



City of Dixon Zoning Code Update Survey

The City of Dixon is working on a comprehensive update to the Zoning Ordinance and Zoning Map. This effort will result in more user-friendly regulations implement the recently adopted General Plan, help realize the community’s vision of preserving and enhancing the small-town character, while also providing for new growth that enhances quality of life.

The City wants to hear from YOU about how to improve zoning in your town!

Please fill out and submit the survey by August 31, 2022. Visit the City’s website for additional information: <https://www.cityofdixon.us/ZoningUpdate>.

1. Which of the following describes you? (Check all that apply.)

- I live in Dixon
- I work in Dixon
- I own a business in Dixon
- I own commercial property in Dixon
- I own residential property in Dixon
- I am curious and interested about Dixon’s zoning

2. Have you had any experience with Planning or Zoning in Dixon?

- Yes
- No

3. Zoning Code: Which best describes your experience utilizing Dixon’s Zoning Code?

- Easy to understand
- Average, after reviewing it a few times, I understood the Zoning Code
- Difficult to understand, I depended on staff to explain the Zoning Code
- I haven’t used the Zoning Code

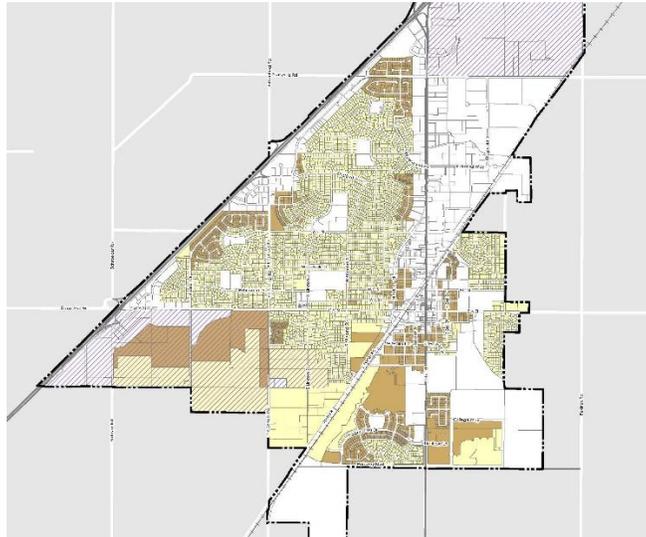
4. Zoning Code: Which of the following features you would like to see included in Dixon’ Zoning Code update? (Check all that apply)

- Simpler language
- Less duplication
- More standards presented in table format
- More graphics, illustrations, and diagrams
- Improved table of contents and index
- More definitions
- Intuitive organization
- I don’t know

5. Zoning Code: Are there any other user-friendly features not listed above that you would like to see included in Dixon's Zoning Code Update?

Focus Area: Residential Neighborhoods

Dixon's residential neighborhoods play a key role in the City's charm and small-town feel. Most of Dixon's residential neighborhoods are along local roads with low speeds, suitable for families to walk and bike along and for neighbors to meet. The General Plan seeks to preserve and reinforce the characteristics of established neighborhoods.



6. Which of the following statements do you **AGREE** with regarding development in Dixon's residential neighborhoods? (Check all that you agree with)

- The character of existing neighborhoods should be maintained.
- There should be allowances for small scale multi-family development, such as duplexes.
- The design of new housing is appropriate.
- The amount and type of landscaping provided with new housing is appropriate.

7. Do you agree with the following statement: **The current residential setbacks (the distance a home needs to be setback from the property line) are appropriate.** (Check all that apply)

- Agree – the location of houses and garages in new development are appropriate
- Disagree – there should be more space in front of the house
- Disagree – there should be more space in front of the garage
- Disagree – there should be more space along the side of the house or garage
- Disagree – there should be more space in the back of a house or garage
- Disagree – there should be less space in front of the house
- Disagree – there should be less space in front of the garage
- Disagree – there should be less space along the side of the house or garage
- Disagree – there should be less space in the back of a house or garage



8. Currently, front yard fencing is limited to 3 feet in height. What do you think is appropriate for Dixon?

- Continue to limit the height of front yard fencing to 3 feet.
- Increase the allowed height of front yard fencing to 4 feet.
- Increase the allowed height of front yard fencing to 4 feet, provided the portion of the fence over 3 feet is at least 50% transparent (ex. latticework).
- Increase the allowable height of front yard fencing to more than 4 feet
- Decrease the allowable height of front yard fencing to less than 3 feet



9. Many people in Dixon own RVs, campers, boats, and other recreational equipment. The Zoning Code currently does NOT have specific standards for where this type of equipment may be stored. What do you think is appropriate in Dixon?

- Continue to allow recreational equipment to be parked on any paved surface on the property
- Require recreational equipment to be stored in a fully enclosed structure. (Note: many existing properties, particularly older developments, could not meet this requirement)
- Require recreational equipment to be stored in a fully enclosed structure or in a side or rear yard that is fully screened by a fence, wall, or landscaping. (Note: many existing properties, particularly older developments, could not meet this requirement)
- Require recreational equipment to be stored in a fully enclosed structure or in a side or rear yard but allow this requirement to be waived if existing development or site constraints precludes parking in these areas.



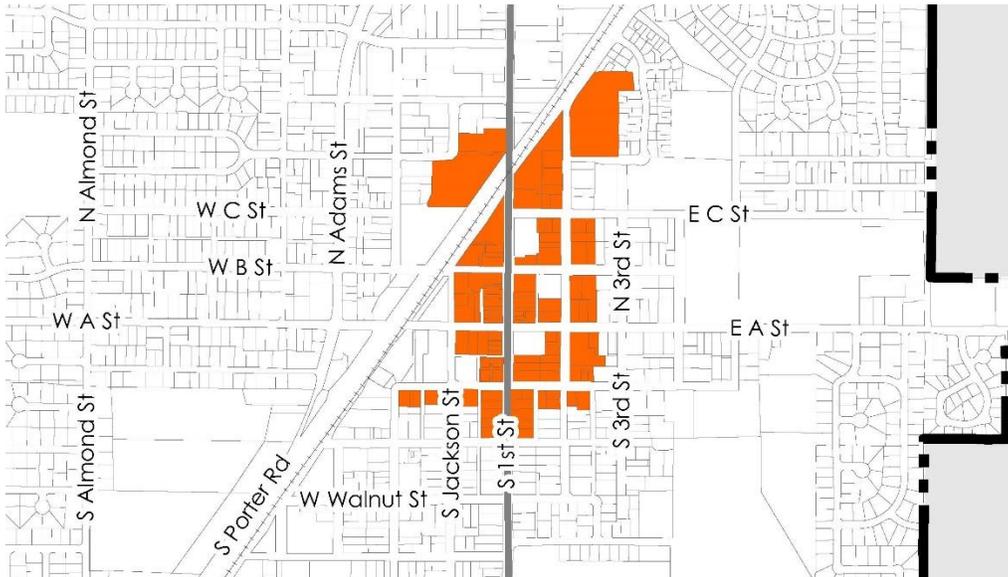
10. Currently the Zoning Code does NOT limit the amount a front yard may be paved. What do you think is appropriate for Dixon?

- Continue to allow any amount of paving in the front yard
- Limit the amount of paving in the front yard to only driveways, walkways, porches, and patios to maximize planting areas.
- Limit the amount of paving in the front yard to no more than 50 percent of the yard.

11. Do you have other concerns related to residential development that were not covered above?

Focus Area: Downtown

In the General Plan, Downtown is envisioned to continue its traditional role as the heart of Dixon, with actions to revitalize and enhance the area.



12. Which of the following would YOU like to see in Downtown Dixon? (Select your top 4 priorities)

- Additional shops
- Additional restaurants
- Additional offices
- Additional entertainment
- Additional medical services
- Hotels
- Lofts or apartments above retail
- Nothing new

13. Rate your level of concern with future changes to Downtown affecting PEDESTRIAN FRIENDLINESS.

- 1: not concerned
- 2: somewhat concerned
- 3: very concerned



14. Rate your level of concern with future changes to Downtown affecting BUILDING BULK AND MASSING.

- 1: not concerned
- 2: somewhat concerned
- 3: very concerned



15. Rate your level of concern with future changes to Downtown affecting BUILDING FACADES AND DESIGN.

- 1: not concerned
- 2: somewhat concerned
- 3: very concerned



16. Rate your level of concern with future changes to Downtown affecting ORIENTATION OF BUILDINGS/ENTRANCES.

- 1: not concerned
- 2: somewhat concerned
- 3: very concerned

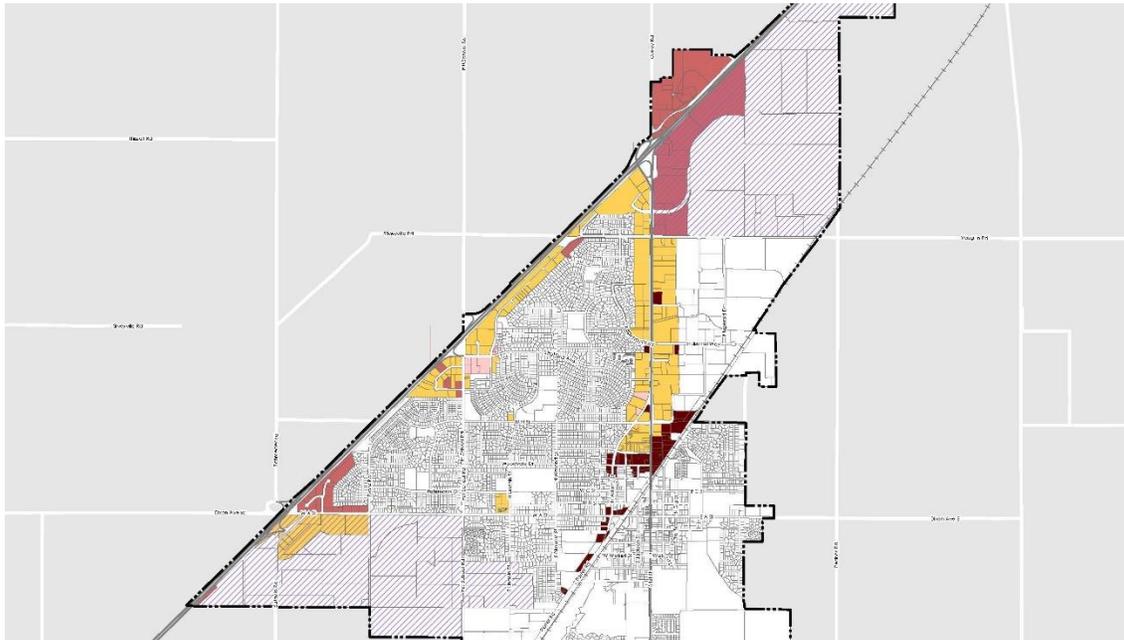


17. Are there other aspects of potential future development in Downtown that weren't covered above?

18. If you could choose one thing to enhance Downtown Dixon, what would it be?

Focus Area: Commercial Nodes and Corridors

Dixon's commercial nodes and corridors are intended to foster a mix of retail, commercial, and residential uses. Large retail, shopping centers, offices, and hotels serve Dixon and the wider region, supported by new infill housing are envisioned as a vibrant land use mix to fill in vacant gaps and provide an identity as people enter Dixon.



19. The General Plan envisions commercial areas with a mix of retail shopping centers, offices, hotels, and housing. What type of mixed use development is appropriate? (Check all that apply.)

- A mix of uses located on the same site, vertically arranged (one use on top of another)
- A mix of uses located on the same site, horizontally arranged (one use next to another)
- Single use development on a site, provided there are other uses in close proximity
- Single use development on a site, with a mix of uses throughout the focus area

20. In some locations, commercial and mixed-use areas are or will be adjacent to residential neighborhoods. How should compatibility between the different uses be addressed? (Check all that apply.)

- A solid wall or fence should be required between commercial and mixed-use development and residential neighborhoods.
- A landscaped buffer area should be required between commercial and mixed-use development and residential neighborhoods.
- Increased setbacks should be required between commercial and mixed-use development and residential neighborhoods.

21. Are there certain uses currently located within Dixon's commercial nodes and corridors that shouldn't be?

22. What types of uses have you not seen in Dixon's commercial nodes and corridors that you would like to see?

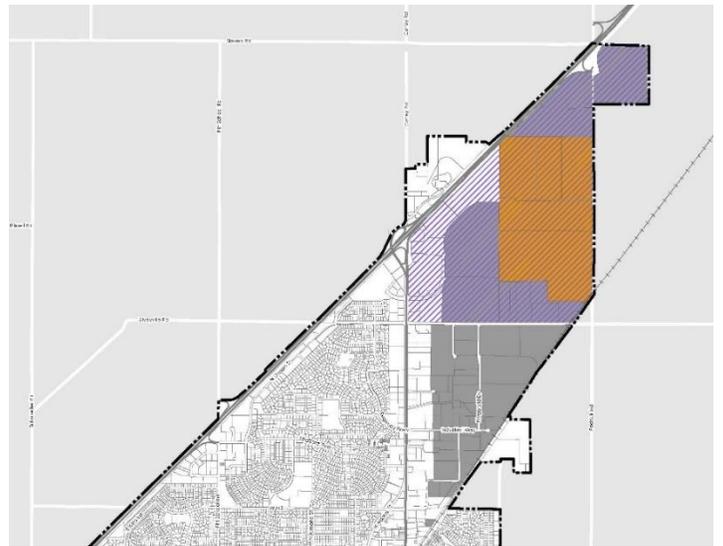
23. Which of the following statements regarding parking in commercial areas do you agree with? (Check all that apply.)

- Enough parking is provided
- Not enough parking is provided
- Too much parking is provided
- Parking areas are designed to function well
- It's hard to navigate parking areas in a car
- It's hard to navigate parking areas as a pedestrian
- Parking areas provide enough landscaping
- Parking areas do not provide enough landscaping
- Parking areas provide too much landscaping

24. Are there other aspects of potential future development in Dixon's commercial corridors that weren't covered above?

Focus Area: Employment Centers – East of 1st Street

The Northeast Quadrant of Dixon is envisioned to grow as an important new mixed use employment area and gateway to Dixon. Areas north of Vaughn Road are subject to Northeast Quadrant Specific Plan, whose land use and development regulations will not change as part of the Zoning Update project. Areas within the Industrial General Plan land use designation, shown on the map in gray, provide space for critical uses such as industrial, distribution, and offices to grow.



25. How much do you agree with the following statement? "Employment centers should continue to accommodate a diverse range of industrial, manufacturing, heavy commercial, warehousing, office, and similar uses."

- 1: completely agree
- 2: somewhat agree
- 3: do not agree

26. How much do you agree with the following statement? "Development standards in the employment center area should be flexible to accommodate continuation or expansion of existing business operations or new business."

- 1: completely agree
- 2: somewhat agree
- 3: do not agree

27. What aspects of potential future development in Dixon's employment areas are you concerned about?

28. Land Uses: Are there certain uses that Dixon is getting too much of, compared to other areas?

29. Land Uses: Are there certain uses that Dixon isn't getting their "fair share" of, compared to other areas?

30. Permit Process: Which of the types of permits have you applied for in the City of Dixon? (Check all that apply)

- A residential building or construction permit
- A commercial or other nonresidential building or construction permit
- A planning permit that did not require a public hearing
- A planning permit that required a public hearing
- A business license
- I have not applied for permits in the City of Dixon
- Other type of permit

31. Permit Process: How could the permit process that you experienced have been improved? (Check all that apply)

- The process took too long
- My project required a public hearing, and it shouldn't have
- My project did not require a public hearing, but it should have
- No improvements necessary, the process was appropriate
- I have not applied for a permit in the City of Dixon

32. Permit Process: Are there other aspects of the permit process that should be improved that were not listed above?

33. Permit Process: When you've received notice of a public hearing on a proposed project, and you did attend the hearing or provide comment, what influenced your decision to participate? (Check all that apply)

- The location of the project
- The type of use that was proposed
- The amount of parking that was provided
- The height of the proposed project
- The density of the proposed project
- Other project components
- Other reasons
- I have not attended a public hearing or provided comments on a project

34. Permit Process: What is the PRIMARY reason you decided to attend a public hearing or provide comments on a project?

35. Other: Do you have other concerns we haven't covered today that should be considered in the Zoning Code update?
