

# LOT FOR SALE

1.17 +/- Acres

CS (SERVICE COMMERCIAL)

NORTH FIRST STREET (HWY 113), DIXON, CA

- FEATURES:** Prominent corner lot at signalized intersection with easy access from both N. 1st St and Atkinson Ct. Join Affordable Dental, Atkinson Self Storage and Ace Hardware at this intersection.
- PRICE:** \$512,000, (\$10.00 +/- per sq. ft.) plus assumption of North First Street, Assessments, estimated at \$0.75 +/- per sq. ft.
- LOCATION:** Highway 113 (North First Street), just South of I-80 at Atkinson Court across from Ace Hardware, Dixon, CA.
- PARCEL SIZE:** 1.17 +/- Acres
- ZONING:** Service Commercial (CS) which encourages certain heavy commercial and light manufacturing uses (Zoning enclosed). For other specific uses under this zoning, please call the Planning Dept. at (707) 678-7000.
- APN:** 111-090-910
- CONTACT:** Chuck L. Krouse, Broker (707) 678-0500.

***Chuck L. Krouse, Broker***

COMMERCIAL REAL ESTATE SERVICES

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# NORTH FIRST STREET (HWY 113) DIXON, CA LOCATION MAP

0 FEET 1000'  
0 MILES 1/4 MILES  
Approximate scale

5 MILES TO  
UC DAVIS

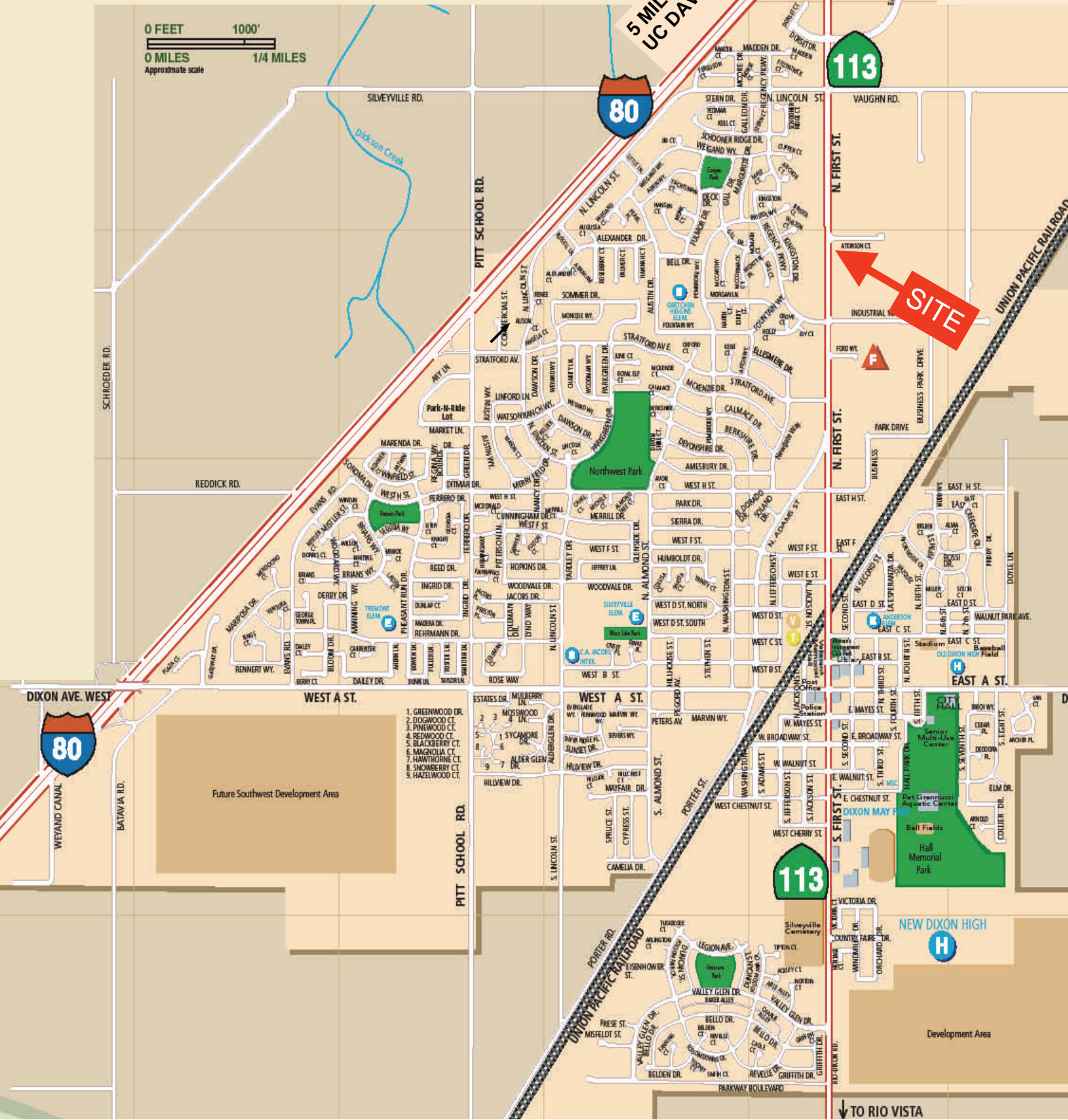
113

TO SACRAMENTO  
WALMART

SITE

113

TO RIO VISTA



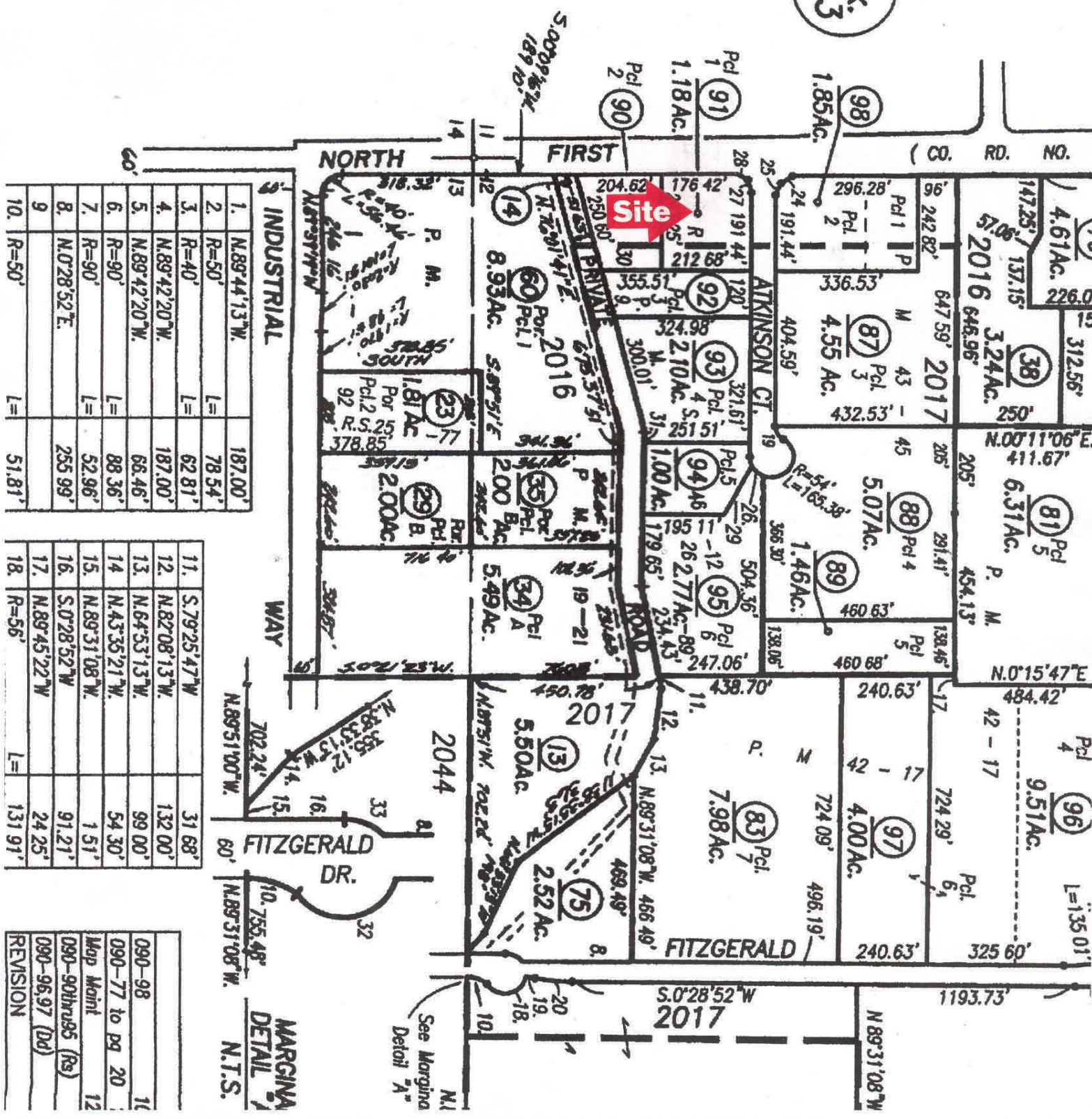
1. GREENWOOD DR.
2. DOGWOOD CT.
3. PINWOOD CT.
4. REDWOOD CT.
5. BLACKBERRY CT.
6. MAGNOLIA CT.
7. HAWTHORNE CT.
8. SNOWBERRY CT.
9. HAZELWOOD CT.

Future Southwest Development Area

NEW DIXON HIGH

Development Area

Bk. 113



1.	N.89°44'13"W.	187.00'
2.	R=50'	L= 78.54'
3.	R=40'	L= 62.81'
4.	N.89°42'20"W.	187.00'
5.	N.89°42'20"W.	66.46'
6.	R=90'	L= 88.36'
7.	R=90'	L= 52.96'
8.	N.0°28'52"E.	255.99'
9.		
10.	R=50'	L= 51.81'

11.	S.79°25'47"W	31.68'
12.	N.82°08'13"W.	132.00'
13.	N.64°53'13"W.	99.00'
14.	N.43°35'21"W.	54.30'
15.	N.89°31'08"W.	1.51'
16.	S.0°28'52"W	91.21'
17.	N.89°45'22"W	24.25'
18.	R=56'	L= 131.91'

090-98	10
090-77 to pg 20	10
Map Maint	12
090-90thru95 (Rs)	12
090-96,97 (Dd)	12
REVISION	

MARGINA  
DETAIL  
N.T.S.

See Margina  
Detail "A"

**12.11      CS = SERVICE COMMERCIAL DISTRICT**

**Sections:**

- 12.11.01**      Purposes
- 12.11.02**      Permitted Uses
- 12.11.03**      Conditional Uses
- 12.11.04**      Screening and Landscaping
- 12.11.05**      Performance Standards
- 12.11.06**      Yards
- 12.11.07**      Minimum Lot Size
- 12.11.08**      Height of Structure
- 12.11.09**      Signs
- 12.11.10**      Off-Street Parking and Loading Facilities
- 12.11.11**      Design Review
- 12.11.12**      General Provisions and Exceptions

**12.11.01      Purposes**

The purpose of the C-S, Service Commercial is to encourage certain heavy commercial and light manufacturing uses which are generally incompatible with retail and highway commercial uses, but perform needed storage, and service functions.

This district is also created to further the policies of the Dixon General Plan which encourages such uses in locations which are not apt to expose nearby residential and other such sensitive uses to the possible nuisance effects generated by such uses.

**12.11.02      Permitted Uses**

A. Commercial service establishments, including but not limited to the following:

- |   |   |
|---|---|
| 1. Automobile repairing, overhauling, rebuilding and painting,                                    | 14. Carpet and rug cleaning and dyeing, |
| 2. Automobile sales and service,  | 15. Catering shops,                     |
| 3. Automobile upholstery and top shops,   | 16. Christmas tree sales lots,          |
| 4. Automobile washing including the use of mechanical conveyors,      blowers and steam cleaning, | 17. Cleaning and dyeing,                |
| 5. Bakeries,  | 18. Cold storage plants,                |
| 6. Barber shop, beauty shop,  | 19. Communications equipment building,  |
| 7. Boat sales and service,  | 20. Dairy products plants,              |
| 8. Book binding,  | 21. Diaper supply services,             |
| 9. Bottling works,  | 22. Electrical repairs shops,           |
| 10. Bowling alleys,   | 23. Exterminators,                      |
| 11. Bus stations,   | 24. Feed and fuel stores,               |
| 12. Cabinet shops,  | 25. Food lockers,                       |
| 13. Carpenters' shops,  | 26. Freight forwarding terminals,       |
|   | 27. Gasoline service stations,          |
|   | 28. Glass shops,                        |
|   | 29. Heating and ventilation shops,      |

- |  |   |
|--|---|
| 30. Household and office equipment and machinery repair shops, | 50. restaurants,  |
| 31. Ice storage houses,  | 51. Safe and vault repairing,   |
| 32. Laboratories,  | 51. Sheet metal shops,  |
| 33. Laundries,   | 52. Storage yards for commercial vehicles,  |
| 34. Linen supply service,                                      | 53. Tire sales, retreading and recapping,   |
| 35. Machinery sales and rentals,                               | 54. Trailer sales and services,   |
| 36. Mattress repair shops,                                     | 55. Tool or cutlery sharpening or grinding,   |
| 37. Mortuaries,  | 56. Used car sales,   |
| 38. Motorcycle sales and services,                             | 57. Veterinarians' offices and small hospitals including short-term boarding of animals and incidental care such as bathing and trimming, provided that all operations are conducted entirely within a completely enclosed building which complies with specifications of soundproof construction which shall be prescribed by the Planning Director. |
| 39. Nurseries and garden supply stores,                        | 58. Warehouses except for the storage of fuel or flammable liquids,   |
| 40. Office and office buildings,                               | 59. Wholesale establishments,   |
| 41. Packing and crating,                                       | 60. Mini storage and caretaker residence.   |
| 42. Parcel delivery services,                                  | 61. Fitness Centers   |
| 43. Photographic developing and printing,                      |   |
| 44. Plumbing shops,  |   |
| 45. Printing, lithographing, and engraving,                    |   |
| 46. Railroad stations,   |   |
| 47. Refrigeration equipment,                                   |   |
| 48. Repair garages,  |   |
| 49. Restaurants including drive-in                             |   |

**B. Commercial service establishments involving creation of noise, odor, dust, heavy traffic, unsightliness or other nuisances and hazards, when located not less than 250 feet from an R District, including, but not limited to:**

1. Blacksmith shops,
2. Building materials yards other than gravel, rock or cement yards
3. Contractors, equipment rental yards,
4. Contractors, storage yards,
5. Kennels,
6. Live storage, killing or dressing of poultry or rabbits for retail sale on the premises.
7. Lumber yards not including planing mills or saw mills,
8. Small animal boarding,
9. Stone and monument yards.
10. Transit yards,
11. Trucking terminals,
12. Veterinarians' offices and small animal hospitals,
13. Welding shops.

**C. Parking lots improved in conformity with the standards prescribed in Section 12.23.**

**D. Public utility and public service pumping stations, power stations, drainage ways and structures, storage tanks and service yards.**

**E. Accessory uses subject to the provisions of Section 12.18.**

**F. Temporary Parking Lots for Events Sponsored by a Public Agency (in accordance with authority provided by Section 12.16.09 of the Zoning**

Ordinance, March 30, 1998).

**12.11.03**      **Conditional Uses**

- A.      The following uses shall be permitted upon the granting of a Use Permit as provided in Section 12.21.
1.      Public buildings and grounds.
  2.      Accessory structures and uses located on the same site as a conditional use, subject to the provisions of Section 12.18.
  3.      All uses permitted or conditionally permitted in the C-N, C-C, and C-H districts.

**12.11.04**      **Screening and Landscaping**

As required in Section 12.26.

**12.11.05**      **Performance Standards**

All existing and proposed uses shall be subject to the provisions of Section 12.24.

**12.11.06**      **Yards**

- A.      There are no required front, side or rear yards except in the following instances:
1.      A 10 foot front yard shall be required on all sites which adjoin an R or A District.
  2.      On a reverse corner lot adjoining a key lot which is an R district, the minimum street side yard shall be not less than one half of the required front yard of the key lot.
  3.      The minimum rear yard or side yard adjoining an R district shall be 20 feet.
  4.      One foot shall be added to each required side yard or rear yard for each 2 feet of height or fraction thereof, by which a portion of a structure within 30 feet of such yard, exceeds 14 feet.

**12.11.07**      **Minimum Lot Size**

Area: 7,000 square feet      Lot width:      60 feet.

**12.11.08**      **Height of Structures**

No structure shall exceed 40 feet in height.

**12.11.09    Signs**

No sign, outdoor advertising structure, or display of any character shall be permitted except as prescribed in Section 12.20.

**12.11.10    Off-Street Parking and Loading Facilities**

Off-street parking and off-street loading facilities shall be permitted except as prescribed in Section 12.23.

**12.11.11    Design Review**

All uses shall be subject to design review as prescribed in Section 12.19.

**12.11.12    General Provisions and Exceptions**

All uses shall be subject to the general provisions and exceptions prescribed in Section 12.16.