out service; limited eating and drinking establishments; laboratories; maintenance and repair services; nurseries; business and professional offices; pawn shops; personal services; research and development services; retail sales; secondhand appliances/clothing; vehicle/equipment sales and rentals; bed and breakfast inns; hotels and motels; Christmas tree sales; and limited commercial filming.</p> <p>Allowable uses, following obtainment of a use permit, include: group residential; hospitals; public safety facilities; religious assembly; waste facilities; banks and savings and loans with drive-up service; commercial filming; commercial recreation and entertainment; card room, game center, billiard parlor; eating and drinking establishments with full alcoholic service; eating and drinking establishments with live entertainment; drive-up eating and drinking establishments; truck stops; establishments of more than 20,000 square feet; automobile washing; service stations; accessory uses; animal shows; circuses and carnivals; temporary religious assembly; outdoor retail sales; and non-recurring temporary uses.</p> <p>Allowable uses, following the obtainment of special permitting, include: emergency shelters; animal boarding; animal hospitals; conference and meeting facilities; formula business eating and drinking establishments; food and beverage sales; funeral and interment services; personal improvement services; automobile rentals; and vehicle/equipment repair.</p>
<p>CW: Waterfront Commercial District</p>	<p>Allowable uses include: work/live quarters; multifamily residential; limited residential care; clubs and lodges; cultural institutions; government offices; park and recreation facilities; minor utilities; animals – retail sales; artists' studios; catering services; eating and drinking establishments; eating and drinking establishments with wine and beer service; eating and drinking establishments with take-out service; limited eating and drinking establishments; marinas; marine sales and services; business and professional offices; personal services; retail sales; bed and</p>

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	<p>breakfast inns; hotels and motels; Christmas tree sales; and limited commercial filming.</p> <p>Allowable uses, following obtainment of a use permit, include: adult day health care; day care centers; public safety facilities; religious assembly; waste facilities; commercial filming; commercial recreation and entertainment; card room, game center, billiard parlor; eating and drinking establishments with full alcoholic service; eating and drinking establishments with live entertainment; accessory uses; circuses and carnivals; temporary religious assembly; outdoor retail sales; and non-recurring temporary uses.</p> <p>Allowable uses, following the obtainment of special permitting, include: single-family residential; supportive housing; transitional housing; conference and meeting facilities; and food and beverage sales.</p>
Industrial	
IL: Limited Industrial District	<p>Allowable uses include: maintenance and service facilities; minor utilities; adult businesses; ambulance services; artists' studios; building materials and services; catering services; communication facilities; mobile food vending; limited horticulture; laboratories; maintenance and repair services; nurseries; research and development services; vehicle storage; limited warehousing and storage; custom industry; limited industry; small-scale industry; industry – research and development; industry – technology; wholesaling and distribution; warehousing and transportation; package distribution; and Christmas tree sales.</p> <p>Allowable uses, following obtainment of a use permit, include: work/live quarters; cultural institutions; general day care; government offices; religious assembly; major utilities; eating and drinking establishments with full alcoholic service; automobile washing; service stations; vehicle/equipment sales and rentals; trucking terminals/freight transfer stations; accessory uses; animal shows; outdoor retail sales; and non-recurring swap meets; and trade fairs.</p> <p>Allowable uses, following the obtainment of special permitting, include: clubs and lodges; heliports; public safety facilities; animal boarding; animal hospitals; banks and savings and loans; commercial filming; commercial recreation and entertainment; game centers; eating and drinking establishments; eating and drinking establishments with wine and beer service; eating and drinking establishments with take-out service; eating and drinking establishments with limited service; food and beverage sales; funeral and interment services; personal improvement services; personal services; and vehicle/equipment repair.</p>
IG: General Industrial District	<p>Allowable uses include: maintenance and service facilities; minor utilities; adult businesses; ambulance services; building materials and services; catering services; communication facilities; mobile food vending; limited horticulture; laboratories; maintenance and repair services; nurseries; research and development services; vehicle storage; limited warehousing and storage; custom industry; limited industry; small-scale industry; industry – research and development; industry – technology; wholesaling and distribution; warehousing and transportation; package distribution; and Christmas tree sales.</p> <p>Allowable uses, following obtainment of a use permit, include: cultural institutions; general day care; government offices; religious assembly; major utilities; waste facilities; eating and drinking establishments with full alcoholic service; trucking terminals/freight transfer stations; mining and processing; accessory uses; animal shows; circuses and carnivals; outdoor retail sales; non-recurring swap meets; and trade fairs.</p> <p>Allowable uses, following the obtainment of special permitting, include: clubs and lodges; heliports; public safety facilities; animal hospitals; banks and savings and loans; commercial filming; commercial recreation and entertainment; game centers; eating and drinking establishments; eating and drinking establishments with wine and beer service; eating and drinking establishments with take-out service; eating and drinking establishments with limited service; food and beverage sales; personal improvement services; personal services; automobile washing; service stations; vehicle/equipment repair; vehicle/equipment sales and rentals; and general industry.</p>
IW: Water-related Industrial District	<p>Allowable uses include: maintenance and service facilities; minor utilities; communication facilities; mobile food vending; marine sales and services; and port terminals.</p> <p>Allowable uses, following obtainment of a use permit, include: government offices; major utilities; eating and drinking establishments with full alcoholic service; accessory uses; outdoor retail sales; and trade fairs.</p>

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Zoning Designation/District	Definition
	Allowable uses, following the obtainment of special permitting, include: heliports; public safety facilities; building materials and services; commercial filming; commercial recreation and entertainment; eating and drinking establishments; eating and drinking establishments with wine and beer service; eating and drinking establishments with take-out service; eating and drinking establishments with limited service; maintenance and repair services; research and development services; service stations; vehicle storage; limited warehousing and storage; custom industry; general industry; limited industry; small-scale industry; industry – research and development; industry – technology; wholesaling and distribution; warehousing and transportation; trucking terminal/freight transfer stations; and package distribution.
IP: Industrial Park District	<p>Allowable uses include: minor utilities; adult businesses; ambulance services; catering services; communication facilities; mobile food vending; laboratories; maintenance and repair services; research and development services; custom industry; limited industry; small-scale industry; industry – research and development; and industry – technology.</p> <p>Allowable uses, following obtainment of a use permit, include: cultural institutions; general day care; government offices; religious assembly; major utilities; eating and drinking establishments with full alcoholic service; nurseries; services stations; limited warehousing and storage; general industry; wholesaling and distribution; warehousing and transportation; package distribution; accessory uses; and trade fairs.</p> <p>Allowable uses, following the obtainment of special permitting, include: clubs and lodges; heliports; public safety facilities; artists' studios; banks and savings and loans; building materials and services; commercial filming; commercial recreation and entertainment; game centers; eating and drinking establishments; eating and drinking establishments with wine and beer service; eating and drinking establishments with take-out service; eating and drinking establishments with limited service; food and beverage sales; business and professional offices; personal improvement services; and personal services.</p>
Open Space and Public	
OS: Open Space District	<p>Allowable uses include: single-family residential; supportive housing; transitional housing; park and recreation facilities; public safety facilities; minor utilities; animal husbandry; crop production; and limited commercial filming.</p> <p>Allowable uses, following obtainment of a use permit, include: cemeteries; religious assembly; major utilities; waste facilities; commercial filming; commercial recreation and entertainment; accessory uses; animal shows; and circuses and carnivals.</p> <p>Allowable uses, following the obtainment of special permitting, include: government offices; eating and drinking establishments with take-out service; and limited horticulture.</p>
PS: Public and Semipublic District	<p>Allowable uses include: government offices; park and recreation facilities; minor utilities; and limited commercial filming.</p> <p>Allowable uses, following obtainment of a use permit, include: adult day health care; cemeteries; clubs and lodges; convalescent facilities; cultural institutions; day care centers; detention facilities; hospitals; maintenance and service facilities; public safety facilities; religious assembly; general residential care; public or private schools; major utilities; waste facilities; commercial filming; commercial recreation and entertainment; accessory uses; animal shows; circuses and carnivals and trade fairs.</p> <p>Allowable uses, following the obtainment of special permitting, include: government offices; eating and drinking establishments with take-out service; and limited horticulture.</p>
Planned Development	
PD: Planned Development District	No use other than an existing use shall be permitted in a PD district except in accord with a valid PD plan or specific plan. Any permitted or conditional use authorized by this title may be included in an approved PD plan or an adopted specific plan, consistent with the general plan.

Source: City of Benicia Municipal Code, Title 17; accessed at <http://www.codepublishing.com/ca/benicia/> on February 9, 2015.

2. City of Dixon

The City of Dixon is approximately 7.0 sq. mi. and is about 10 miles northeast of Travis AFB.

**TABLE 2
CITY OF DIXON ZONING DESIGNATIONS**

Zoning Designation/District	Definition
Residential	
R1: One (1) Family Residential District	<p>Allowable uses include:</p> <ul style="list-style-type: none"> A. One (1) family dwellings. B. Raising fruit and nut trees, vegetables and horticultural specialties. C. Home occupations conducted in accord with the regulations prescribed in Chapter 18.30 DMC. D. Accessory structures located on the same site with a permitted or conditional use including private garages and carports, one (1) guest house or accessory living quarters without a kitchen, storehouse, garden structures, greenhouse, recreation rooms, windmills and hobby shops. E. Swimming pools used solely by persons residing on the site and their guests, provided the following: <ul style="list-style-type: none"> 1. No swimming pool shall be located in a required front or side yard or less than five (5) feet from a property line. 2. No accessory mechanical equipment and related structures shall be located in a required front or side yard or less than three (3) feet from a property line. F. Accessory and temporary uses, subject to the provisions of Chapter 18.22 DMC. G. Those facilities which State law requires to be allowed in this zone to the extent provided by State law and subject to any constraints of said State law. H. Manufactured homes, mobile homes and mobile home parks. I. Small family day care facilities, subject to the provisions of Chapter 18.22 DMC. J. Secondary living units. K. Keeping, boarding, or harboring any cats, dogs, small domestic animals, or small fowl as allowed under the animal control ordinance, DMC Title 7. L. Churches, parsonages, parish houses, monasteries, convents and other religious institutions. M. Transitional and supportive housing. <p>Allowable uses, following obtainment of a use permit, include:</p> <ul style="list-style-type: none"> A. Public and parochial elementary schools, junior high schools, and colleges, nursery schools, private nonprofit schools and colleges, not including art, craft, music or dancing schools or business, professional or trade schools and colleges. B. Public playgrounds, parks, community centers, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities, not including post offices. C. Public and private charitable institutions, hospitals, sanitariums and nursing homes, not including hospitals, sanitariums or nursing homes for mental or drug addict or liquor addict cases. D. Golf courses. E. Private stables for the keeping of one (1) large domestic animal on a site no less than two (2) acres in area; provided, that one (1) additional large domestic animal may be kept for each additional acre of the site, up to no more than four (4) large domestic animals; and

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Zoning Designation/District	Definition
	provided, that no stable shall be located within fifty (50) feet of any property line, within fifty (50) feet of any dwelling on the site, or within one hundred (100) feet of any other dwelling.
	F. Commercial nursery growing grounds.
	G. Public utility and public service pumping stations, power stations, drainage ways and structures, storage tanks and communications equipment buildings found by the City Planning Commission to be necessary for the public health, safety or welfare.
	H. Parking lots when adjacent to any permitted use in this district or when adjacent to any "C" district.
	I. Large family day care facilities, subject to the provisions in Chapter 18.22 DMC.
	J. Keeping, boarding, or harboring of no more than four (4) large domestic animals, or large fowl, including the construction and maintenance of any structure or facility for the keeping of such animals.
RM: Multiple-Family Residential District	Allowable uses include:
	A. RM1. <ol style="list-style-type: none"> 1. One (1) family dwelling. 2. Two (2) family dwellings (duplexes).
	B. RM2. <ol style="list-style-type: none"> 1. One (1) family dwelling. 2. Two (2) family dwellings (duplexes).
	C. RM3. <ol style="list-style-type: none"> 1. Three (3) family dwellings (triplexes). 2. Four (4) family dwellings (fourplexes). 3. Multiple-family dwellings (five (5) or more units).
	D. RM4. <ol style="list-style-type: none"> 1. Multiple-family dwellings (five (5) or more units).
	E. Raising fruit and nut trees, vegetables and horticultural specialties.
	F. Home occupations conducted in accord with the regulations prescribed in Chapter 18.30 DMC.
	G. Accessory structures located on the same site as a permitted use including private garages and carports, one (1) guest house or accessory living quarters without a kitchen, storehouses, garden structures, greenhouses, recreation rooms, windmills and hobby shops.
	H. Swimming pools used solely by persons residing on the site and their guests, providing the following: <ol style="list-style-type: none"> 1. No swimming pool shall be located in a required front or side yard or less than five (5) feet from a property line. 2. No accessory mechanical equipment and related structures shall be located in a required front or side yard or less than three (3) feet from a property line.
	I. Accessory and temporary uses, subject to the provisions of Chapter 18.22 DMC.
	J. Those facilities which State law requires to be allowed in this zone to the extent provided by State law and subject to any constraints of said State law.
	K. Churches, parsonages, parish houses, monasteries, convents and other religious

**TABLE 2
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Zoning Designation/District	Definition
	institutions.
L.	Transitional and supportive housing.
	Allowable uses, following obtainment of a use permit, include:
A.	RM2.
	1. Three (3) family dwellings (triplexes).
	2. Four (4) family dwellings (four-plexes).
	3. Multiple-family dwellings (five (5) or more units).
B.	Public, private and parochial elementary schools, junior high schools, high schools and colleges; nonprofit schools and colleges, not including art, craft, music or dancing schools or business, professional or trade schools and colleges.
C.	Public playgrounds, parks, community centers, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities, not including post offices.
D.	Public and private charitable institutions; hospitals, sanitariums and nursing homes, not including hospitals, sanitariums or nursing homes for mental or drug addict or liquor addict cases.
E.	Golf courses.
F.	Lodging houses serving no more than fifteen (15) persons.
G.	Public utility and public service pumping stations, power stations, drainage ways and structures, storage tanks and communications equipment buildings found by the City Planning Commission to be necessary for the public health, safety or welfare.
H.	Accessory structures located on the same site as a conditional use.
I.	Parking lots improved as prescribed in DMC 18.27.080 on a site having a side property line which for a distance of not less than fifty (50) feet adjoins a C or M district, or is separated only by an alley; provided, that the parking lot shall not extend more than one hundred fifty (150) feet from the boundary of the C or M district.
J.	Professional and administrative offices shall be permitted as follows:
	1. On a site having a side property line which for a distance of not less than fifty (50) feet adjoins a C or M district or is separated only by an alley; provided, that the site shall not extend more than one hundred fifty (150) feet from the boundary of the C or M district.
	2. On a site having not less than one-half of its frontage directly across a street from a C or M district.
K.	The following uses are specifically excluded, except as home occupations conducted in accord with the regulations prescribed in Chapter 18.30 DMC: any establishment producing or selling a product which is stored on the site, other than architects' or engineers' plans or works of art; beauty parlors; pharmacies; optical dispensing establishments; dental and medical laboratories except laboratories incidental to a dental or medical practice conducted on the site.
PMR: Planned Multiple Residential District	Allowable uses include:
	A. One (1) family dwellings.
	B. Two (2) family dwellings (duplexes).
	C. Condominiums, apartments, townhomes, cluster homes, patio homes, half-plexes, and any other form of individual ownership in a multi-density project.
	D. Raising fruit and nut trees, vegetables and horticultural specialties in conjunction with one (1) of the above-mentioned uses.

**TABLE 2
CITY OF DIXON ZONING DESIGNATIONS**

Zoning Designation/District	Definition
	<p>E. Home occupations conducted in accord with the regulations prescribed in Chapter 18.30 DMC.</p> <p>F. Accessory structures located on the same site as a permitted or conditional use.</p> <p>G. Swimming pools used solely by persons residing on the site and their guests; provided, that no swimming pool or accessory mechanical equipment shall be located in a required front yard or in a required side yard or less than five (5) feet from a property line as to a swimming pool or less than three (3) feet from a property line as to any accessory mechanical equipment and related structures.</p> <p>H. Accessory and temporary uses, subject to the provisions of Chapter 18.22 DMC.</p> <p>I. Churches, parsonages, parish houses, monasteries, convents and other religious institutions.</p> <p>J. Windmills in conjunction with a permitted or conditional use.</p> <p>K. Transitional and supportive housing.</p> <p>Allowable uses, following obtainment of a use permit, include:</p> <p>A. Public, private and parochial elementary schools, junior high schools, high schools and colleges; nursery schools; day care centers; private nonprofit schools and colleges, not including art, craft, music or dancing schools or business, professional or trade schools and colleges.</p> <p>B. Public playgrounds, parks, community centers, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities, not including post offices.</p> <p>C. Public and private charitable institutions; hospitals, sanitariums and nursing homes, not including hospitals, sanitariums or nursing homes for mental or drug addict or liquor addict cases.</p> <p>D. Golf courses.</p> <p>E. Lodging houses serving no more than fifteen (15) persons.</p> <p>F. Public utility and public service pumping stations, power stations, drainage ways and structures, storage tanks and communications equipment buildings found by the City Planning Commission to be necessary for the public health, safety or welfare.</p>
Commercial	
PAO: Professional and Administrative District	<p>Allowable uses include:</p> <p>A. Health services, legal and miscellaneous personal services, professional and administrative offices, including but not limited to the following:</p> <ol style="list-style-type: none"> 1. Advertising agencies; 2. Attorneys; 3. Business associations; 4. Business services, general; 5. Civic, social and fraternal organizations; 6. Computer and data processing services; 7. Credit agencies other than banks; 8. Employment agencies; 9. Engineers, architects and planners; 10. Fitness centers;

**TABLE 2
CITY OF DIXON ZONING DESIGNATIONS**

Zoning Designation/District	Definition
	<ul style="list-style-type: none"> 11. Insurance agencies; 12. Labor unions and similar labor organizations; 13. Licensed practitioners of therapeutic massage; 14. Management, consulting and public relations services; 15. Medical and dental clinics and laboratories; 16. Other investment offices; 17. Political organizations; 18. Professional membership organizations; 19. Real estate services; 20. Security and commodity brokers.
	B. Accessory and temporary uses, subject to the provisions of Chapter 18.22 DMC.
	C. Windmills in conjunction with a permitted or conditional use.
	Allowable uses, following obtainment of a use permit, include:
	A. Government offices.
	B. Child care centers.
CN: Neighborhood Commercial District	<p>Allowable uses include:</p> <ul style="list-style-type: none"> A. Retail stores, offices and service establishments including but not limited to the following: <ul style="list-style-type: none"> 1. Antique stores; 2. Art galleries; 3. Bakeries; 4. Barber shops and beauty shops; 5. Bicycle shops; 6. Book stores; 7. Business and professional schools; 8. Candy stores; 9. Clothing and shoe stores; 10. Copying and printing services; 11. Dry cleaning and laundries; 12. Drug stores; 13. Fashion accessory stores; 14. Financial institutions, banks, and savings and loans; 15. Fitness centers; 16. Florists; 17. Food lockers; 18. Food markets and delicatessens; 19. Furniture and floor covering stores; 20. Gift shops;

TABLE 2
CITY OF DIXON ZONING DESIGNATIONS

Zoning Designation/District	Definition
	21. Hardware stores;
	22. Hobby and toy stores;
	23. Household appliance stores;
	24. Interior decorating studios and shops;
	25. Jewelry stores;
	26. Leather goods and luggage stores;
	27. Liquor and tobacco stores;
	28. Locksmiths;
	29. Medical and dental offices;
	30. Messenger offices;
	31. Millinery shops;
	32. Music, dance and martial arts schools;
	33. Music stores;
	34. Newsstands;
	35. Nurseries and garden supply stores; provided, that all equipment, supplies and merchandise other than plants shall be kept within a completely enclosed building and that fertilizer of any type shall be stored and sold in packaged form only;
	36. Office supplies and equipment stores;
	37. Optical goods and services;
	38. Paint and wallpaper stores;
	39. Pet and pet supply stores;
	40. Photographic supply and processing services;
	41. Photography studios;
	42. Picture framing shops;
	43. Post office and parcel services;
	44. Professional and administrative offices;
	45. Restaurants without drive-through;
	46. Saddlery stores;
	47. Self-service laundries;
	48. Shoe repair shops;
	49. Shoe stores;
	50. Sporting good stores;
	51. Stationery stores;
	52. Stamp and coin shops;
	53. Tailors;
	54. TV and radio station offices or studios;
	55. Travel agencies;
	56. Watch and clock repair shops.

TABLE 2
CITY OF DIXON ZONING DESIGNATIONS

Zoning Designation/District	Definition
	<ul style="list-style-type: none"> B. Parking lots improved in conformity with the standards prescribed in Chapter 18.27 DMC. C. Accessory structures located on the same site as a permitted or conditional use. D. Accessory temporary uses, subject to the provisions of Chapter 18.22 DMC. E. Temporary parking lots for events sponsored by a public agency. F. Windmills in conjunction with a permitted or conditional use. <p>Allowable uses, following obtainment of a use permit, include:</p> <ul style="list-style-type: none"> A. Bars; B. Child care centers; C. Communication equipment buildings; D. Copying and printing services; E. Gasoline stations; F. Public and private charitable institutions; G. Public and private libraries, art galleries and museums; H. Public buildings and grounds; I. Public parks and playgrounds and other public recreation facilities; J. Public utility and public service pumping stations, power stations, drainage ways and structures, and storage tanks; K. Transit stations; L. Upholstery shops.
CD: Downtown Commercial District	<p>Allowable uses include:</p> <ul style="list-style-type: none"> A. All uses permitted in the CN district. B. Government uses, including buildings, parks, playgrounds, and facilities. C. Single-family or multiple-family residential dwelling units, including single-room occupancy units (SROs), if located above the first floor of any structure. D. Those uses that are considered residential uses pursuant to State law (e.g., Health & Safety Code §§ 1267.8 and 1568.0831) if located above the first floor of any structure. Such uses are only permitted to the extent required by State law. E. Accessory structures located on the same lot as a permitted or conditional use. F. Accessory and temporary uses, subject to the provisions of Chapter 18.22 DMC. G. Windmills in conjunction with a permitted or conditional use. H. Transit stations. <p>Allowable uses, following obtainment of a use permit, include:</p> <ul style="list-style-type: none"> A. Outdoor restaurant seating. A cafe permit is also required on public property. B. Outdoor display of merchandise. C. Bars, including micro-breweries and pubs. D. Other uses found by the City Planning Commission to be consistent with the intent and purpose of this zone, considering: location, size and design of the building, and the impact of the use on the neighboring retail businesses. E. Public utility facilities, including but not limited to: pumping stations, power stations, drainage ways and structures, storage tanks, service yards and equipment buildings.

**TABLE 2
CITY OF DIXON ZONING DESIGNATIONS**

Zoning Designation/District	Definition
CC: Community Commercial District	<p>Allowable uses include:</p> <ul style="list-style-type: none"> A. All permitted uses in the CN district. B. Retail stores and service establishments, including but not limited to the following: <ul style="list-style-type: none"> 1. Bowling alleys and pool halls; 2. Home improvement centers; 3. Hotels and motels; 4. Private charitable institutions; 5. Regional general merchandisers. C. Accessory structures located on the same site as a permitted or conditional use. D. Parking lots improved in conformity with the standards prescribed in Chapter 18.27 DMC. E. Accessory and temporary uses, subject to the provisions of Chapter 18.22 DMC. F. Temporary parking lots for events sponsored by a public agency. <p>Allowable uses, following obtainment of a use permit, include:</p> <ul style="list-style-type: none"> A. All conditional uses in the CN district. B. The following uses shall be permitted upon the granting of a use permit as provided in Chapter 18.25 DMC: <ul style="list-style-type: none"> 1. Automobile sales and service; 2. Bars; 3. Communication equipment buildings; 4. Gasoline service stations with convenience market over five hundred (500) square feet; 5. Liquor stores; 6. Public utility and public service pumping stations, power stations, drainage ways and structures, and storage tanks; 7. Restaurants with drive-through; 8. Transit stations.
CH: Highway Commercial District	<p>Allowable uses include:</p> <ul style="list-style-type: none"> A. All permitted uses in the CN district. B. Establishments which generally require large sites and do not require locations in close proximity to other retail uses, including but not limited to the following: <ul style="list-style-type: none"> 1. Automobile sales and services; 2. Automobile supply stores; 3. Communication equipment buildings; 4. Golf driving ranges; 5. Hotels and motels; 6. Parking lots improved in conformity with standards prescribed in Chapter 18.27 DMC; 7. Automobile repair garages; 8. Recreation vehicle sales and services;

**TABLE 2
CITY OF DIXON ZONING DESIGNATIONS**

Zoning Designation/District	Definition
	<ul style="list-style-type: none"> 9. Regional general merchandisers; 10. Tourist related sales and service facilities; 11. Trailer sales and services.
	C. Accessory structures located on the same site as a permitted or conditional use.
	D. Accessory and temporary uses, subject to the provisions of Chapter 18.22 DMC.
	E. Temporary parking lots for events sponsored by a public agency.
	F. Windmills in conjunction with a permitted or conditional use.
	Allowable uses, following obtainment of a use permit, include:
	A. Commercial amusement establishments including amusement parks, carnivals, circuses and other transient amusement enterprises; pony riding rings; and riding stables;
	B. Equipment rentals;
	C. Galleries;
	D. Gasoline service stations with convenience markets over five hundred (500) square feet;
	E. Home improvement centers;
	F. Liquor stores;
	G. Medical clinics;
	H. Public parks and playgrounds and other public recreational facilities;
	I. Public utility and public service pumping stations, power stations, drainage ways and structures, and storage tanks found by the City Planning Commission to be necessary for the public health, safety or welfare;
	J. Restaurants with drive-through;
	K. Sporting goods stores;
	L. Tattoo studios.
CS: Service Commercial District	<p>Allowable uses include:</p> <ul style="list-style-type: none"> A. Commercial service establishments, including but not limited to the following: <ul style="list-style-type: none"> 1. Automobile repairing, overhauling, rebuilding and painting; 2. Automobile sales and services; 3. Automobile supply store; 4. Automobile upholstery and top shops; 5. Automobile washing including the use of mechanical conveyors, blowers and steam cleaning; 6. Bakeries; 7. Barber shops and beauty shops; 8. Boat sales and service; 9. Bowling alleys; 10. Bus stations; 11. Cabinet shops; 12. Carpenters' shops; 13. Carpet and rug cleaning and dyeing;

**TABLE 2
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Zoning Designation/District	Definition
	14. Catering shops;
	15. Cold storage plants;
	16. Communications equipment building;
	17. Dairy products plants;
	18. Diaper supply services;
	19. Electrical repairs shops;
	20. Exterminators;
	21. Feed and fuel stores;
	22. Fitness centers;
	23. Food lockers;
	24. Freight forwarding terminals;
	25. Glass shops;
	26. Heating and ventilation shops;
	27. Household and office equipment and machinery repair shops;
	28. Ice storage houses;
	29. Laboratories, including medical and dental;
	30. Linen supply service;
	31. Machinery sales and rentals;
	32. Mortuaries;
	33. Motorcycle sales and services;
	34. Nurseries and garden supply stores;
	35. Professional and administrative offices;
	36. Packing and crating;
	37. Parcel delivery services;
	38. Photographic developing and printing;
	39. Plumbing shops;
	40. Printing, lithographing, and engraving;
	41. Railroad stations;
	42. Refrigeration equipment;
	43. Restaurants including drive-through restaurants;
	44. Safe and vault repairing;
	45. Self-service laundries;
	46. Sheet metal shops;
	47. Tire sales, retreading and recapping;
	48. Trailer sales and services;
	49. Tool or cutlery sharpening or grinding;
	50. Warehouses, except for the storage of fuel or flammable liquids;

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Zoning Designation/District	Definition
	<ul style="list-style-type: none"> 51. Wholesale establishments; 52. Mini-storage and caretaker residence.
	<p>B. Commercial service establishments involving creation of noise, odor, dust, heavy traffic, unsightliness or other nuisances and hazards, when located not less than two hundred fifty (250) feet from an R district, including, but not limited to:</p> <ul style="list-style-type: none"> 1. Blacksmith shops; 2. Building materials yards other than gravel, rock or cement yards; 3. Contractors, equipment rental yards and storage yards; 4. Kennels; 5. Live storage, killing or dressing of poultry or rabbits for retail sale on the premises; 6. Lumber yards not including planing or saw mills; 7. Small domestic animal veterinary offices and hospitals; 8. Stone and monument yards; 9. Transit yards; 10. Trucking terminals; 11. Welding shops.
	C. Parking lots improved in conformity with the standards prescribed in Chapter 18.27 DMC.
	D. Public utility facilities, including but not limited to: pumping stations, power stations, drainage ways, structures, storage tanks, service yards and equipment buildings.
	E. Accessory structures located on the same site as a permitted or conditional use.
	F. Accessory and temporary uses, subject to the provisions of Chapter 18.22 DMC.
	G. Temporary parking lots for events sponsored by a public agency.
	H. Windmills in conjunction with a permitted or conditional use.
	Allowable uses, following obtainment of a use permit, include:
	A. Public buildings and grounds.
	B. All uses permitted or conditionally permitted in the CN, CD, or CH districts.
	C. Large animal veterinary offices and hospitals, e.g., horses, cows.
	D. Gasoline service stations.
PMU: Planned Mixed Use District	<p>Allowable uses include:</p> <ul style="list-style-type: none"> A. Residential uses including the following: <ul style="list-style-type: none"> 1. One (1) family dwellings; 2. Two (2) family dwellings (duplexes); 3. Three (3) family dwellings; 4. Four (4) family dwellings; 5. Multiple-family dwellings. B. Retail stores, shops, service establishments and offices supplying commodities or performing services such as those provided by the following: <ul style="list-style-type: none"> 1. Antique stores, arts and crafts stores and similar uses; 2. Business and technical schools, and schools and studios for photography, art,

**TABLE 2
CITY OF DIXON ZONING DESIGNATIONS**

Zoning Designation/District	Definition
	music and dance;
	3. Department stores and specialty shops;
	4. Medical and dental clinics;
	5. Personal and business service establishments;
	6. Professional and administrative offices;
	7. Restaurants without drive-through, including outdoor eating areas and establishments;
	8. Accessory structures located on the same site as a permitted or conditional use.
	C. Accessory and temporary uses, subject to the provisions of Chapter 18.22 DMC.
	D. Windmills in conjunction with a permitted or conditional use.
	Allowable uses, following obtainment of a use permit, include:
	A. Nursery schools and day care centers.
	B. Public and quasi-public buildings and uses of a recreational, educational, religious or public service type, but not including corporation yards, storage or repair warehouses and similar uses.
	C. Any other retail business or service establishment which the Planning Commission finds to be consistent with the purposes of this chapter and which will not impair the present or potential use of adjacent properties.
Industrial	
ML: Light Industrial District	Allowable uses include:
	A. Light industrial and related uses, including but not limited to the following:
	1. Assembling of small electric equipment such as the following: lighting fixtures, irons, fans, toasters, and electric toys, refrigerators, washing machines, dryers, dishwashers and similar home appliances;
	2. Blacksmith shops; machine shops not involving the use of drop hammers, automatic screw machines or punch presses with a rated capacity of over twenty (20) tons; canning and packing of foods and food products, not including fish and meat products, pickles, sauerkraut, vinegar, yeast or refining or rendering of fats or oils; metal finishing and plating; small boat building; welding shops; provided these uses shall not be located closer than two hundred fifty (250) feet to an R district;
	3. Bottling works; transit stations; cold storage plants; dairy products plants; freight forwarding terminals; laboratories; bioscience research and development (including research and experimental support); manufacturing, processing and distribution, and all ancillary or incidental activities related to the foregoing; lumber yards, not including planing or saw mills; commercial printing, such as silk screening and newspaper production; lithographing and engraving; public utility and public service pumping stations, power stations, drainage ways and structures, water storage tanks, communication equipment buildings, storage yards for commercial vehicles; textile, knitting and hosiery mills; transit yards; trucking terminals; warehouses; petroleum bulk storage, provided this use shall not be located closer than five hundred (500) feet to an R district;
	4. Manufacturing, assembling, compounding, packaging and processing of articles or merchandise including the following: doors, trusses and windows, including incidental woodworking, when conducted within a completely enclosed structure; mattresses, furniture, ice, cosmetics, drugs, pharmaceuticals, toiletries, ceramic products, such as pottery and small glazed tile; cutlery, hardware and hand tools; die and pattern making; metal stamping and extrusion of small products such as costume jewelry, pins and needles; electric

**TABLE 2
CITY OF DIXON ZONING DESIGNATIONS**

Zoning Designation/District	Definition
	<p>and neon signs, commercial advertising structures, including their maintenance; light sheet metal products, including heating and ventilating equipment; medical and dental instruments, orthopedic and medical appliances, optical goods, watches and clocks, electronics equipment, precision instruments, musical instruments, cameras and photographic equipment;</p> <p>5. Accessory structures located on the same site as a permitted or conditional use.</p> <p>B. Restaurants without drive-through.</p> <p>C. Offices, retail stores and watchmen's living quarters all incidental to and on the same site with an industrial use.</p> <p>D. Parking lots improved in conformity with the standards prescribed in Chapter 18.27 DMC.</p> <p>E. Wholesale establishments and warehouses.</p> <p>F. Accessory and temporary uses, subject to the provisions of Chapter 18.22 DMC.</p> <p>G. Temporary parking lots for events sponsored by a public agency.</p> <p>H. Emergency shelters.</p> <p>I. Service stations.</p> <p>Allowable uses, following obtainment of a use permit, include:</p> <p>A. Any use listed in DMC 18.15.020 which is located within two hundred fifty (250) feet of an R district.</p> <p>B. Outdoor storage when completely screened from view from a public street or highway. Such storage area must be accessory to a permitted use.</p> <p>C. Public buildings and grounds including emergency shelters.</p> <p>D. Lumber yards including planing or saw mills.</p>
MH: Heavy Industrial District	<p>Allowable uses include:</p> <p>A. All permitted uses in the ML district.</p> <p>B. Heavy industrial and related uses, including but not limited to the following:</p> <ol style="list-style-type: none"> 1. Boiler works; 2. Book binding; 3. Box factories and cooperage; 4. Breweries, distilleries and wineries; 5. Building materials manufacture and assembly; 6. Flour, feed and grain mills; 7. Grain elevators; 8. Gravel, rock and cement yards; 9. Hair, felt and feathers processing; 10. Leather and fur finishing and dyeing, not including tanning and curing; 11. Manufacture of the following: aircraft and aircraft accessories and parts; automobile, truck and trailer assembly, accessories and parts; batteries; business machines; can and metal containers; carpets and rugs; cement products, concrete mixing and batching; chemical products, provided no hazard of fire or explosion is created; clay products; corks; cotton ginning and cotton wadding and linter; firearms; food products; jute, hemp, sisal, and oakum products; glass and glass products; graphite products; machine tools; metal alloys and foil; motors and generators; paper products; paraffin products;

**TABLE 2
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Zoning Designation/District	Definition
	plastics; porcelain products; railroad equipment; rubber products; steel products; solar products; stone products; and other similar uses found by the City Planning Commission to be similar to these uses;
12.	Meat products processing and packaging not including glue and size manufacture;
13.	Metal casting and foundries not including magnesium foundries;
14.	Painting, enameling and lacquering shops;
15.	Precious metals reduction, smelting and refining;
16.	Railroad freight stations, repair shops and yards;
17.	Sandblasting;
18.	Storage, sorting, collecting or baling of iron, junk paper, rags or scrap metal within completely enclosed structures;
19.	Textile bleaching;
20.	Tobacco curing and processing;
21.	Wholesale establishments, warehouses and distribution facilities;
22.	Wood and lumber processing and woodworking.
C.	Accessory structures and uses located on the same site as a permitted or conditional use.
D.	Accessory and temporary uses subject to the provisions of Chapter 18.22 DMC.
E.	Any permitted uses located within two hundred fifty (250) feet of an R district subject to the provisions of Chapter 18.25DMC, Conditional Uses.
F.	Temporary parking lots for events sponsored by a public agency.
	Allowable uses, following obtainment of a use permit, include:
A.	Airports and heliports;
B.	Cement, lime, gypsum and plaster of Paris manufacture;
C.	Charcoal, lampblack and fuel briquettes manufacture;
D.	Chemical products manufacture;
E.	Coal, coke and tar products manufacture;
F.	Drop forges;
G.	Dumps and slag piles;
H.	Explosive and fireworks manufacture and storage;
I.	Fertilizer manufacture;
J.	Film manufacture;
K.	Fish products processing and packaging;
L.	Garbage dumps;
M.	Gas manufacture or storage;
N.	Gas and oil wells;
O.	Gelatin, glue and size manufacture from animal or fish refuse;
P.	Insecticides, fungicides, disinfectants and similar industrial and household chemical compounds manufacture;
Q.	Incineration or reduction or dumping of garbage, offal and dead animals;

**TABLE 2
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Zoning Designation/District	Definition
R.	Junkyards;
S.	Lard manufacture;
T.	Linoleum and oil cloth manufacture;
U.	Magnesium foundries;
V.	Manure, peat and topsoil processing and storage;
W.	Metal and metal ores reduction, refining, smelting and alloying;
X.	Motor vehicle wrecking yards;
Y.	Paint manufacture including enamel, lacquer, shellac, turpentine and varnish;
Z.	Paper mills;
AA.	Petroleum and petroleum products refining including gasoline, kerosene, naphtha and oil;
BB.	Petroleum and petroleum products storage;
CC.	Rifle ranges;
DD.	Rolling mills;
EE.	Soap manufacture including fat rendering;
FF.	Steam plants;
GG.	Stockyards, slaughter of animals;
HH.	Stone quarries, gravel pits, mines and stone mills;
II.	Storage of used building materials;
JJ.	Tallow manufacture;
KK.	Tanneries and curing and storage of rawhides;
LL.	Wood and bones distillation;
MM.	Wood pulp and fiber reduction and processing.
Open Space and Public	
PS: Public Service District	Allowable uses include:
A.	Government facilities, including but not limited to the following: <ul style="list-style-type: none"> 1. Public schools. 2. Parks and recreation areas. 3. Government offices. 4. Public safety facilities. 5. Drainage facilities. 6. Fairgrounds. 7. Park and ride lots. 8. Train stations. 9. Libraries.
B.	Uses which the City Planning Commission determines by written findings are similar to the above.
C.	Accessory structures located on the same site as a permitted or conditional use.
D.	Windmills in conjunction with a permitted or conditional use.

**TABLE 2
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Zoning Designation/District	Definition
	<p>Allowable uses, following obtainment of a use permit, include:</p> <ul style="list-style-type: none"> A. Public cemeteries, crematoriums and similar uses. B. Airport, heliport, refuse disposal areas, corporation yards and sewage disposal sites. C. Public utility facilities, including but not limited to: pumping stations, power stations, drainage ways and structures, storage tanks, service yards and equipment buildings. D. Facilities for the generation of renewable energy including wind and solar farms.
Planned Development	
PD: Planned Development District	<p>In the absence of any provision to the contrary in an ordinance designating a PD zoning district or an ordinance approving a PD plan, the permitted uses and conditional uses of any parcel of land included in a PD zoning district shall be any use, or combination of uses, which would be authorized by the base zoning district or base zoning districts for that PD zoning district.</p> <p>Permitted uses in a PD zoning district may be subject to such conditions as are imposed, or which have been imposed, by the Council in connection with the approval of the PD zoning district or the PD plan. In such event, uses approved subject to such conditions are also subject to modification or termination, or both, in the same manner as provided for in Chapter 18.25DMC for uses which have been established under a conditional use permit. Such conditions shall govern the use to which they apply so long as said use is situated in the PD zoning district.</p> <p>Conditional uses within a PD zoning district shall be those authorized by the base zoning district or the base zoning districts applicable to the PD zoning district, but the ordinance approving a PD zoning district may both add and delete conditional uses to those authorized by the provisions of the sections of this zoning ordinance, which govern conditional uses in the base zoning districts.</p>
Agricultural	
A: Agricultural District	<p>Allowable uses include:</p> <ul style="list-style-type: none"> A. Raising field crops, fruit and nut trees, vegetables, horticultural specialties, livestock and timber. B. Processing of products produced on the premises. C. One (1) family dwellings and farm employee housing which are incidental to a permitted use or a conditional use. D. Home occupations conducted in accord with the regulations prescribed in Chapter 18.30 DMC. E. Accessory structures located on the same site with a permitted or conditional use including barns, stables, tank houses, storage tanks, windmills, silos and other farm outbuildings; private garages and carports; one (1) guest house or accessory living quarters without kitchen for each residence on the site; storehouses, garden structures, greenhouses, recreation rooms and hobby shops; storage of petroleum products for the use of persons residing on the site. F. Swimming pools used solely by persons resident on the site and their guests; provided, that no swimming pool or accessory mechanical equipment shall be located in a required front yard or in a required side yard or less than five (5) feet from a property line or less than three (3) feet from a property line as to any accessory mechanical equipment and related structures. G. Accessory and temporary uses, subject to the requirements of Chapter 18.22 DMC. H. Those facilities which State law requires to be allowed in this zone to the extent provided by State law and subject to any constraints of said State law. I. Secondary living units. J. Churches, parsonages, parish houses, monasteries, convents and other religious institutions. <p>Allowable uses, following obtainment of a use permit, include:</p>

TABLE 2
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Zoning Designation/District	Definition
	A. Roadside stands for the sale of agricultural produce grown on the site.
	B. Labor camps.
	C. Grain elevators.
	D. Fertilizer plants and yards.
	E. Stock feeding yards on sites of not less than ten (10) acres.
	F. Animal sales yards on sites of not less than ten (10) acres.
	G. Farm equipment service and repair establishments.
	H. Veterinarian offices.
	I. Bulk storage of petroleum products.
	J. Commercial stables and riding academies on sites of not less than ten (10) acres.
	K. Airports and heliports.
	L. Cemeteries on sites of not less than ten (10) acres.
	M. Crematories and columbariums.
	N. Public, private, and parochial elementary schools, junior high schools, high schools, and colleges; child care centers; private nonprofit schools and colleges, including art, craft, music or dancing schools or business, professional or trade schools and colleges.
	O. Public playgrounds, parks, community centers, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities.
	P. Exploration for and extraction of oil, natural gas, and similar substances on sites not less than ten (10) acres in area, provided there are: (1) setbacks of no less than one hundred (100) feet from boundaries, residences, schools and other sensitive uses; and (2) compliance with the requirements listed in Section 28-50(5), regulations for oil and gas wells, Chapter 28, Article 5, Solano County Code, as such code now exists or may be hereafter amended, or other guidelines not inconsistent with such County code as may be adopted by the City Planning Commission.
	Q. Public and private charitable institutions, hospitals, sanitariums and nursing homes.
	R. Golf courses on sites of not less than ten (10) acres.
	S. Public utility and public service pumping stations, power stations, drainage ways and structures, storage tanks and communications equipment buildings.
	T. Commercial kennels.
	U. Facilities for the generation of renewable energy including wind and solar farms.
Other	
T: Temporarily Unclassified District	Allowable uses include:
	A. Agriculture, except animal feed yards, animal sales yard, animal stock yard and the processing of farm products on a commercial basis, but including enlargement or structural alteration of single-family residential or agricultural buildings, and buildings which are accessory to any single-family or agricultural use when such buildings were in existence at the time the land upon which such building is located became temporarily unclassified.
	B. Those facilities which State law requires to be allowed in this zone to the extent provided by State law and subject to any constraints of said State law.
	Allowable uses, following obtainment of a use permit, include:
	A. Public buildings and facilities, including public utility facilities.

Source: City of Dixon Municipal Code, Chapter 18; accessed at <http://www.codepublishing.com/ca/dixon/> on February 9, 2015.