



Planning Commission Staff Report

DATE: October 11, 2022

ITEM INITIATED BY: Raffi Boloyan, Community Development Director

ITEM AUTHORIZED BY: Raffi Boloyan, Community Development Director

A handwritten signature in blue ink, appearing to be 'Raffi Boloyan', is located to the right of the 'ITEM AUTHORIZED BY' line.

PREPARED BY: Raffi Boloyan, Community Development Director

SUBJECT: [Comprehensive Zoning Ordinance] Update on public input from community workshops and survey

BACKGROUND

As part of the Comprehensive Zoning Ordinance update project, the city has used a broad spectrum of outreach activities to inform the community about the project, invite them to participate, and get input on neighborhood-focused issues and concerns, including an online survey and two community workshops. The two workshops were held in July y 2022, and the survey was open for public input between mid Juuly and end of August 2022

The attached document provides a detailed summary of the survey and community workshops, including an overview of who participated and attended, topics covered, and community responses on the survey.

ATTACHMENTS:

1. Zoning Code Update - Workshop and Survey Input Summary, September 2022



Zoning Code Update

Workshop and Survey Input Summary

City of Dixon | *September 2022*

Prepared by: Miller Planning Associates, RRM Design Group

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1 Introduction and Input Highlights

Introduction

In 2021, City of Dixon began the process of comprehensively updating the City's Zoning Ordinance and Zoning Map. The goal of the project is to create a user-friendly, effective Zoning Ordinance that will:

- Implement the recently adopted General Plan 2040 and shape future growth that enhances quality of life;
- Reflect Dixon and respond to community concerns;
- Help realize the community's vision of preserving and enhancing the small town character;
- Provide for new jobs that provide employment for local residents and a range of housing types that will be affordable to people of all ages;
- Provide flexibility and transparency in its administration and decision making processes;
- Promote economic development and high quality design; and
- Be intuitive, graphic, and user-friendly.

The City has engaged a broad spectrum of outreach activities to inform the community about the project, invite them to participate, and get input on neighborhood-focused issues and concerns, including an online survey and two community workshops. This document provides a summary of the survey and community workshops, including an overview of who participated and attended, topics covered, and community responses on the survey.

Input Highlights

Participants represented a wide variety of backgrounds and experiences with City, and differing opinions on land use and zoning. However, several main themes came through from the survey responses:

- **Who Participated?** The vast majority of survey participants were Dixon residents. Most did not have direct experience with the Zoning Code, but were curious and interested about planning issues.
- **Code Usability and Enforcement.** Participants were supportive of code usability features such as simpler language, more graphics, and better definitions. Many participants also emphasized the importance of writing enforceable regulations.

- **Residential Neighborhoods.** Participants valued the existing character of residential neighborhoods, but many were open greater flexibility in development standards and types of housing. Many expressed the need for changes to the City's regulations on setbacks. Participants expressed a variety of opinions on recreational vehicles, but the majority responded that recreational vehicles should be allowed to park on any paved surface on a residential property. Participants also stressed the need for improved City maintenance of street trees, landscaping, sidewalks, and traffic infrastructure.
- **Downtown.** Participants valued the historic nature of Downtown Dixon, and prioritized uses such as new housing, as well as amenities like restaurants, shops, and entertainment that visitors and residents could both enjoy. Participants expressed varying levels of concern with regard to design issues such as pedestrian friendliness, building bulk and massing, building facades and design, and orientation of entrances. Participants wanted to maintain Downtown's charm, through improved amenities, landscaping, parking, and mitigation of Highway 113 traffic and congestion. Some participants supported new housing development in Downtown to support the viability of local businesses. Participants highlighted community events, gathering areas, and visually-appealing storefronts to enhance Downtown Dixon.
- **Commercial Nodes and Corridors.** Participants were somewhat supportive of a mix of uses and suggested different ways they could implemented (horizontally arranged on the same site, vertically arranged on top of one another, etc.). To help address compatibility between different uses, participants gravitated towards increased setbacks and landscaped buffer areas. Small-scale commercial stores were generally favored over big box stores and national chains; many participants expressed the need for more grocery stores, retail stores, and entertainment options such as movie theaters or arcades. Participants wanted to see a range of housing types offered in these areas, not just single-family development. Generally, participants felt that enough parking is provided at commercial establishments.
- **Employment Centers – East of 1st Street.** Participants generally agreed that employment centers should continue to accommodate a diverse range of industrial, manufacturing, heavy commercial, warehousing, and offices. They were concerned about heavy truck traffic, infrastructure, compatibility with housing, and the availability of public transportation to major employment centers. Participants wanted the City to prioritize sales tax-generating and employment-generating uses over warehouses.
- **Land Uses.** Participants were mixed on recent residential growth in Dixon, with some expressing it was sorely needed, while others expressed it was unbalanced with respect to other uses. Housing affordability was a top priority for participants, with some expressing the need for a greater variety of housing types. A variety of businesses and services was also highly valued, such as recreation and open spaces, grocery stores,

restaurants, medical offices, and entertainment and cultural amenities. Participants generally were not in favor of new warehouses, fast food, or auto-oriented uses.

- **Permit Process.** Most participants had not applied for a permit or been to a public hearing in the City of Dixon. However, those who had expressed support for the process to be simplified and streamlined, modernized and digitized, and user-friendly. Participants who had attended a public hearing usually did so to express opposition to a project, often if it affected a property they owned.
- **Other.** In general, participants emphasized the need for the City's policies and regulations to be internally consistent and routinely enforced. Several participants wanted the City to address the preservation of agricultural land.

2 Outreach Activities

Community Workshops

The City of Dixon hosted two identical public workshops on July 20th and July 21st, 2022, to solicit input on the Zoning Ordinance and Zoning Map Update. The July 20th Community Workshop was hosted at the Senior Multi-Use Center, and the July 21st Community Workshop was hosted at the City Council Chambers at City Hall. The workshops were broadly noticed through the following means:

- City of Dixon project website: The website (<https://www.cityofdixon.us/zoningupdate>) serves as a hub for all project-related information and provides the public opportunities to learn more about the effort. Notice of the workshops and survey was published to the website in June.
- “Dixon Insider” digital newsletter: The digital newsletter keeps residents informed of upcoming community events and local initiatives, and several editions have advertised the Zoning Code Update throughout 2021 and 2022. Notice of the workshops and survey was published in the June 30, 2022 edition.
- Zoning Code Update project newsletter: A full-spread newsletter with detailed project and zoning information was sent to residents as a utility bill mailing insert in May and June.
- Social Media: City staff uploaded posts to the City’s Facebook and Nextdoor accounts advertising the workshops and survey.
- Workshop Flyers: City staff distributed flyers at City facilities and local businesses advertising the workshops and survey. Flyers were printed in English and Spanish.
- E-mail List: City staff sent e-mail notices to a list of interested parties and stakeholders advertising the workshops and survey. The e-mail list is collected through visitors to the City webpage and contact with City staff.

Both community workshops featured a single presentation by the Miller Planning Associates. The presentation included an overview of project goals and objectives, and introduction into zoning codes, and a discussion of four different “Focus Areas”. Additional information about the goals and characteristics of each Focus Area was provided on several large presentation boards at the workshop. Participants were free to study them before and after the presentation and have discussions with available City staff.

Following the presentation, participants were led through an interactive survey. Participants could submit live responses on their smartphone, laptop, tablet, or devices provided by the City. Additionally, participants could view the survey responses of everyone in the room in

real-time as they were submitted. This live interaction provided for topical points of discussion with the presenter and City staff.

9 people signed in at the July 20th Community Workshop. 7 people signed in at the July 21st Community Workshop. Of the workshop attendees, most but not all, submitted survey responses. Both workshops were recorded in their entirety and uploaded to the City's project website.

Results from the interactive poll are included in the following section, Survey Input Summary. See Appendix B: Public Workshop Presentation and Appendix C: Presentation Boards for additional workshop materials.

Survey

The same survey presented at the community workshops was made available to the public from July 21st, 2022 to September 5th, 2022 online through the project website, as well as in hard copy. The survey was published in different formats to increase accessibility for the public: the online survey was hosted by the Slido polling platform, and printed surveys were available to pick up and submit or mail to at City Hall.

The survey asked community members about their personal experiences with Dixon's Zoning Ordinance; their preferences and concerns regarding land uses in focus areas throughout the City; and what aspects of the City needed to be improved the most. Questions included a mix of multiple-choice and free response, with many opportunities to provide detailed responses and opinions on topics or issues the survey was not able to cover.

Across all formats, a total of 208 individuals participated in the City's survey:

- 185 participants submitted an online survey.
- 8 participants submitted a printed survey.
- 8 participants submitted a survey at the July 20th Community Workshop.
- 7 participants submitted a survey at the July 21st Community Workshop.

Results from the interactive poll are summarized in the following section, Survey Input Summary and included in Appendix A – Survey Responses.

3 Survey Input Summary

This section presents survey input received across all formats: live workshop, online, and printed survey. A total of 208 individuals participated in the survey between July 20th and September 5th.

Most participants did not submit responses for each and every question (particularly free response questions), and so the number of responses differ from question to question. Input is represented as it was received by the City, although some typographical and formatting corrections have been made for clarity. 35 survey questions covered the following:

- Participant Orientation (Question 1)
- Zoning Code Experience and Usability (Questions 2-5)
- Focus Area: Residential Neighborhoods (Questions 6-11)
- Focus Area: Downtown (Questions 12-18)
- Focus Area: Commercial Nodes and Corridors (Questions 19-24)
- Focus Area: Employment Centers – East of 1st Street (Questions 25-27)
- Land Uses (Questions 28-29)
- Permit Process (Questions 30-34)
- Other (Question 35)

Summaries of responses to survey questions have been presented by topic below. Detailed survey responses are presented in Appendix A – Survey Responses.

Participant Orientation

The survey’s introductory question was aimed at understanding participants’ experience with the City of Dixon. A vast majority of respondents, 94%, live in Dixon. 34% of participants indicating that they were ‘curious and interested about Dixon’s zoning’.

Question 1: Which of the following describes you? Check all that apply.

94%	I live in Dixon.
46%	I own residential property in Dixon.
36%	I am curious and interested about Dixon’s zoning.
22%	I work in Dixon.
12%	I own a business in Dixon.
4%	I own commercial property in Dixon.

Zoning Code Experience and Usability

Questions 2-5 asked participants about their general experience and understanding of the Zoning Code, and suggestions for improvement. Over 70% of participants had no prior experience with Planning or Zoning in Dixon. Participants were in favor of improving code usability features such as *simpler language*, and *more graphics, illustrations, and diagrams*. Other suggestions were to include a functional search feature, consistent terminology and definitions, and a greater focus on enforcement of regulations.

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

73%	No
27%	Yes

Question 3: Which best describes your experience utilizing Dixon's Zoning Code?

53%	I haven't used the Zoning Code.
29%	Average – after reviewing it a few times, I understood the Zoning Code.
12%	Difficult to understand – I depended on staff to explain the Zoning Code.
7%	Easy to understand.

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

42%	Simpler language
40%	More graphics, illustrations, and diagrams
31%	I don't know
28%	More definitions
24%	Improved table of contents and index
23%	Intuitive organization
23%	More standards presented in table format
18%	Less duplication

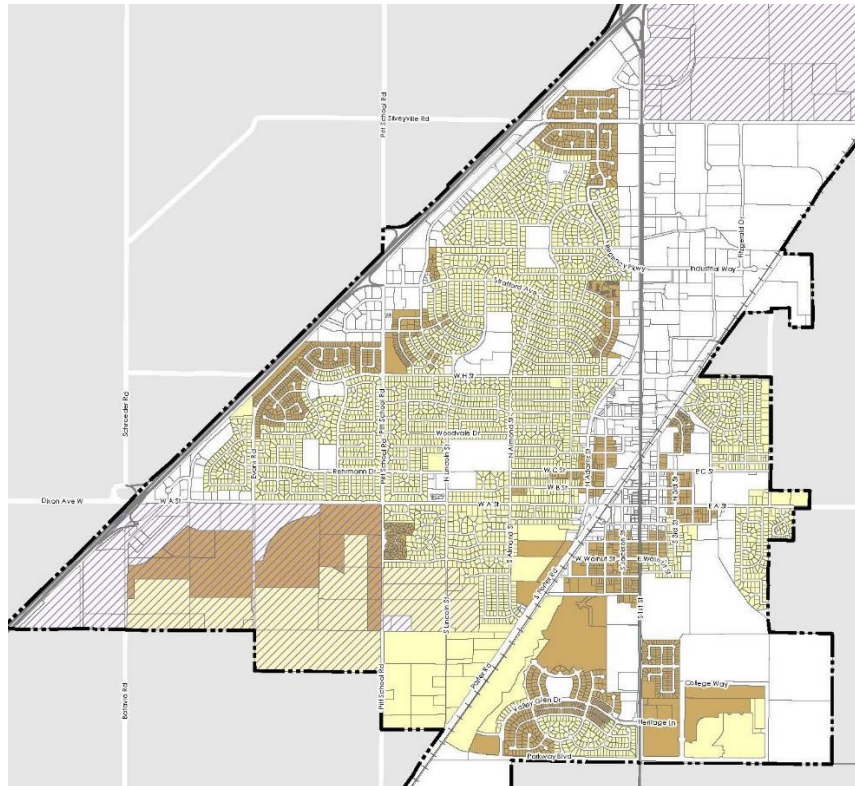
Question 5: Are there any other user-friendly features not listed above that you would like to see included in Dixon's Zoning Code Update?

See Appendix A for submitted responses.

Focus Area: Residential Neighborhoods

Questions 6-11 involved potential future residential development in Dixon, covering topics such as a mix of housing types, setbacks, landscaping, and fencing. Participants strongly felt that ‘the character of existing neighborhoods should be maintained’, but expressed a variety of opinions related to setbacks, yards, landscaping, and fencing.

Other concerns related to residential development that participants wanted to share were related to the need to provide off-street parking, landscape maintenance, more trees, and preservation of agricultural land.



Question 6: The General Plan seeks to preserve and reinforce the characteristics of established neighborhoods. Which statements do you AGREE with regarding development in Dixon's residential neighborhoods? (Check all that apply.)

- | | |
|-----|--|
| 83% | The character of existing neighborhoods should be maintained. |
| 31% | The amount and type of landscaping provided with new housing is appropriate. |
| 29% | There should be allowances for small scale multi-family development, such as duplexes. |
| 23% | The design of new housing is appropriate. |

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

- 53% Disagree – there should be more space along the side of the house or garage.
- 32% Disagree – there should be more space in front of the garage.
- 31% The location of houses and garages in new development are appropriate.
- 29% Disagree – there should be more space in the back of a house or garage.
- 28% Disagree – there should be more space in front of the house.
- 8% Disagree – there should be less space along the side of the house or garage.
- 7% Disagree – there should be less space in front of the house.
- 5% Disagree – there should be less space in front of the garage.
- 5% Disagree – there should be less space in the back of a house or garage.

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

- 53% Continue to limit the height of front yard fencing to 3 feet.
- 18% Increase the allowed height of front yard fencing to 4 feet.
- 15% Increase the allowable height of front yard fencing to more than 4 feet.
- 12% 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).
- 2% Decrease the allowable height of front yard fencing to less than 3 feet.

Question 9: Many people in Dixon own RVs, campers, boats, etc. The Zoning Code currently does NOT regulate where they may be stored. What do you think is appropriate?

- 62% Continue to allow recreational equipment to be parked on any paved surface on the property.
- 17% 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).
- 16% 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.
- 5% Require recreational equipment to be stored in a fully enclosed structure. (Note: many existing properties, particularly older developments, could not meet this requirement).

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

- 52% Continue to allow any amount of paving in the front yard.
- 27% Limit the amount of paving in the front yard to only driveways, walkways, porches, and patios to maximize planting areas
- 22% Limit the amount of paving in the front yard to no more than 50 percent of the yard.

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

See Appendix A for submitted responses.

Focus Area: Downtown

Questions 12-18 sought feedback on how the City could revitalize and enhance the downtown of Dixon. While 'additional restaurants' (75%), 'additional shops' (66%), and 'additional entertainment' (65) were the most popular responses, 41% of participants indicated that they would like to see *lofts or apartments above retail*. Not all participants were concerned about design features such as pedestrian friendliness, building bulk and massing, and orientation of buildings/entrances.

Other concerns related to potential future development of Downtown that were not covered in the previous questions included building height, the size and number of street trees, and architectural character. Participants noted that improvements to parking and congestion, live events and gathering places for the community, and the presence of a Downtown theme or unique character as elements that would greatly enhance Downtown Dixon.



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

75%	Additional restaurants
66%	Additional shops
65%	Additional entertainment
41%	Lofts or apartments above retail
12%	Additional offices
9%	Hotels
7%	Nothing new
6%	Additional medical services

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

45%	Not concerned
29%	Somewhat concerned
27%	Very concerned

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

44%	Not concerned
40%	Somewhat concerned
16%	Very concerned

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

40%	Somewhat concerned
37%	Not concerned
23%	Very concerned

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

60%	Not concerned
30%	Somewhat concerned
11%	Very concerned

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

See Appendix A for submitted responses.

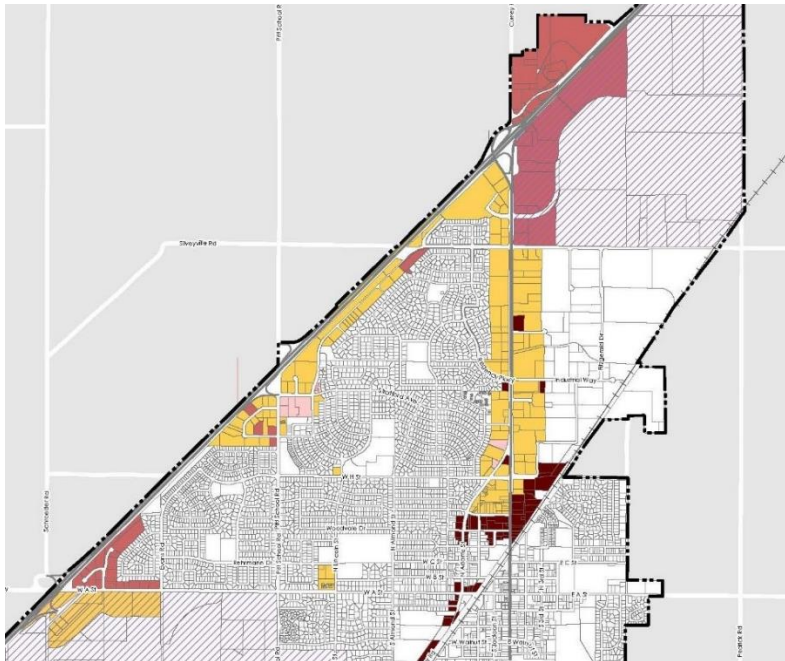
Question 18: If you could choose one thing to enhance Downtown Dixon, what would it be?

See Appendix A for submitted responses.

Focus Area: Commercial Nodes and Corridors

Questions 19-24 solicited feedback on Dixon's commercial nodes and corridors. Participants were open to a mix of uses in the commercial nodes and corridors, implemented in a variety of different ways. When asked if there are certain uses currently located within Dixon's commercial nodes and corridors that shouldn't be, participant responses included *marijuana dispensaries*, *big box stores*, *warehouses* and *gas stations*. When asked if there are uses in Dixon's commercial nodes and corridors that participants would like to see, participant responses included *entertainment*, *medical facilities*, *grocery stores*, and *housing*.

Participants generally felt that 'enough parking is provided' (47%) in commercial areas. They also honed in on the need to provide enough landscaping in parking areas and safety measures for both pedestrians and vehicles. Other concerns included *pedestrian and vehicular safety*, *landscaping*, *trees*, and *bike infrastructure*.



Question 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.)

- 44% A mix of uses located on the same site, horizontally arranged (one use next to another).
- 43% Single use development on a site, with a mix of uses throughout the focus area.
- 42% A mix of uses located on the same site, vertically arranged (one use on top of another).
- 30% Single use development on a site, provided there are other uses in close proximity.

Question 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.)

- 63% Increased setbacks should be required between commercial and mixed-use development and residential neighborhoods.
- 61% A landscaped buffer area should be required between commercial and mixed-use development and residential neighborhoods.
- 48% A solid wall or fence should be required between commercial and mixed-use development and residential neighborhoods.

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

See Appendix A for submitted responses.

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

See Appendix A for submitted responses.

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

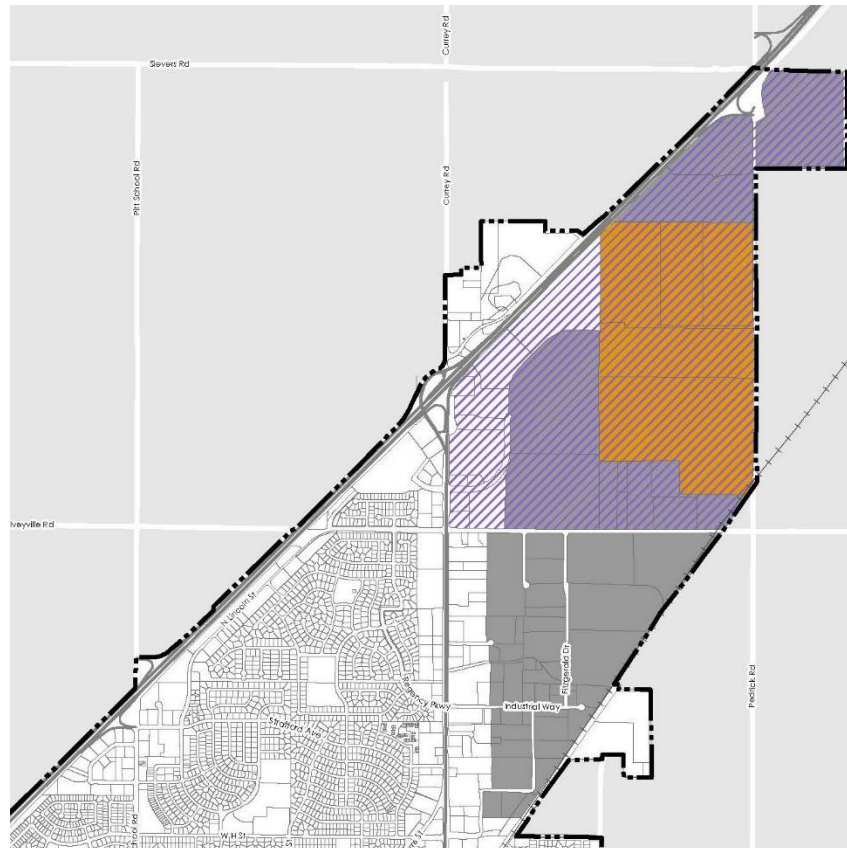
- 45% Enough parking is provided
- 37% Parking areas do not provide enough landscaping
- 37% Not enough parking is provided
- 13% It's hard to navigate parking areas in a car
- 13% Parking areas are designed to function well
- 12% It's hard to navigate parking areas as a pedestrian
- 11% Parking areas provide enough landscaping
- 7% Too much parking is provided
- 4% Parking areas provide too much landscaping

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

See Appendix A for submitted responses.

Focus Area: Employment Centers – East of 1st Street

Question 25-27 asked participants about their vision for future development in Dixon's employment areas. When asked if 'employment centers should accommodate a diverse range of industrial, manufacturing, heavy commercial, warehousing, office, and similar uses', 47% of participants *completely agree*, while 43% *somewhat agree*. Concerns related to aspects of potential future development in Dixon's employment areas included *deficient housing supply, pollution, traffic/congestion, and heavy manufacturing*.



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

47%	Completely agree
43%	Somewhat agree
11%	Do not agree

Question 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."

52%	Completely agree
41%	Somewhat agree
7%	Do not agree

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

See Appendix A for submitted responses.

Land Uses

Questions 28 and 29 asked participants open-ended questions about land uses that are prevalent in Dixon and other areas in the region. Participants indicated Dixon was generally getting too much of uses such as *warehousing/heavy manufacturing, marijuana dispensaries, auto-oriented businesses, single-family dwellings, and fast food*; and wasn't getting enough *medical facilities, grocery stores, recreation, and entertainment*.

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

See Appendix A for submitted responses.

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

See Appendix A for submitted responses.

Permit Process

Questions 30-34 asked participants about the permitting process. 48% of respondents have not applied for permits in the City of Dixon. Of those who have, the most common permit was for *a residential building or construction permit*. Question 31 asked how the permit process should be improved. Responses included *affordable cost, streamlined process, clarify of process, and improved communication*.

When asked about participants decision to participate in a public hearing upon receiving notice, 48% of participants indicated they have not attended a public meeting or provided comments on a project, while 29% attended because of *the use that was proposed* and 28% attended because of *the location of the project*. When asked for the primary reason participants decided

to attend a public hearing or provide comments on a project, responses included *interest in development in Dixon, neighborhood interest, and impact on quality of life or property.*

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

- 48% I have not applied for permits in the City of Dixon
- 40% A residential building or construction permit
- 21% A business license
- 5% A commercial or other nonresidential building or construction permit
- 5% A planning permit that did not require a public hearing
- 4% Other type of permit
- 3% A planning permit that required a public hearing

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

- 49% I have not applied for permits in the City of Dixon
- 30% No improvements necessary, the process was appropriate
- 21% The process took too long
- 3% My project required a public hearing and it shouldn't have
- 0% My project did not require a public hearing, but it should have

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

See Appendix A for submitted responses.

Question 33: When you've received notice of a public hearing on a proposed project, and you attended/provided comment, what influenced your decision to participate? (Check all that apply).

- 64% I have not attended a public hearing or provided comments on a project
- 29% The type of use that was proposed
- 28% The location of the project
- 9% The density of the proposed project
- 8% Other reasons
- 6% The amount of parking that was provided
- 5% The height of the proposed project
- 5% Other project components

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

See Appendix A for submitted responses.

Other Concerns

Question 35 asked participants for other concerns that were not covered by previous questions. Common participant responses included *consistency with the General Plan*, *preservation of agricultural land*, *need for open spaces and parks*, *replacing old signage*, *bike infrastructure development*, and *consistency in code enforcement*.

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

See Appendix A for submitted responses.

Appendix A: Survey Responses

This section presents survey input received across all formats: live workshop, online, and printed survey. A total of 208 individuals participated in the survey between July 20th and September 5th.

Most participants did not submit responses for each and every question (particularly free response questions), and so the number of responses may differ from question to question. Community input is represented as it was received by the City, although some typographical and formatting corrections have been made for clarity.


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


I live in Dixon.
 191

I own residential property in Dixon.
 94

I am curious and interested about Dixon's zoning.
 70

I work in Dixon.
 45

I own a business in Dixon.
 25

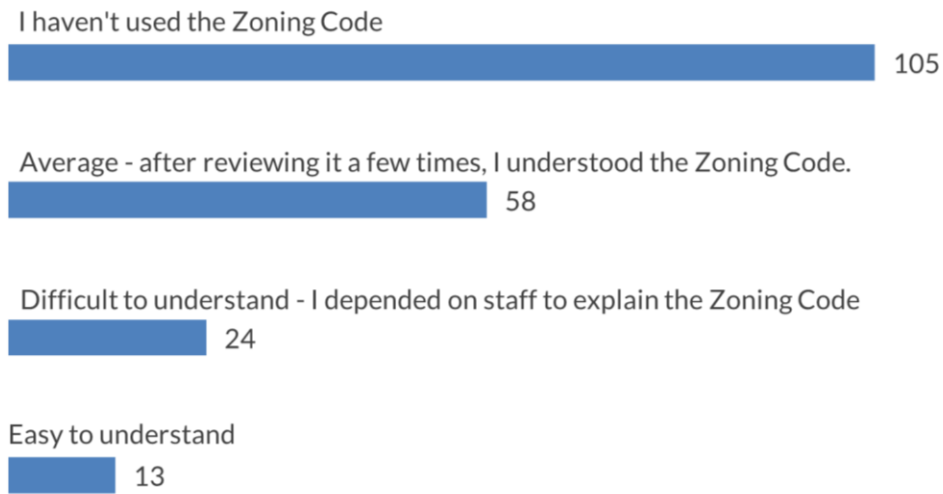
I own commercial property in Dixon.
 9

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

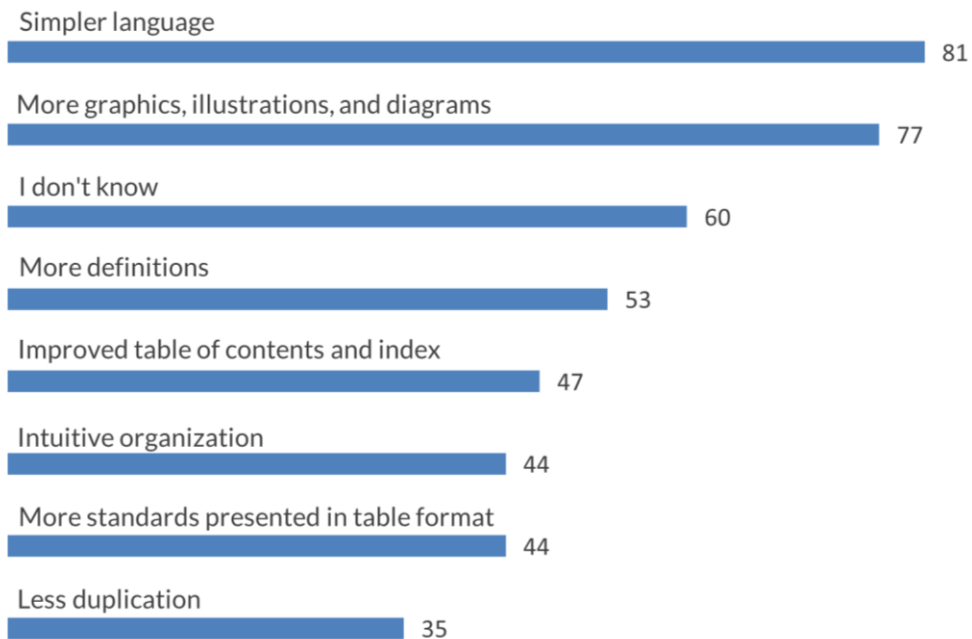
No
 148

Yes
 55

3. Zoning Code: Which best describes your experience using Dixon's 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.



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

That the City maintains bushes, shrubs, trees along major roads.
Emphasis on repercussions of zoning ordinance violations
Changes should not be applied before they are codified.
Violations by the City or Community, and following CC&Rs
Having county staff members that are objective, well trained and are helpful
It's already searchable so should be accessible. I searched for setbacks and could not find the specified setbacks by zoning district so my answer below is uninformed, unfortunately.
Consistent terminology and more definitions of uses or use categories
Zoning is the hub that keeps neighborhoods residential, allows for adequate parking, controls possibly how many families or people live in a "single family home" by definition. "Enforcement" of the codes was not a selection option, but without aggressive enforcement and fines that matter, then the zoning regulations mean nothing, i.e., nothing more than a paper exercise that looks pretty for us taxpayers.
We need more Basketball courts on parks
N/A
Needs flexibility to rapidly address new and emerging technologies and allow staff to make decisions
Search tools to see overlays of zoned areas.
None
Make it a living document which allows for feedback as policy is implemented. Review the document more frequently to allow for legal and community growth.
Better keyword search functionality.
Able to search by name of concern, like type fencing for quick results
To keep our town a small old town feel but understand we have a younger generation moving in and to give a equal opportunity for success in the town
Searchable PDFs
The format of the document is less important than the impact of the code on the community.
No
Explain enforcement, etc.
Not sure.
No
Simplify, allow for more innovation in application
More workshops even after the zoning code is adopted
More use by right allowances

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. Residential Neighborhoods: 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.



The amount and type of landscaping provided with new housing is appropriate.



There should be allowances for small scale multi-family development, such as duplexes.



The design of new housing is appropriate.



7. Residential Neighborhoods: 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)



Disagree – there should be more space along the side of the house or garage

97

Disagree – there should be more space in front of the garage

58

Agree – the location of houses and garages in new development are appropriate

57

Disagree – there should be more space in the back of a house or garage

54

Disagree – there should be more space in front of the house

52

Disagree – there should be less space along the side of the house or garage

14

Disagree – there should be less space in front of the house

12

Disagree – there should be less space in the back of a house or garage

9

Disagree – there should be less space in front of the garage

9

8. Residential Neighborhoods: 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.

104

Increase the allowed height of front yard fencing to 4 feet.

36

Increase the allowable height of front yard fencing to more than 4 feet

30

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).

24

Decrease the allowable height of front yard fencing to less than 3 feet

4

9. Residential Neighborhoods: 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

120

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)

33

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.

32

Require recreational equipment to be stored in a fully enclosed structure. (Note: many existing properties, particularly older developments, could not meet this requirement)

10

10. Residential Neighborhoods: 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. Residential Neighborhoods: Do you have other concerns related to residential development that were not covered above?

Require off-site storage for RVs.
Large RVs and boats don't belong squeezed into side yards or back yards. What restrictions could be enforced re: size and height?
More off street parking. More trees for shade.
Have all of the RVs placed in a commercial lot, away from houses! In my own 8-unit apartment complex, 3 apartments take up 11 parking spaces!
RVs and other recreational equipment - Noise!
History needs to be preserved. Maintain character close to freeways. Please add storage lots for RVs.
Halfplex units should be required in all new residential developments on most corner lots. This allows renters to be living in areas of single family homes. It also allows buyers to purchase a smaller home in an area of larger homes.
Trash bins need to be hidden and junker cars in yards need to be addressed
No
To preserve agricultural land and to decrease/prevent development of our valuable farm land.
there are so many conventional farms that are blasted with chemicals - giving pollinators habitat with native plants in yards should be encouraged.

Paving reduces percolation of water into the ground, exacerbating flooding concern. If someone does not want lawn, alternatives exist. Front yards should not be entirely hardscape (concrete, porches, patios).
What actually defines a “driveway” as defined by the vehicle code and enforcement purposes by Dixon PD. I’ve seen people pave the ENTIRE front of their yard and park vehicles across the front of their yard (Dailey Drive in Dixon as an example), which takes away from the available street parking depending on the definition of a driveway. I recommend that a letter be sent to the CHP to get clarification on this definition for enforcement purposes in CA. I think the city and not the homeowner should establish a “driveway” on a property for the purpose of enforcement. A permit should be obtained.
They need to keep control of their weeds and yards. Clean up old Dixon it’s an amazing neighborhood. Don’t let people leave their dogs outside constantly tied to a stake in the ground.
I would like zoning laws to allow a 6ft fence be placed 1 ft from sidewalk.
Ability to place a additional unit on property - in law unit, granny flat, etc.
No housing in the northeast quad. Strictly commercial. Public safety and will not effect current business within this commercial zoning.
I’m all for personal freedom, but should have a limit on number of vehicles. We have a guy fixing multiple cars, so much so, he has a boat now parked on the front lawn area and at least, 3-4 cars. He has parking on the side of the house with one or two cars. It messes up the whole street. There should be a limit.
Stop building new houses. And for GODs sake stop with the stoplight. We had none for a long time and only 1 and now it’s a little crazy. Please stop with the stop lights.
More areas for off leash dog walking, wider sidewalks
Make it easier to get speed bumps installed. People drive way too fast down certain stretches of roadways.
Allow RVs to be parked in a side yard behind the front of the house, not enclosed in a structure, visible or not, as long as it is farther back than the front of the house.
Excessive amount of concrete being installed without future shade installed will only make the area more hot in our hot summers. If people decide to turn their yards to concrete make them provide a low water shade tree to reduce heat inflation.
Roads and access points within and into new developments need to be optimized to keep traffic flowing with different options
I think we should be careful not to have too much government oversight on private property and stick to the city maintaining their own landscaping and weeds in the roads more effectively.

Tree placement and maintenance.
Some new housing has reasonable setbacks. Some does not. Being able to park a long bed truck in the driveway should be possible. Some people want bigger yards, some don't. A variety is ok for side and back yards.
Junk cars in driveways. Front yard landscape maintenance (tall dead grasses).
Washing your car on your lawn should be permissible.
Require yards to be maintained without debris and non-operating vehicles, junk that is left unattended for extended periods, weed abatement for fire hazard concern, etc. Concern for the maintenance of the high school property that has so rapidly deteriorated. It was so impressive initially and has become a rusting eyesore and weeds are overtaking it quickly. It does not draw people to our community.
Trees that are removed must be replaced at a set ratio. Drought resistant landscaping and fire prevention planting should required.
None
Grandfather what ever exists now since consistency and fairness hasn't been exercised
Yes someone goes around town complaining of peoples yards and the weeds and if we have a truck parked on gravel and wastes time of the officers to ticket. You really need to controls this. I understand the weed issue but the truck was parked on gravel and its a rental and when the officer came out it was fine. That person needs to kind there business. Another things drive around our town at night there are a lot of streets that need more streets lights. Look on the corner of 271 south First street or behind over on south 7th by collier manor.
Allow fencing around side and back of home to be up to 7-8 ft.
Making sure owners do not park boats and RVs in the street in front of their house. Many neighborhoods are having owners use the street for parking.
Do NOT touch our right to store our recreation vehicles anywhere on our property. If you want to infringe on something, take it up with all the basketball hoops in the street and illegal parking. Also, the city wants to maximize housing and has approved plans with little to no yards in new developments. This is a mistake. This type of property does not create safe neighborhoods that retain value in the long run. It creates cheap housing that turns over and turns to rentals.
The question about setbacks assumes I know what the current standards are. I cannot answer with the limited information provided. Planting and maintenance of Trees should be a priority to help with climate resilience. Bikeways, crosswalks, sidewalks and over head lighting should get as much review and attention as other design features.

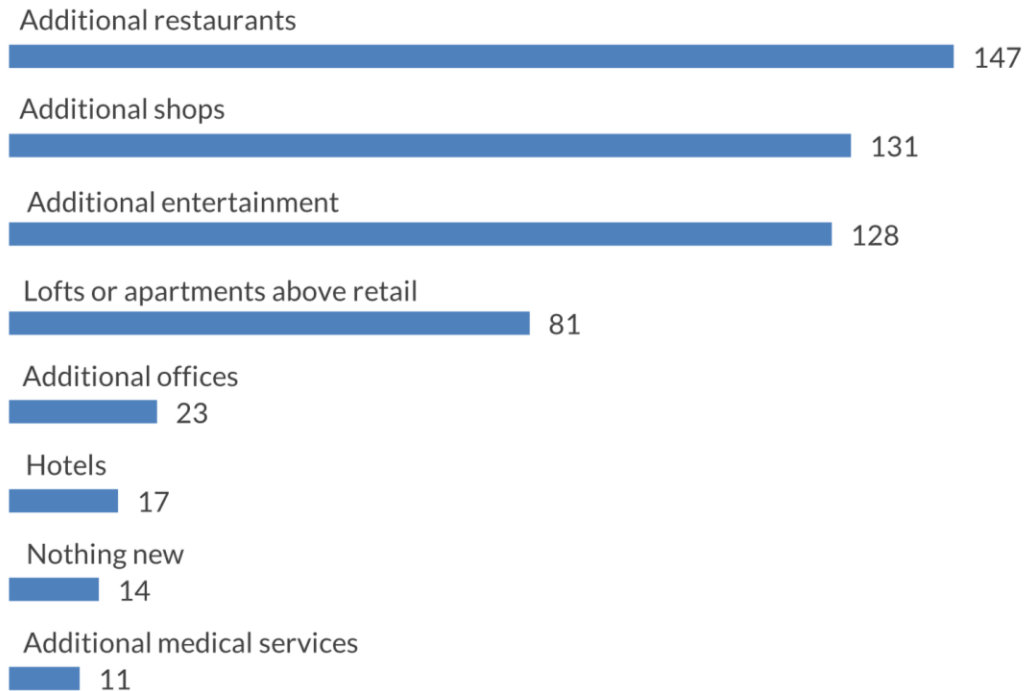
There's too much of it going on. The small town atmosphere is going away. The type of new housing going up is too dense. The small town country appeal is lost in the way these new houses are being built. And Homeowners Association??
Yea why isn't code enforcing parking time limits on rec vehicles and why aren't they enforcing the parking of multiple vehicles in yards IE 1020 Regina who must be running a trailer rental business out of his house because of all the different people coming and going with his trailers. And why aren't ADA violations being ticketed in residential areas-between trucks sticking out and their hitches people can't get by on sidewalks. Also OVERWEIGHT vehicles constantly being parked in residential areas, this isn't a Construction parking area-START ENFORCING!!!!
I think houses on busy roads such as 1st street and houses along west A should be allowed to have taller front fences
Traffic going to and from the high school is really heavy. Can we offer folks an alternate route?
All rear and side fencing can be allowed to 7.5 feet height
Quit expanding and leave Dixon a small town community.
Reward water-wise planting areas- native plants, shade trees, rock gardens. Sacramento has some positive policies for this.
City is not maintaining city trees, plants and sidewalks. City is also not regulating residential trees that are leaning into power lines, fences, houses.
Ensure landscaping is kept up. Establish a standard or commit to a drought resistant landscaping.
Need more trees...appropriate trees...in front yards.
No more developments with excessive landscaping that will need to be maintained by the City. Make the landscaping on meridians and corners simple and drought tolerant. Fix traffic!!
Restricted parking (painted curbs) should be marked with Dixon Logo or initials to indicate an authentic regulated zone, not something installed by the owner. Also the 15' foot rule near curbs at fire hydrants should be painted throughout the City.
New lots are too small. There is a demand for lots over 8,500 even 10,000 sq ft. These larger lots are also more beneficial to maintain permeability of the ground and help with groundwater recharge.
Yes, stop allowing additional housing developments to build. We are at max capacity. We are going to lose our "small town charm" if this ridiculous growth continues.
The city has permitted hundreds of new houses to be built on agricultural land between Pitt School Road and I-80. Not only am I sorry to see agricultural land go, but I don't see any commercial or recreational development happening to support the large population that will be moving into those homes. There is one new park built on Pitt School Road, and I hope there will be a major recreational facility located somewhere in the middle of the other sea of houses. Dixon could use another public pool, another major grocery store, an urgent care center...

More police presence, code enforcement, CSO to monitor courts due to noise in parking.
too much paved front yard would be excellent in terms of water-wise use but there are many neighborhoods which have multiple cars which are "stored" on the front yard or along the street. So additional paved allowances could create larger parking lots per house. Not easy to discriminate between a water-wise landscape front yard versus a no-water dry patch of dust and weeds.
The entire city should not be treated as one large HOA. Unless the city intends to provide free parking facilities for residents to park any size recreational vehicle, they should not have ANY say on the type, or location of personal property that is stored within the physical property lines of an individual's property.
No
People should be required to keep their front yards clean and maintained. House in my neighborhood grows weeds 6ft high, no joke. It's gross and a fire hazard.
Allow more flexibility in development standards (e.g. setbacks) to make it easier to build low-scale multifamily
Dixon code does have limitations where a RV can be parked and how it can be used on private property. Look at Taylor and Sandborn. It looks like a RV park and has commercial trailer parked facing the wrong way. Been like that for years. If you don't zone this out then you can't really move a homeless camp out when they park on private property.
Dead trees they are everywhere and fall or burn that's the only 2 options except removal
Limit The amount of ADU's
Enforcement is inconsistent, what will change?
Yard cars, yard projects, noise and lights, tall weeds in yard
Parking regulation in cul-de-sacs
Make code simple and easy to understand. Ensure flexibility.
Sidewalk requirements for residential
Allow sufficient space for weekly trash collection

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



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



1: Not concerned



2: Somewhat concerned



3: Very concerned



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



2: Somewhat concerned



79

1: Not concerned



73

3: Very concerned



46

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



1: Not concerned



115

2: Somewhat concerned



57

3: Very concerned



21

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

<p>Increased bulk and mass would not be in keeping with small town or historic character. For years, the facades and designs reflect the decade built, rather than contributing to historic character.</p> <p>Stop downtown from encroaching on nearby residential. With a housing shortage, existing residential should not be converted to commercial uses. Greater consideration of nearby residential parking and noise impacts. Downtown traffic is already an issue, impacting pedestrian safety.</p>
<p>I worked in one of two one-story buildings in Davis where a developer wanted to put in a 5-story building. No!</p>
<p>Need medical and dental for low income residents.</p> <p>Parking and traffic and noise impacts</p>
<p>I do not want the whiskey barrel!</p> <p>Bikes on sidewalks concern me - I am 80 years old!</p> <p>A lot of homes and apartments do not have parking spaces. Events downtown take up these spaces in front of peoples' homes. The homeowners and tenants have to park blocks away from their places.</p> <p>Too many drunks downtown.</p>
<p>Too auto oriented!</p>
<p>Allow shopping growth for downtown. The City needs to do something about Highway 113 - there is no downtown and no parking availability during certain events.</p>
<p>Quit spending money on a parking lot that was already a parking lot and build a bridge over the train track on the south side of town.</p>
<p>No</p>
<p>Keeping the small town feel. More locally owned restaurants and shops and avoiding franchises and chain stores in town. It would be nice to emulate downtown Winters</p>
<p>Downtown Winters did a great job with revitalizing their downtown. It would be great to see less offices in the downtown area and more storefronts that are open to the public to create a draw to the downtown area.</p> <p>More parking nearby would be necessary but creating an environment that is easy to walk through, has a diverse set of shops of quality, encourages it's residences to stroll through would be great. I think Dixon needs to brand itself - what do you want your residents to feel and create your events around that.</p>
<p>Businesses are not open when people can solicit them. For example, Rosemary's is not open for dinner. I haven't ever seen the Robben department store open if it's even still there (10:30-5:30 is not open when many people can shop). When people come into town for events at the May Fairgrounds, downtown businesses are often closed, closed too early, or unavailable.</p>

The truck traffic or big rig traffic needs to be re-routed around the downtown area to allow for a better outdoor dining experience.
We should try to look more like Downtown Winters. It is cute and very pedestrian friendly.
Make people clean up their yards and a dog poop ordinance so people will pick up their dog poop.
Additional parking.
Downtown is so bare. More trees! MANY more trees!
Make Dixon more walkable.
Lower the rent so people can utilize them.
More easier to get in and out Parking
ADA Accessibility and parking need to be addressed. Parking in general will become an issue as Dixon continues to grow.
Keep the small-town look. Don't change art deco facades just to update them.
I would like to see the city require ALL downtown businesses sell retail in order to limit business offices and increase walkability.
Although I understand and support a business friendly environment, some sidewalk cafes have impeded on the walkways.
Keep facades and design clean and repaired. Keep new buildings consistent and design complimentary to existing buildings that are nearby
Need more parking
The current facades and design are a mishmash of poor design that complete hinders the downtowns ability to flourish. Without fixing the old, the new does not matter.
Safety and noise levels with First St are a big concern to me and I would like to see highway traffic diverted from the downtown district so it can become more pedestrian friendly.
Maintain downtown charm. Fill more of the existing buildings with businesses. Any new buildings should be designed with the same aesthetic as older buildings and fit into the landscape.
Plant more trees. Take over and transfer the ag merchant co. out to the country along with the trailer park, and other businesses along the railroad tracks and develop it as downtown. If will never improve with the current property owners state of mine. It would take someone with vision and business sense. Thanks You could then start from scratch.
Loss of trees and green spaces.
Create a truck route around downtown.
Owners should be required to reinvest in the buildings and not let them get run down. Health of the down town is important for owners and residents alike. Make it appealing so we want to spend our money here and not go out of town for food and entertainment. Diversity in food, choices and cultural appeal.

Parking is a concern
You need to learn from Winters. Keep the old town look but make it where people want to come and eat. Have more events involving downtown like car shows and street fairs farmers market etc.
We need downtown to get a facelift. Some of the buildings are old and need new paint and freshening up. We also need to stop allowing the same types of businesses over and over. We do not need more Mexican restaurants.
Your description of each (above) referenced my “in other words “ were not descriptive meaning they were actually not in other words. Literally makes no sense.
Parking
We would like to see the new plaza used for farmers markets and fairs. Winters has a cute downtown design that would work well in Dixon and bring foot traffic downtown. Also utilizing the Mayfair grounds for more town activities.
We have to get another entrance/exit to the high school. My concern with downtown is that it gets jammed up. I’m also concerned with parking downtown. Certain business owners keep their parking lots restricted while others do not. If a parking lot exists, there should be an easement for general use. Also crossing the street as a pedestrian is sometimes scary.
Couldn’t address concern for bulk and massing because I don’t know what it means
Leave the buildings that have the history of Dixon A loan!!
I’d like to see less property management and mortgage stores and more places to eat and small shops. Having a church there is ridiculous
More diverse property owners. One person owning the majority of Downtown Dixon has hurt the area for years
Maintain the aged look no modern remodeling
Downtown should be full of restaurants, more outdoor seating, mom and pop shops and places of entertainment. Not real estate and insurance companies.
If we are looking to better our downtown area, we should be looking at Winters who have exceptionally capitalized on small downtown feel. 113 will never be able to shut down and extend restaurants capabilities. We should look to them when revitalizing our downtown and consider other nearby streets to be considered downtown.
Concerned it will lose the original touch and history behind downtown. One place that is still old time Dixon.
There needs to be more parking if more business will be added to downtown.
Allowing new small businesses in fairly. Dixon seems to push out small businesses

Find a way to entice the church on N 1st to relocate. That space, and any vacant spaces should be used to serve the community 7 days a week. Stores that don't open or just being used for storage (old bank next to Moose lodge) should have active commerce.
Please allow zoning to allow mix use commercial/ residential in downtown.
Stability. How to make sure businesses can stay in the properties they rent and not have another Barn & Pantry situation? More parking will be needed with expansion.
Parking! Parking! Parking!
Form based code. We should have a cohesive and consistent look and feel of the buildings downtown.
I would love to see downtown grow and have new/updated developments come in for our growing community. In reviewing the proposed development, I want to ensure the historical buildings are maintained and renovated with care. I am not opposed to apartments/condos being built over existing buildings but would want the height limited to no more than 4 stories. I would like for the building committee to review the exterior colors and look and feel in more detail. In some of the newer residential developments the exterior colors leave a lot to be desired.
Better parking. Suggest taking out bandstand at pardee plaza and revert to more asphalt for additional parking places.
Find a way to move or improve school traffic downtown
Dixon needs to be very creative in developing it's downtown. Downtowns have become quite important in almost ever every city in the greater San Francisco region. Take a look at San Carlos, Redwood City, Mountain View, Palo Alto, they're historic downtown streets have retained their vintage charm while developing into dining and entertainment districts with transit hubs and housing. Closer to Dixon, Woodland is a good example of a town that preserved its nostalgic charm. Dixon seems to have lost that long ago, although many of our established businesses sustain a simplistic rural attitude That has some appeal although things could be spiffed up a bit. Other downtown Establishments are rather shabby and uninviting. The four-lane street, which comprises a state highway, with a stoplight at the central intersection, generate noise and traffic that detract from an intimate feeling neighborhood, and distract from outdoor dining and entertainment on the new stage which is just been built. So I guess I'm not sure what the answer is, except to say that a very creative urban planner will be needed to advise the City of Dixon on how best to utilize the existing assets and create new ones in downtown Dixon.
Bollards should be provided in Downtown Dixon to avoid reckless drivers from causing harm to persons and property. Overall more lighting.

Downtown needs to be updated. Looks and feels very dirty and worn down. Needs re modern buildings
Would love to see another grocery store in town
addition of public parking lots and/or structures. commercial ordinance to limit large corporations/chains from coming downtown (of course, they have investment \$\$ and teams). infrastructure of the old buildings downtown - foundations, plumbing, etc. the investment to bring the old buildings up to current code is immense and may not be manageable by current property owners. 113 bypass so that downtown (1st St.) can regain some small-town feel. The semi's and through-traffic create noise, vibrations, dust and contribute little to the economy of downtown. (I realize it's a state highway so there are more than just Dixon powers to consider)
Downtown has potential to be beautiful. Can something be done to lessen the gray/beige coloring on all the buildings? Main Street looks BLAH and there is little to distinguish individual businesses.
No.
Parking requirements should be reduced or moved to back to ensure pedestrian-friendly environment. Provide adequate bike parking and encourage bike-friendly development.
Why can there be a 113 truck alternative that has semi trucks go down Patrick to Midway then 113??
Two story parking structure at the "old Ace Hardware store" location is important for future development and entertainment venues. Once built upon, the opportunity of a two story parking structure would be lost. Also, a raised parking structure would serve as a sound break from passing trains possibly
Traffic-use of mass transit potential. Stops for pick up and dropoff
Traffic congestion.
Provide visual examples of what development should look like
Encourage entertainment among uses, to build critical mass

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

Revise it - building facades
Emphasis on historic preservation in commercial area of downtown and in surrounding residential neighborhoods. More multifamily development downtown does not preserve character of downtown surrounding residential neighborhoods.
More parking and traffic control
Family-friendly and senior-friendly business and services.

Bring in and expand shops for visitors and for residents. Sales, restaurants, ethnic festivals with families and food!
Standards on awnings. Many buildings have old, torn awnings.
Have a theme like Grants Pass, Oregon. They feature bears. Dixon, Lambtown USA, could feature lambs at Pardi Plaza AND molded sheep could be installed for kids to sit on - pictures taken. Google Grants Pass, Oregon for ideas.
Reduce the traffic flow from school related functions. I avoid the downtown area because of the way the City has the traffic flowing.
Move highway 113
More locally owned (non franchise) restaurants
Maybe not have cars drive through A street, fix up the facades and keep them historical, put up string lights, focus on small businesses
Downtown Dixon businesses should be non-chain, interesting to out of town visitors and town folk alike, and open during the day, in the evening, and on weekends. Many are not.
Restore some of the ugly old buildings
More shops
More retail shopping and fewer offices
Some kind of a draw for travelers, i.e. bronze statues of lambs for "lamb town" located downtown. Look at Grants Pass Oregon for example for the bears. There needs to be a draw or reason to bring people to Dixon for a meal, etc. Also, the downtown needs to be pristine in terms of cleanliness. Lastly, the rotary club clock needs a three foot base so that it makes a statement and doesn't get lost in the shuffle.
More outdoor seating and gathering places for the community.
A park with live music. Make it look more like Downtown Winters. More outdoor dining spaces, lighting. Better parking. Pedestrian friendly. Continue to hold events downtown and parades.
Apartments
More shade in the new park. I would come sit and enjoy downtown if there was more shade. Better trees! Please consult someone who knows about local trees and don't plant trees that are going to grow poorly in Dixon just because they're cheap.
Move highway
women's improvement park
Landscaping. Trees, greenery, etc.
Make it cute- like Winters.
Lower rent so more business are able to survive. Close the street down like David. A street from Buds/Dawson's to frosty's. Like Davis and Winters did. So people can have outside sitting

More shops or groceries
Large outdoor seating for restaurants
More entertainment venues and traffic control during community events.
Big rig Trucks should not be allowed on First street. This is part of the reason why our downtown area can't be revitalized right now. It's unsafe for pedestrians and doesn't allow for casual outside dining or entertainment.
A nice woman's boutique store - cloths and jewelry.
A parking structure.
To bring more fun and hometown feel to our downtown similar to Winters and Downtown Napa but more wholesome.
Parking is often an issue, in addition to heavy traffic due to low availability of varying routes
Better maintained weeds in streets and city landscaping.
Building and facade revitalization. Is this something that the city can support although the project maybe should be undertaken by DDBA?
Needs more parking. Multi level parking garage across from post office would be ideal.
Parking
Downtown is quaint and small. Historic. We will need to grow but in currently more outlying areas. Near Walmart, near Arco, etc.
More reasons for people to walk around and visit. Outdoor seating, more well kept buildings, cleaner store/office windows, better advertisement.
Trees. Lights like downtown woodland
More areas to park, places to sit
Downtown should be inviting and have character. Real estate agencies and churches distract from what our downtown charisma should be.
More community events, like a farmers market
Bigger trees. I miss the beauty and shade that the magnolias provided.
Redo all the facades.
Re-purpose existing spaces
Adequate parking. More creative building facades and greenery. Enhance the Women's Improvement Park next to the library.
I feel that we are lacking in greenery that is planted for future growth, not in pots, but in the ground where it can grow and provide a more natural setting.
More businesses, particularly restaurants.
More trees in the city parking area. Shade in the new town square park.
More street friendly dining options. Love winters downtown area.

More traffic signals
Revitalize the facade of the down town corridor. Get 113 out of downtown, redirect it!!!!
Dixon can never have a quaint downtown as long as Hwy 113 is 1st Street. The City should support rerouting 113 to Pedrick Rd.
Less closed down shops or less realty. There are shops or businesses that haven't been open in years and there needs to be an increase in shops/restaurants that allow outdoor seating, entertainment
More restaurants.
Freshen it up! New paint. It looks old and abandoned compared to downtown Davis or Winters. Maybe a farmers market or live music.
More restaurant options and family entertainment. Like roller rink, bowling or fun center
Reroute 113
Be more encouraging to small businesses, restaurants and shops. Sponsor things like farmers markets and outdoor dining to generate a cultural hub.
Using the empty lot behind the library. It's a prime location that can be used for many city functions. The library hosts many family friendly activities in the summer and would do well year round.
I would like the area to be more open and visible to see shops/restaurants. A pedestrian friendly, visually pleasing downtown similar to Winters or Woodland
Incentives for small businesses to open downtown. We have too many spots that are vacant or could be put to better use. The moose lodge, the old BofA building, and there seems to be quite a bit of upstairs space that could be used for offices. Pave the overflow parking lots or build
Community center or art center with activities for all ages. The library is the only thing that is family friendly downtown.
Dog park Public park for music, summer movies night, and FARMERS MARKET!!!! farmers market! Farmers market!
Making it more a destination where people want to go
Outdoor lighting, such as string lights. More patio seating & more restaurants. Outdoor vendors and a farmers market style once weekly or every other week. A vibe similar to downtown Winters. Downtown Dixon just isn't inviting unless there is an event such as Mayfair parade or chillin n grillin. The epicenter needs to be at the new corner parking lot & NOT at the library, where traditionally many events, including the Christmas tree lighting are held.
Move Hwy 113 out of downtown
Move highway 113 to Pedrick road to allow for more events. Winters Vacaville and Davis should be emulated
To close the shop of the hats and men's clothes rentals next to Dawson's

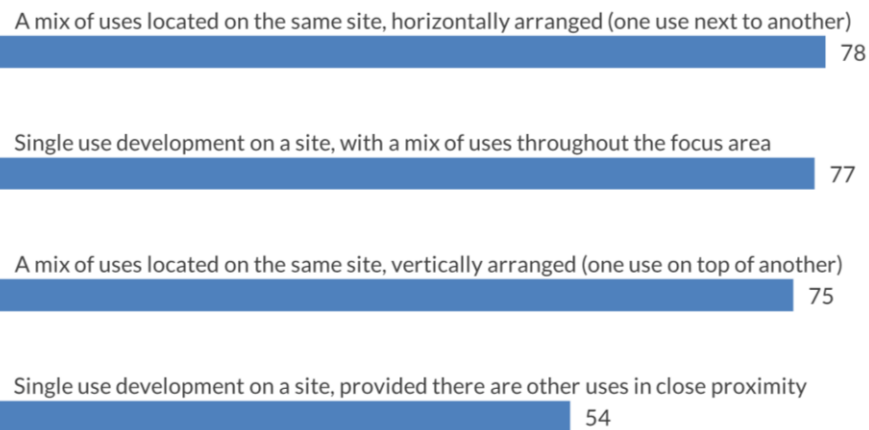
Less traffic. The traffic going to and from the high school is dangerous for pedestrians. It is just too much.
More shade area in the new Dixon plaza
More entertainment accessibility
The city of Winters has nailed it, let's do better as we bring in a whole new community to Dixon that fits our town.
Small own family business. Preferably owned by locals.
Being a main thoroughfare, it makes for a challenging walking downtown. Is there a way to revamp the direction of flow of traffic? Like Winters.
More variety of things, stop putting Mexican restaurants and collective shops
Its looking shabby and run down.
Shut down the Moose lodge
More housing and taller buildings
High visibility crosswalks.
More restaurants/ wine tasting / bars
Honestly, make it as much like downtown Winters as possible.
Update facades with paint. Update awnings. Business owners assoc. - Apply muscle on general cleanliness. Clean things attract people. Limit how much of front window can be filled with extraneous info. To much junk says you're hiding.
Reroute 113 around downtown to make it more pedestrian friendly. Winters has a nice downtown where the street is blocked on weekends.
I would love for more restaurants to be brought in and closing the two main blocks to through traffic on Friday and Saturday evenings/nights so restaurants can expand their seating and create a safe, family friendly environment.
Better parking. More parking spaces.
Move 113 to Pedrick road so that down town can be better developed for shops and food with less traffic
Require property owners to maintain their buildings and allow for more greenery.
Mature trees lining the streets
Better restaurants.
More lively, a place all ages can go enjoy
More forms of entertainment
Color coordination, plants and facelifts for buildings - looks old and tired.
More parking.

Buildings should all be harmonious to one another in color, outside enhancements to show some continuity of design. Not a mish mash of disarray.
Nothing
More parking
An architectural theme throughout Downtown... Reface, 1960's, 1950's or modern but same theme than all so different
Enhance land near railroad tracks to provide more business opportunities and entry to downtown center
Ability to walk in groups safely along sidewalks
Infusion of city or grant funding to assist owners enhance the appearance of their property curb appeal.
More viable, popular businesses.
Keep it local restaurants instead of chains.
More residents in close/walkable proximity to create critical mass
More activity generators
Increased restaurants, variety of restaurants as well

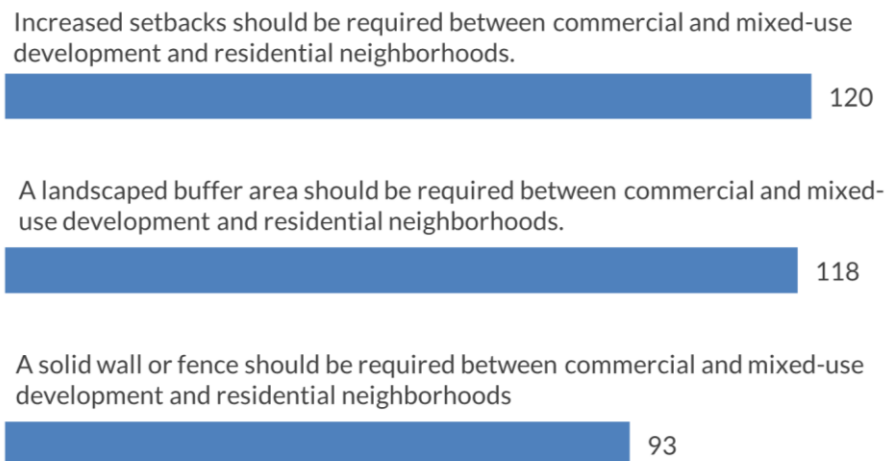
Focus Area: Commercial Nodes and Corridors

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. Commercial Nodes and Corridors: 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.



20. Commercial Nodes and Corridors: 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.



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

Downtown has too many bars
There is no creativity - we already have a hodge podge of mixed use. Not enough shopping uses - we go out of town! Too much of restaurants - ok. Bars no! No noise within neighborhoods. Family outings and music, barbeque etc. Large groups should use fairgrounds for events.
Idk
Decrease and limit commercial real estate development in Dixon including big box stores, commercial retail stores, etc.
Less large scale businesses and more focus on small businesses also limits to factories and such - especially without environmental impact studies
Many of the commercial businesses could use some TLC - re-paved parking lots, re-painted facades, weeds controlled, etc. People that care about the town should show it.
Houses
Commercial business that has unpleasant smells (e.g. restaurant grease) or noise.
Stop adding petrol stations.
Commercial/Industrial near retail. GE Next to Walmart.
residential and commercial areas are not to be combined.
Not sure
marijuana dispensaries
It feels like the warehouse next to Walmart is a little close. Couldn't it have been further away from 113 where other warehouses are? Where are additional retail areas planned?
Dispensaries
Any commercial development next to residential areas needs to be carefully analyzed. Examining current conditions one can see how certain mixes of commercial developments have not benefited surrounding residential areas. In fact, they have resulted in significant blight. Use the lessons learned to better plan and, when needed, restrict certain commercial development near/adjacent to residential areas.
New commercial nodes should be separate from existing neighborhoods. New commercial areas should not negatively impact quality of life, noise or other impacts on existing homeowners.

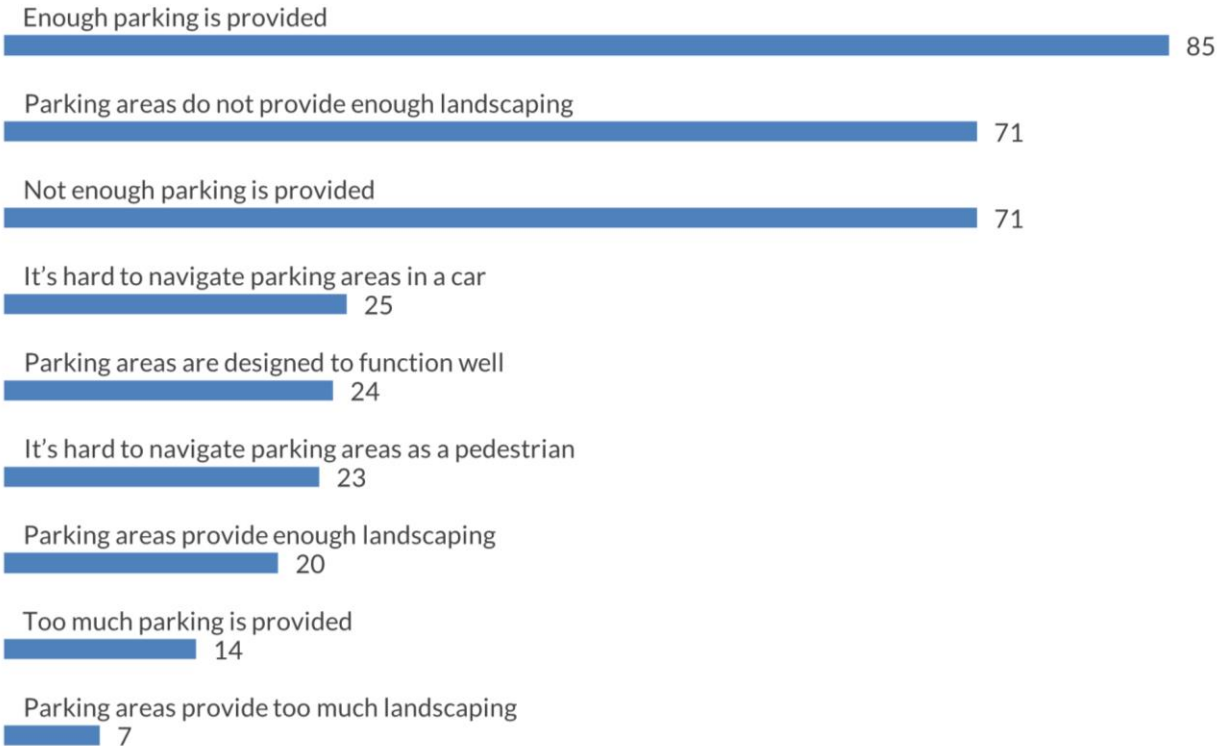
Industrial, wholesale, non retail etc. should be offset of high density corridor.
None
Keep retail shopping and hotels away from established residential areas.
Big Box stores that drive out small businesses
Better do a proper noise study since one was never done and the commercial parking of trucks on Market is a major noise issue for homeowners which will likely end with a lawsuit against the city.
Don't build south on 113. There is already too much traffic.
By any schools
Heavy equipment, construction
They should make a pretty drought friendly wall barrier that has space in between the business and wall
The County yard on N 1st. That strip of 113 looks terrible. Needs some TLC. Also, the church on N 1st street is ridiculous. Use that space for something that benefits the whole community more than one day a week. Too many real estate offices using up prime real estate in downtown.
Open parking creating empty parking lots, somehow decrease parking lots so when not in business hours you don't get unwanted overnight parking
1.Corner of A and Adam's. Mechanic an eyesore. Suggestions 2.Consider 3 foot barrier which includes landscape around some commercial with parking in front of building. In other words beautify the practical aspect of a commercial property. 3. FIRST Street along restaurant "row" toward tracks. Beautification attempted but not successful. Plants need water, trimmed. Sidewalks need cleaning.
N/A
It strikes me that the first and last exits off of interstate 80 should be welcoming, significant retail centers, not dispensaries and axe throwing. The introduction to the section refers to "infill housing." However, I don't see infill housing going in and Dixon. I see agricultural land being eaten up by new development. That, to me, is a problem. In terms of commercial nodes and corridors, setbacks and landscaping. Broad setbacks and trees trees trees. Substantial walls or fencing should be close to the perimeter of the commercial area, then the landscape in a broad setback, then the residences.
There's a big church on 1st street. Waste of space and prime real estate and to my knowledge, the church doesn't bring anything to downtown "energy", commerce or participate in community events. We have a real estate office on the main corner of downtown Dixon. They're rarely open and contribute nothing to downtown.
No
Unsightly development and landscaping along entry to downtown on 113
Move industrial/warehouse uses out to northeast quad

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

More restaurants and entertainment in commercial areas outside of downtown. More medical facilities.
Dixon needs more family oriented businesses.
Children's, women's, and men's clothing, stationary store
More events in Downtown Park
Idk
Trader Joe's or Nugget Markets.
Make buildings more aesthetically pleasing - in line with that charming small town feel
It would be great if empty lots could be planted to sunflowers (and irrigated)... They're quite a draw! And we could choose to manage the traffic for sunflowers or continue to allow our farmers to be harassed with trespassers.
hydrogen fueling, EV charging, the Milk Farm restaurant revitalized
Movie theater, live music venue
Target, Trader Joe's/sprouts, chick fil A, in n out
Entertainment
Not sure
Book store, arcade, theater
We need another grocery store.
High end grocery.
A thrift shop, antique mall, consignment store, music venue, teen club, arcade.
None
Mixed use commercial with residential above. These should be "walking communities" or micro communities where those who live there have all the amenities they may need within walking distance.
Making sure that increased trucks and retail also have appropriate on and off ramp access to the freeway. Many trucks have a one lane road to get on and off freeway into town.
I like that we have separate commercial and residential. For example the warehouse buildings by Vaughn road and Walmart vs. residential off A street. The only "mix" that would be favorable are retail grocery and gas near the residential.
Car wash!
More retail with upper affordable apartments
Restaurants and places of entertainment.

More shops and businesses that will draw in visitors. A decent western wear or shoe store, a deli would be amazing, and a small art house movie theater.
Clothing store anywhere...Walmart tries ☹️
All the grocery stores are on the freeway side of the tracks. Valley Glen and neighbors could use some help. Also, A good family eatery south of tracks...one that doesn't include a bar?
I would love to see family friendly entertainment. The axe throwing space was a welcome addition. I wish there was something else that was inclusive to younger kids. It would be wonderful to have a regular occurring farmer's market; maybe at the fairgrounds. I would like additional retail clothing options and another grocery store like Trader Joe's.
Another grocery store! And a large, classy one. Not just Grocery Outlet.
A professional building - with work-sharing spaces. Would bring people downtown to work w/out having them leave town and/or stay at home to work. Short term use could woo some UC Davis visitors/employees/guests to stay/work in Dixon rather than Davis. Maybe look to Davis and see what they may be missing that Dixon could provide...?
Bike lanes and greenbelts, pedestrian options
N/A
Skating rink.
Range of housing types (especially missing middle housing)
Larger Entertainment draws, Movie Theater, Top Golf, permanent site for Victory or Valhalla
Large box hardware store.
Additional maintained landscaping
Housing
Apartment complexes
High density housing

23. Commercial Nodes and Corridors: Which of the following statements regarding parking in commercial areas do you agree with? Check all that apply.



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

Too much chain and big box development is not consistent with maintaining a small town character.
Would like to be able to walk to downtown for milk, a bakery, or an ice cream parlor.
I would like to have a fire station southeast of the railroad track. When 1st Street and A Street are blocked, you have to drive out to Pedrick Road and then to East A Street or drive out to Pitt School and Porter Road to midway to the 113 and into town.
Safety for pedestrians and drivers
As much land that you can leave to plant native plants
Parking is highly variable throughout the commercial areas. There isn't enough downtown including around the new plaza, Old Veteran's Hall, or May Fair but a little too much at the former Viva shopping center. All parking areas should include significant shade from landscaping or solar panel installations.

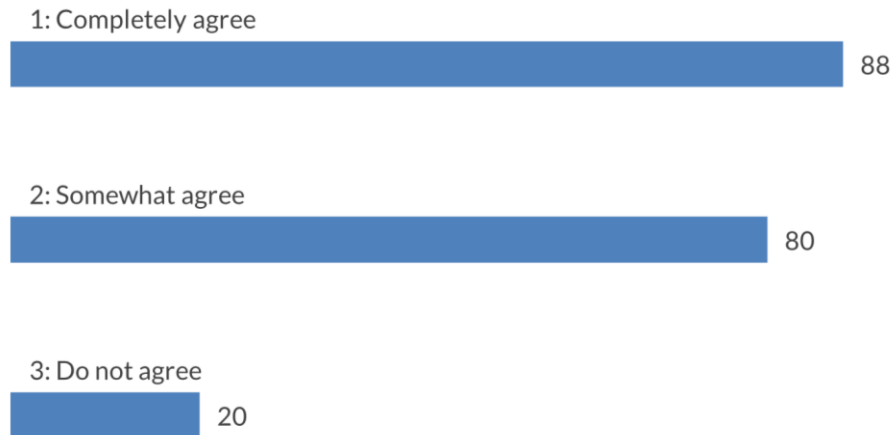
Please be mindful when placing houses next to existing business's. Campbell soup runs 100 days a year, 200 trucks per day in and 200 out. It also smells at times, and can be loud. Agriculture has enough problems with urban expansion.
I think the property next to the PD and next to the RR tracks should be at least designed for a two if not a three story parking structure to allow for convenience and noise reduction from the passing trains.
I'd like to see more bicycle parking. Often there's no place to lock your bike so I don't ride it to downtown. Promote family friendly biking.
If walking over with dogs or kids, safe places to wait outside. Bike parking.
Solar Shade over parking areas should be considered.
Should be more shade trees planted in parking lot planters, minimum of 50-60% during warm weather months
Landscaping maintenance is poor in commercial areas
Make sure that in focusing on commercial developments that the character of the town is not impacted/hurt.
Trees plants in mediums. A new city park with a splash pad. More pedestrian crossing between lights.
Parking downtown is terrible. Newer developments seem to have adequate parking.
Adding commercial businesses will increase traffic.
Would like to have the UC Davis buses make a loop at northeast city entrance.
More room for pedestrians
Nope
People will always complain about parking because they will not get front row and refuse to walk. We have never had a problem with parking in Dixon at anytime.
Create the bypass to create an additional route to the high school. Entice stubborn landlords to use their properties to their fullest potential and benefit to the whole community.
I would like to see continued thoughtful development. I don't want to grow just for growth's sake. I would like to see restrictions around residential rental possibilities when it comes to companies like Airbnb, VRBO, etc.
As more population moves into the new residences of Dixon, more parking may be required. Please, let's be a parking N friendly town. A.k.a., free parking after 5 PM, free parking on Sundays, and long enough duration at any given meter that you can do the things that you need to do while parked at that meter (i.e. if you're going to a show and dinner, or lunch and a meeting, two hours is not long enough.)

As downtown (and all of) Dixon grows for the better so will certain crime/unsavory elements increase. I would like to see better lighting in public areas and possibly access to emergency phones/panic buttons (like the blue lights on campuses).
No
We need TREES. Lots of trees!!
I would like to see another large recognized chain restaurant in Dixon. Ex. Mimi's, Bucca de Beppo, Cheesecake Factory besides Cattlemen's. Something with a varied menu. All our restaurants except Bud's , Dawson's and Denny's are ethnic specific. They are either Mexican, Chinese, Indian....
Locate parking to rear so that areas are pedestrian friendly. Encourage bike parking and bike infrastructure.
Consider impacts to agriculture's ability to continue
Parkway Blvd. overcrossing needed to reduce traffic congestion downtown.
Parking TIME limits should be enforced where designated.... Too many prime retail parking places used by employees...
Housing on top of business (mixed)
Conduct an economic development analysis of what can be built in Dixon
Solar structures on all parking lots
Perhaps more clarity to design standards

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. Employment Centers: 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."



26. Employment Centers: 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. Employment Centers: What aspects of potential future development in Dixon's employment areas are you concerned about?

Not enough nearby housing.
Bring more development that will increase sales tax to the city.
No more auto retail shops or similar businesses that are already in Dixon.
Environmental Pollution, Water Pollution, Air Pollution, Diversity of jobs, the town being filled with massive warehouses and land being used for that versus housing, parks, nature preserves, restoring land, community centers, things for young people to do in dixon
Lots of office buildings now sit vacant due to preferred telework. All warehouses should have solar panels on the roof interspersed with skylights.
housing
Restaurants should be allowed to accommodate the workers there.
housing, do not change the zoning.
Not sure
I'd hate to see Dixon become like Vacaville -where you drive down the streets and see empty abandoned but once useful commercial building sites. Instead of building more huge commercial structures we should encourage the use of empty buildings by new businesses. Offer reduced rates taxes etc. if they use these buildings
How are these areas advertised? How would new or potential residents or businesses know the advantages of the area or existing employment or business opportunities?
Bringing heavy traffic and large trucks.
Empty buildings not rented out yet more commercial properties being built.
Toxic off gassing: wind shifting into neighborhoods, putting workers into buildings before allowing new material to ventilate.
None
Conditions of roads
Heavy truck traffic in and out of town. No more cannabis stores.
Big rig traffic.
Concerned with air pollution. Oversized concrete buildings with in adequate landscaping.
Traffic! 113 is a nightmare of truck traffic
Large empty buildings. We currently have too many empty buildings/businesses and should be utilizing these instead of being allowed to build new ones.
More local jobs.
None just get er done
Pollution from manufacturing/heavy commercial.

Any future development.
Don't cause our small business to go bankrupt.
Heavy commercial...keep that more on outskirts.
Because this is also a heavily residential area with schools etc. please be aware of industry that may pose any health hazard to the neighborhoods.
As noted previously, I welcome growth to Dixon as long as each location/use is weighed thoroughly to include both the potential positive and negative impacts to the community and what makes Dixon one of the best places to live.
Concerned that we are building too many too fast and eventually will have empty, abandoned buildings like we are seeing over by the Dixon avenue exit.
I feel that heavy manufacturing are not be appropriate near town.
If we have to resign ourselves to a future where are vegetables are grown in multi story greenhouses with artificial light, maybe that kind of business would be good in downtown Dixon. Very appropriate to a rural routes and pride.
No public transportation offered to those areas
N/A
The environment.
Businesses that could have adverse consequences ie garbage transfer station smells, random garbage on the Ingress and egress routes, or any business that emits a foul odor (eg paper mill type business, etc).
Inclusion of housing which will only increase when "employment centers" don't materialize.
No more warehouses. More employment based businesses
Too much of a push for residential component mix....
Impacts to surrounding land uses
Traffic
Large users with few jobs and minimal tax
Generation
Not enough apartments/high density housing
Infrastructure

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

Apartments/low income people
Downtown has too great of a focus on dining, bars, and entertainment. Too few services for nearby residents and low-income residents. North First Street corridor has too many services geared to autos (service stations, retail, and repair)
Downtown bars
ldk
Too many Starbucks, Dutch bros, and auto shops.
too many warehouses and commercial / heavy manufacturing businesses
Keep warehousing away from the main drag - the view of our town from the freeway should be a good one. For that matter, we really need to update the City of Dixon logo on the big freeway sign near Little Lane - it's sun-bleached to oblivion.
Unreasonably priced housing of giant homes that use a lot of energy and WATER.
We need more of a variety of businesses. There are many tire stores, coffee shops, and auto repair. Doesn't seem to be much else.
Yes we need to balance it
There's an industrial feel that separates 80 from Dixon. If people want to bike to and from Davis, it's not appealing or safe at this time.
With the influx of new housing developments, may be a short fall in commercial businesses? Grocery options, restaurants, employment, and schools?
No more giant tall billboards the ones near West A & Freeway and the lighted one on North Lincoln that can be seen in all the surrounding residential areas for miles!
Too many new homes
Too many auto repair stores
UNSURE
Need more grocery store options
Dixon has too many marijuana shops.
Too many tire and car repair places
Too much Transportation Corridor commercial retail uses.
Too many stop lights do not agree
Warehouses
Auto parts stores and fast food.
SFR need more dense residences that are affordable such as Condos or townhouses
Mexican restaurants. Lol.

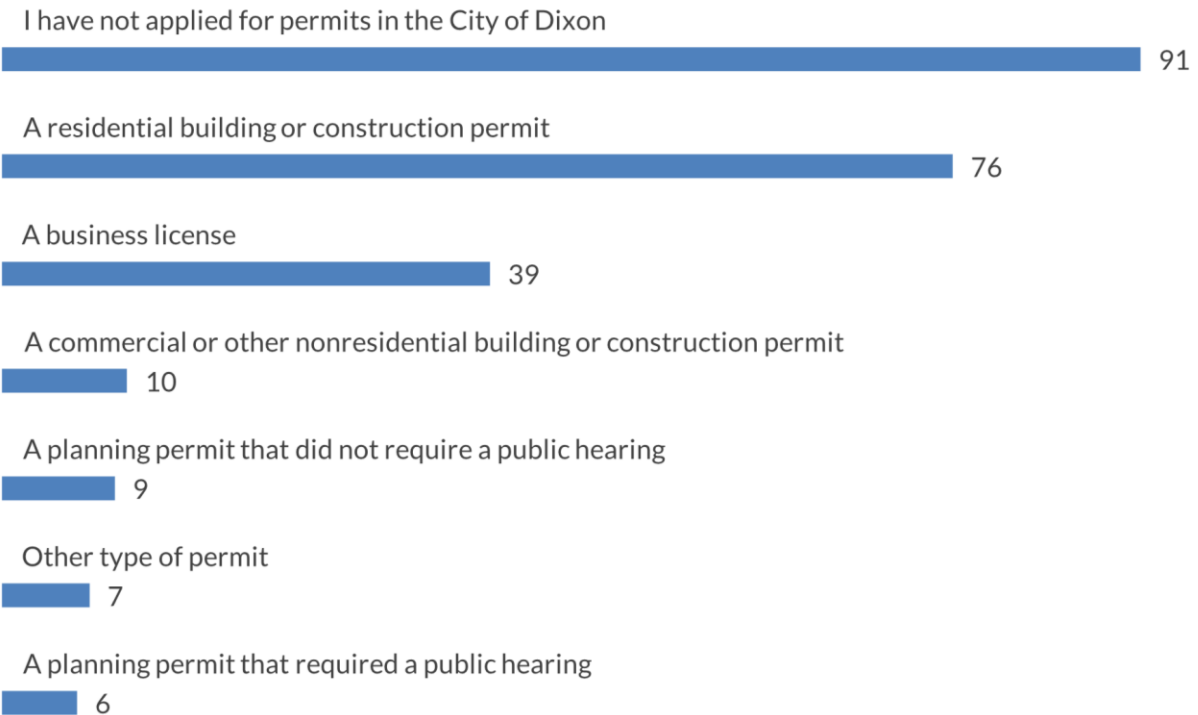
Not enough diversity in restaurants.
Auto parts stores, fast food and chain restaurants.
We're just in a growth spurt. Glad to see more signals . Pay attention to old sidewalks.
Too many big box retailers.
Please keep agriculture as a priority use in Dixon.
Too many burger places. I would love to see a greater variety of fast food and fast casual options.
Warehouse type businesses and heavy industrial
We have too many empty retail spaces that already exist in Dixon. Yet, we are talking about building more commercial areas?? We can't even fill the ones we current have.
The major commercial development should've gone and recently appeared to be related to trucking and warehousing. That's fine, but Dixon also needs to accommodate the thousands of new residences who will be occupying the hundreds of new homes that Dixon has been allowed to be built on Pitt School Road.
Auto shops
Too much housing without city parks and landscaping
No
Too many new homes, only one road to the high school. Traffic on A street and on 1st street is already ridiculous at times then tons of new homes were added with more coming.
Single-family residential. New neighborhoods should allow for a mix of housing and complementary uses (retail, offices, etc.). Stop allowing neighborhoods that are purely single-family with no housing diversity nor retail.
Empty lots everywhere in between buildings why?
Any business that does not add reasonable taxes to the city coffers.
Concern of an over-saturation of warehouses
Warehousing
Fast food
Housing dominates. Need more employment, arts and culture
Housing and not enough businesses

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

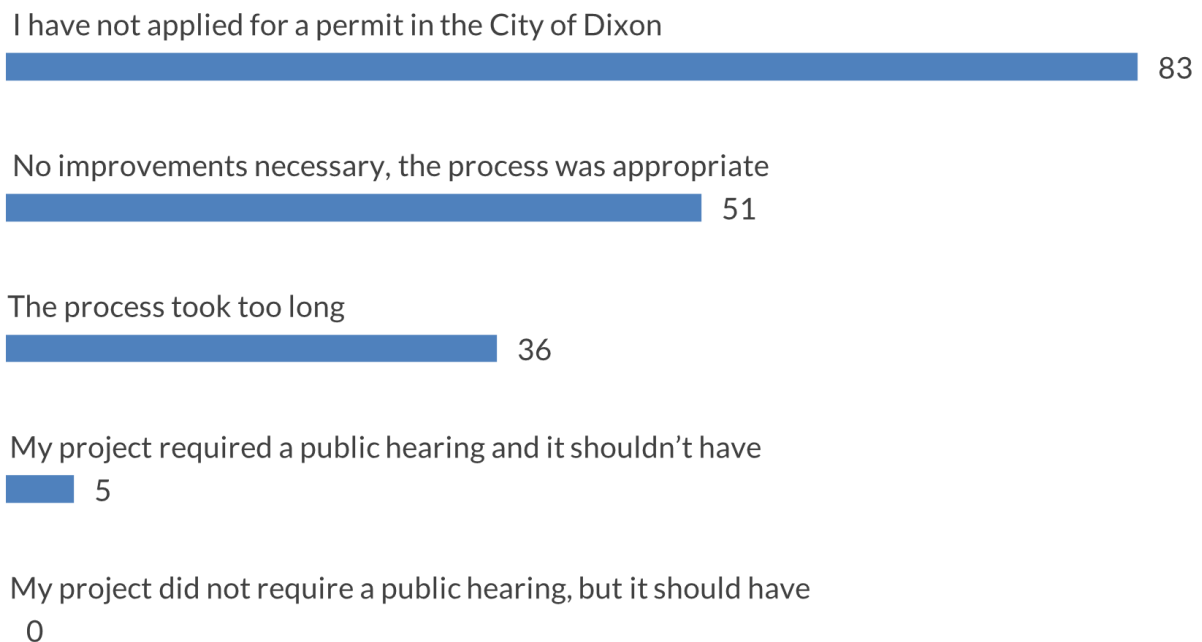
Facilities for health care
Movie theater near freeway
Expand downtown shopping Limit bars with bands! Take a look at Davis, Winters, and Vacaville. They make it happen!
Medical centers
Bridges over train tracks
Idk
Trader Joe's, Nugget Markets, chipotle. Or other restaurants and food options.
Restoring habitats , community areas - similar to the arboretum in Davis. Something more than fast food, large warehouses and large box chain retailers please. that is not on brand with a small town feel.
More parks with well-maintained bathrooms would be good.
Recreation i.e. small movie theater or golf driving range.
The parks need more shade over playground equipment. More handicap accessible playground equipment. Another zip line at Northwest park or Patwin park like the one at Hall park would be nice.
Family entertainment like mini golf, movie theater, large pools with water slides and other activities.
Not sure
Diverse commercial options for consumers. I hear many times, oh Dixon the place with all the fast food, auto shops and Mexican restaurants.
Recreation
Restaurants that draw highway traffic as well as local families
Entertainment, reused stores
Don't know
Diversity in housing for Senior complexes and low income housing
Dixon needs a larger variety as a retail shopping.
A nice grocery store on 1st street
More general public use areas
We need a Golf Course. 9 holes is fine. With adequate pro shop, restaurant and banquet facilities. City of Manteca did this year's ago. It is a money maker for them.
Grocery stores choices
Need a decent grocery store. Nugget or Trader Joes.

.
Small retail and mom and pop shops that built this town.
So far, I'm happy with the variety of businesses and land use in town. I'm looking forward to new opportunities and the city sharing them widely and in a timely manner for all residents to review.
Dixon is eroding it's "fair share" of agricultural land. Growing things is wonderful, it's appealing, it feeds the world. Dixon would be greatly admired for being a place with lots of space to grow things.
Grocery stores
hadn't thought about this but I worry about access to downtown - the heart of Dixon - how can we make it easy for people to visit downtown, stay and spend \$\$? Extra, easy parking could be covered by use plans - activities to draw people downtown is a responsibility for Chamber/DDBA/Parks & Rec.
Variety of food locations
No
Smaller affordable homes. Dixon can use more duplexes
Agricultural land use is not getting appropriate support and protection
Recreation!!!
Other types of housing (duplexes, triplexes, fourplexes, cottages, courtyard homes, multiplexes, townhomes, small apartments, vertical mixed-use)
Retail entertainment
Upper scale Restaurants (not fast food)
Employment base where you can Live and Work in Dixon. Need higher paying, career-generating, PGE could have come to Dixon if we were more ready for a similar opportunity... (Vs. Winters)
Medical and restaurants.
Quality Employment, arts and cultural amenities
Higher density housing. Affordable housing.
Quality rental housing
Food trucks

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



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



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

Priced way too high vs. Vacaville. Exceeds government mandate time.
If I do not have someone to take me, I can't go to a night meeting. Redi ride closes at 4pm. So do I walk 5 blocks or what?
Not applicable
Idk
City of Dixon was great to work with especially compared to the county. they were informative, quick and efficient.
need more staff and funding. Electronic submittal processes should be developed or at least described/outlined somewhere that's easy to find
All good. The city should be very subservient (but hold contractors accountable) to the contractors who have to keep the jobs going.
Process should be streamlined.
Too much money.
The planning department drug their feet, waited until the very last day legally required to respond. Out of touch with reality.
I did not apply for a permit but attempted to contact the building department multiple times with questions and never received a call back. I decided not to move forward with my project, but if others have the same experience maybe they would've completed the project without a permit.
Vegetation effect and remedy plans need included.
Don't know
Equity in their review and approval
Permitting process is unclear and obfuscated with resistance given by the permitting department. The lack of an online portal makes the entire process more difficult.
I found the permit process very easy to navigate through. I had to stop in the office a couple of times with questions. There was always someone available to answer/explain any questions that I had.
A better system to communicate status and updates
City staff hasn't a clue how to read and interpret the code. They just pull regulations and fees out of a hat. Drive around town and you will see the outcomes. Selective enforcement of said code.
When applied for a permit, we should've been given a list of specifications required based on what we were doing like codes and time frames. Given that there is only one person that approves in all Dixon the process took way too long, and we could've avoid corrections if we would've been given the codes prior to inspections.

Also, there is very little to none communication within the city department and information gets lost or misinterpreted.
Not sure haven't done it
I have requested permit history for a house, everything is paper copy.
N/A
I have visited the Dixon planning office and the building department a couple of times in the last couple of years looking for plans to my home, or related to a permit for a small construction job at my house. All the people I met down there were extremely helpful and friendly and knowledgeable, and I really enjoyed my interactions with them.
Permits should cost less.
NA
not that I know - I have no experience other than the one through Dixon so no comparison for a better/worse process.
Permit required for a garage sale? Really!!? Why?
It was a series of things that needed to be addressed that required multiple inspections and approvals. The process should provide all issues upfront to allow efficient remedy.
No
User friendly and timely for the applicant who is trying to make a living many times. I have heard at times applicants get frustrated with the process.
Make process, as much as possible fully online, automated - be able to check status online...
Use city department development pre-application meeting.
More use by right provisions

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.

I have not attended a public hearing or provided comments on a project

110

The type of use that was proposed

51

The location of the project

49

The density of the proposed project

16

Other reasons

14

The amount of parking that was provided

11

Other project components

9

The height of the proposed project

9

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

Once a project is completed, it will be there in perpetuity. So let's be careful not to pack buildings in no matter what their intended use. If the route is congested, and parking is inadequate, business won't be busy due to the hassle of getting to it.

It depends on the project.

Not applicable

Interested in development in Dixon. I want to see halfplex units required on corner lots in new residential development. I have been a real estate broker in Dixon since 1978 and was involved on the development of Watson Ranch. I have built 52 homes (some in Dixon) and own a communal building in Dixon.

The plans were poorly conceived and the project was very badly designed.

to get an understanding of what the Council and Planning Commission members are like and what the residents' priorities are
Gas station or other business too close to existing housing.
make sure there is no housing in the north east quad
I lived in old Dixon and there was a request to divide up a house into 4 or 5 apartments. Old Dixon already has so many rentals and I didn't want to see more.
NA
Significant impact on aesthetics and sight lines impacting my property.
It was in my neighborhood
I had other obligations, but I wanted to attend a hearing about a potential night club that I approved of.
Never attended
Never notified
To express that new homes need yards! These are the houses that people want to own long term and don't turn into high turnover rentals. Also, to bring the city counsel back to reality with from the ridiculous dream they were sold about UC Davis wanting space for research labs. UC Davis and the City of Davis have plenty of options available.
To learn
No low income or multiple height projects behind residential neighborhoods. Plenty of space around Dixon to place them without affecting people's property values.
I just moved here but will be active in future meetings
To gain information that was being withheld
Location of the project to my residence
To be informed of the event
N/A
Parking
I felt it was important to support new business in our downtown that would bring another food and entertainment option to the community.
This is my community I want to make sure it continues to be a safe place to live
To ensure that the same two individuals that always attend the city meeting to complain aren't the only voices the council members hear. They are not the sole representatives of the city and represent the minority of opinion.
To understand how the project will affect my home and lifestyle
Because it affected me or my property personally or would impact Dixon either positively or negatively.

It was close to my home.
The feeling that I had meaningful input.
Impacts to agriculture and agricultural infrastructure surrounding city.
I believed the project would have long-term negative effects, i.e. traffic, etc.
The importance of Public input as a critical part of the process.
I liked it
Project application/requesting entitlements
Impact on my property

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

Traffic downtown ranges from very little early weekend mornings to clogged with backed-up vehicles during commute and school start/end.
Be consistent in your enforcement of the codes and policies. There are a number of streets in town that have old trailers, RVs, boats and junk parked on the street but the city does not enforce the cleanup of the unsightly issues. I believe the code says that rubbish bins must not be seen from the street. This city has thousands of houses with the garbage cans in front of the houses.
Please preserve as much farm and agricultural land as possible. These areas are integral to Dixon and should not be developed
make sure it is consistent with the general plan. Make it as easy to understand the development standards and procedures as possible.
I just think that the City should allow more businesses for the people of Dixon to work at.
Don't allow homes to be built in the industrial area close to Campbell's soup off of Pedrick Road. That will make it more difficult for Campbell's soup to operate and might eventually lead to them shutting the plant down. Traffic is already bad enough at certain times of the day
Stop building new building. There's a lot of empty ones already. No more stop light. and no more buildings or houses.
East side of Davis has 11 acre trees dog park with a 3+ mile leashed mixed use with sheep grazing walking path. Dixon needs more areas like this. Natural areas for dogs off leash and more bike and walking trails. Keep chickens, and sheep in Dixon too.
Zoning codes needs the update, it was written in the late 70s!
Open space, parks, and green belt

The number one priority needs to be protecting the quality of life for the citizens of Dixon. The pressures will come from outside entities that will benefit directly but potentially provide little or nothing to the City.
Please consider improving the maintenance of the city parks so we can have more pride in what could be our town's beautiful green areas.
Tree coverage in development. Ratio of housing to new park development. Bike lane development.
None
Be objective in the decision for zoning allocations, don't be influenced by those that have political or financial power. Look for the wellbeing of Dixon and its residents. Zone to encourage diversity of business investments so spending stays in town as much as possible. It is unrealistic to keep to the adage "bedroom community or small town " good or bad, we ARE growing. We can keep the small town feel by providing the public services accordingly. Zoning is a baseline to that.
I am concerned about multifamily housing being put into small areas near established residential neighborhoods. Make sure that families with multiple cars aren't being put into small areas next to older neighborhoods. It will feel like apartments next to homes that have paid property taxes to the town for years.
Car washes and loud businesses should not be next to residential without limited hours. In mixed use zones business garbage from restaurants should not abut residential. Example Roundtable Pizza garbage next to apartments.
Creating an ordinance for people to build enclosures on their properties for their RV's would create undue hardship for most people due to expense and create a larger eyesore in the neighborhoods.
With all the new housing, traffic is horrible in the downtown area and horrible for all of us that live here. An alternative route needs to be made for people that live on the other side of town. Busses should be provided to the students. With the new stoplight, people are driving down our alleys, creating havoc for the homeowners. It's really bad planning.
Please respect the RV owners to park vehicles on their owned property. This is vital.
Why is our 55+ community located in areas that do not benefit them? We have a community growing next to the freeway with no access to restaurants, salons, etc. We have apartments closer to the Dixon Safeway who have multiple calls to our Dixon PD. We should be better about where we choose to put our older community rather than strangers coming to our town.
N/A
The monopoly of building ownership which makes it hard for different business to rent from due to favoritism
.

Are you planning to take any of the county area off Doyle Lane and make it into Dixon city land?
I want to see thoughtful planning continue so that my kids love growing up in this town like I did. I grew up here and chose to settle my family here after living in other areas because of the small town feel and supportive community. I don't want too much rapid growth to companies that don't prioritize those values to deteriorate what makes this an amazing place to live.
I live on Stratford close to Newgate. It would be nice to see some speed bumps installed in our street. We get people speeding down this street constantly
Bring entertainment for the youth and/or families such as water parks, bowling allies, community Centers, etc. Allow restaurants to have outside sitting permanently. Establish an Amtrak station in Dixon but build an underpass/overpass for traffic and emergency vehicles. Traffic lights should be improved to allow on Demand feature. Attract/Bring more businesses/malls to town. Keep the roads in good working conditions in and around the city.
I want to be able to buy clothing and household goods in town rather than having to go out of town if the Walmart does not have the right product.
The city of Dixon zoning ordinance should only focus on items that could cause possible safety concerns for the public. Private property matters should be addressed by the individual homeowner, and not by the opinions of a couple of complaining citizens. Dixon looks fine the way it is, especially in its residential areas.
No
Not really, please plant more trees and figure out how you're going to fix the black hole of suck that's A St. and 1st when the kids go to and get out of school. Attract more big box stores or SOMETHING. Thanks for putting this out there.
Make it easier to develop. The community already defined a vision through the General Plan update. The Zoning Code should make it easy to fulfill that vision without costly permit processes and public hearings.
Replacing signs in parks that are all faded
Do not codify if not planning to enforce
Housing elements mandated by the state based on misc. percentages, i.e. income, etc.
Will changes to codes, fencing, RV's, etc. actually be enforced?
Will need clarity on mixed use requirements and definitions of small and large sites
More emphasis on by right and plenty of visual examples to create certainty and simplicity

Appendix B: Community Workshop Presentation



City of Dixon

Zoning Code and Map Update

Community Workshop
July 20th and 21st, 2022

Purpose

- Introduce the project and zoning
- Get input on the current code and what to pay attention to moving forward
- Understand area-specific concerns

Agenda

- Project Overview
- Focus Areas
- Interactive Poll
 - Get your smart phone ready!
 - Hard copies available, will be inputted after the workshop
- Next Steps

Zoning Code Update



Project Overview

Project Introduction

- **Comprehensive update** of the Zoning Code (Title 18 of the Dixon Municipal Code)
- Creating a **concise and user-friendly** set of regulations that will implement the vision of the **General Plan 2040** for the neighborhood preservation and enhancement, economic development, sustainable land use, and community health.

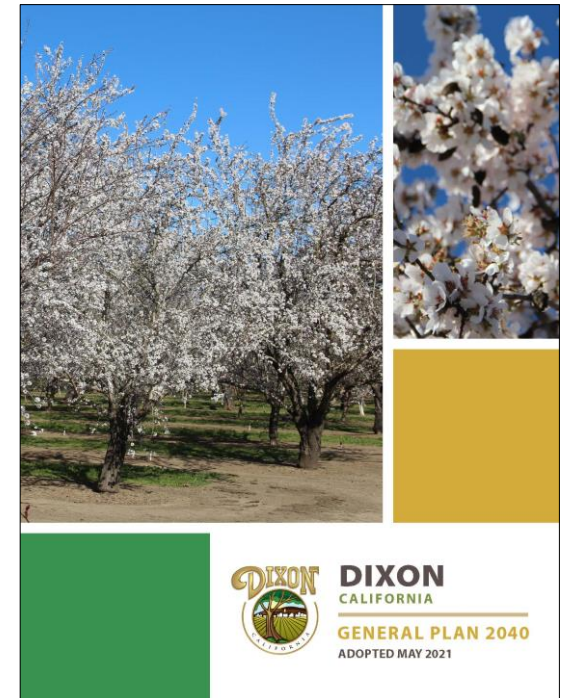


Zoning Code Update



What is Zoning?

- **Zoning** is the body of regulations that establish what can be built on a property, where uses may be located, and how to get project approval.
 - By law, Zoning is required to be consistent with the **General Plan**
- **Purpose:**
 - Implement the General Plan
 - Minimize adverse effects that buildings or uses on a property have on neighbors
 - Encourage optimal development patterns and activities



Zoning Code Update

Components of the Zoning Code

- **Zoning Districts** – reflect General Plan land use designations
- **Use Regulations** – determine which uses are permitted and prohibited, and whether specific standards apply
- **Development and design standards** – establish rules for building and design that fit with the community
- **Administrative Procedures** – establish permit and review processes
- **Definitions**

Spectrum of Standards

Zoning regulations affect everyone

- Including renters, home owners, business owners, developers, and design and construction professionals. Zoning addresses a spectrum of issues such as:
 - If and how you can build a new fence or deck on your property
 - If a homeowner can construct an addition
 - Where a new business can be located
 - How long it takes to find out whether a business can be established
 - Where a building can be located on a lot
 - How much landscaping is required
 - How much off-street parking must be provided

Zoning Code Update



Process

We are here



Zoning Code Update



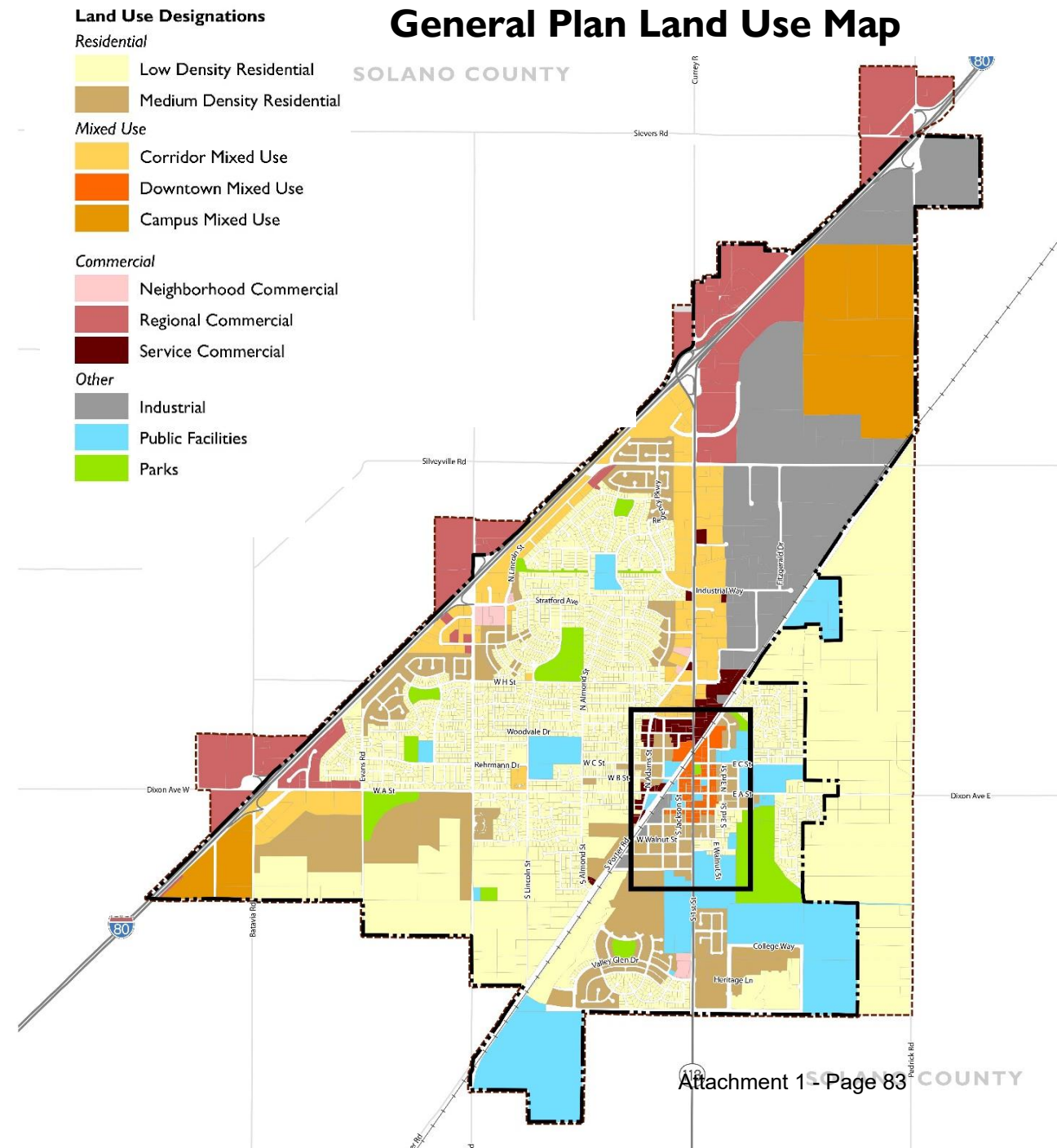


Focus Areas

Citywide Context

- Zoning Districts implement General Plan Land Use Designations

Zoning Code Update



Focus Area: Residential Neighborhoods

Low Density Residential

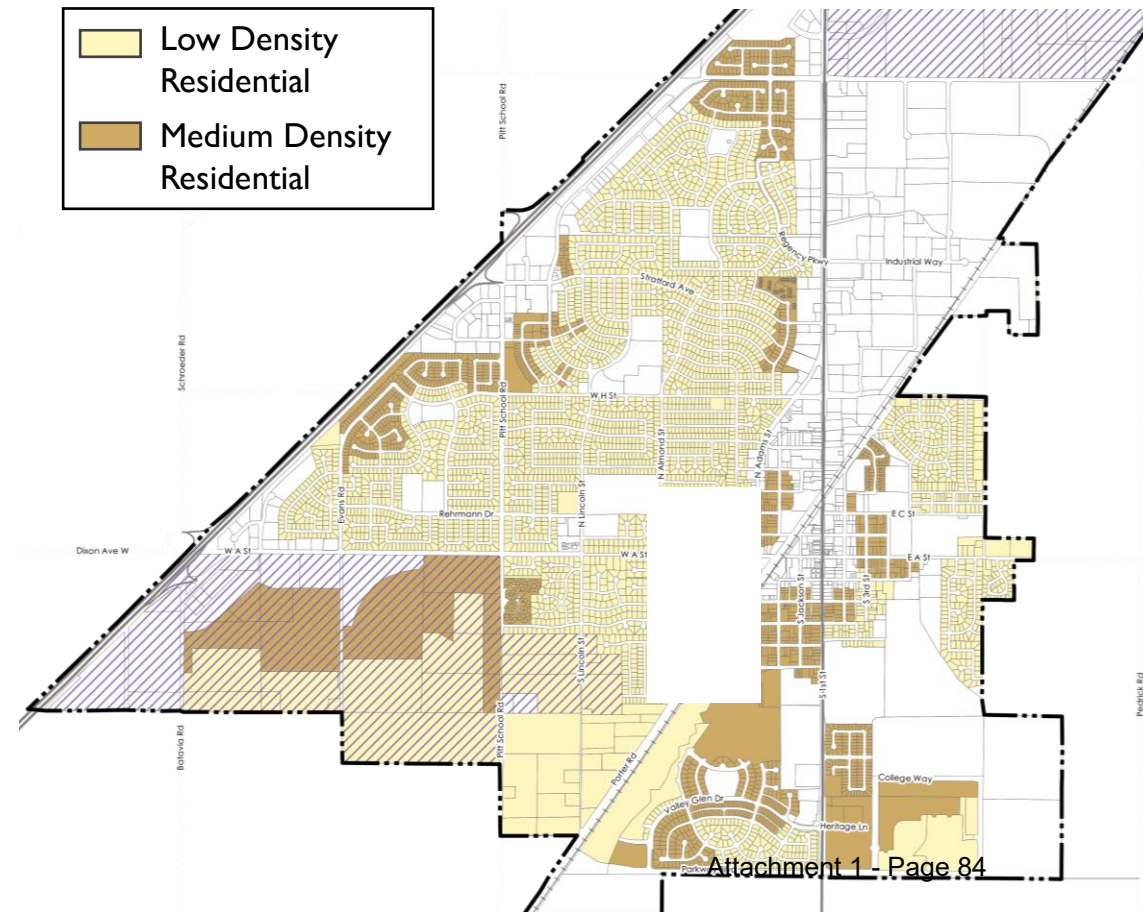
- Neighborhoods with primarily single-family homes, including attached, semi-detached, and duet homes.
- Maximum density: 9 units/acre

Medium Density Residential

- Neighborhoods with range of housing types: single family homes, townhomes, apartments, and condominiums
- Maximum density: 22 units/acre

Zoning Code Update

General Plan Land Use Map



Focus Area: Residential Neighborhoods

Initiatives for Zoning Update

- Maintain land use allowances for residential and compatible uses (schools, parks, and religious institutions).
- Refine existing standards to maintain the development pattern of existing neighborhoods.
- Establish new objective design standards for infill and multi-family housing to ensure design quality. Standards address massing and articulation, building orientation, open space, and parking.



Zoning Code Update



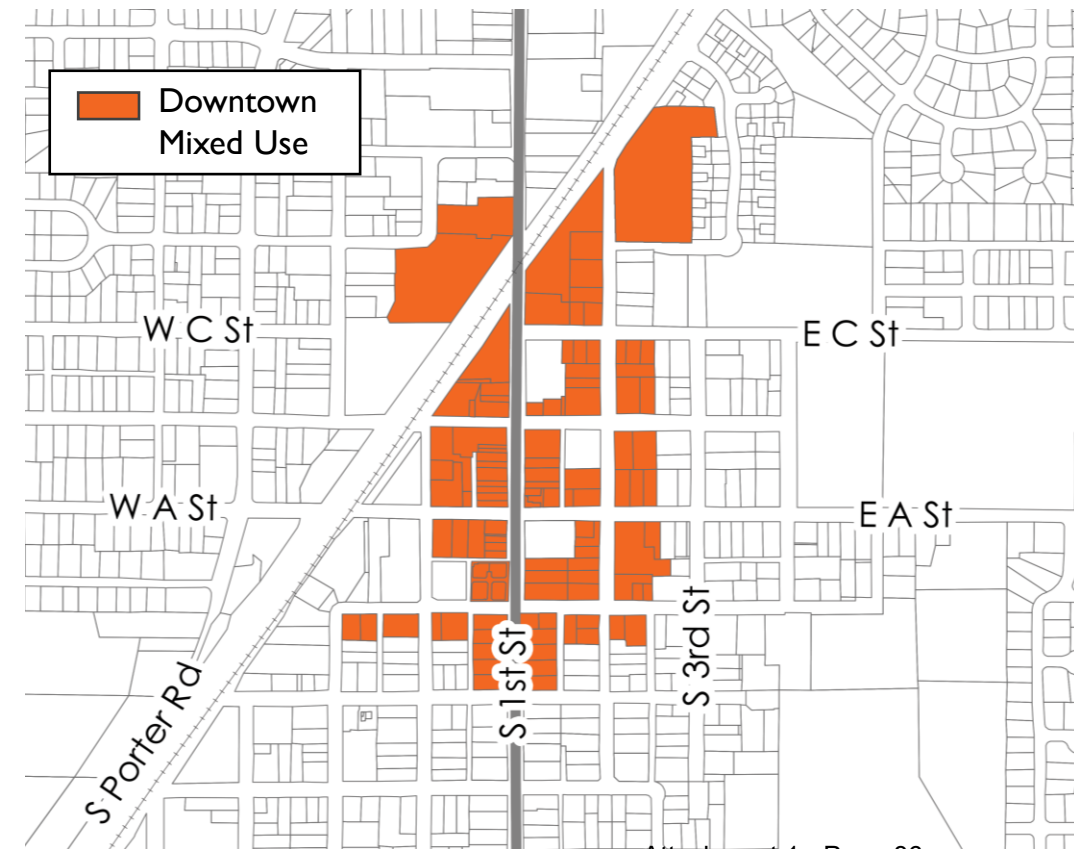
Focus Area: Downtown

Downtown Mixed Use

- Intended to promote Downtown Dixon as an attractive destination for residents and visitors
- A walkable environment with a variety of commercial uses and outdoor dining and events to support a lively atmosphere is envisioned
- More than one use is required on larger sites

Zoning Code Update

General Plan Land Use Map



Focus Area: Downtown

Initiatives for Zoning Update

- Allow a full range of retail, employment, residential, entertainment, cultural, civic, and personal service uses.
- Further define where mixed use is required, and how it must be achieved.
- Carry forward existing standards for maximum height and required setbacks.
- Incorporate new design requirements to engage the pedestrian realm. Standards may address features such as building transparency, facade articulation, building orientation, and entryways.



Zoning Code Update



Focus Area: Commercial Corridors

Corridor Mixed Use

- Mix of retail shopping centers, offices, hotels, and housing
- Mixed use can be vertical/horizontal

Neighborhood Commercial

- Mix of retail stores, restaurants, medical offices, and personal services that serve the neighborhood

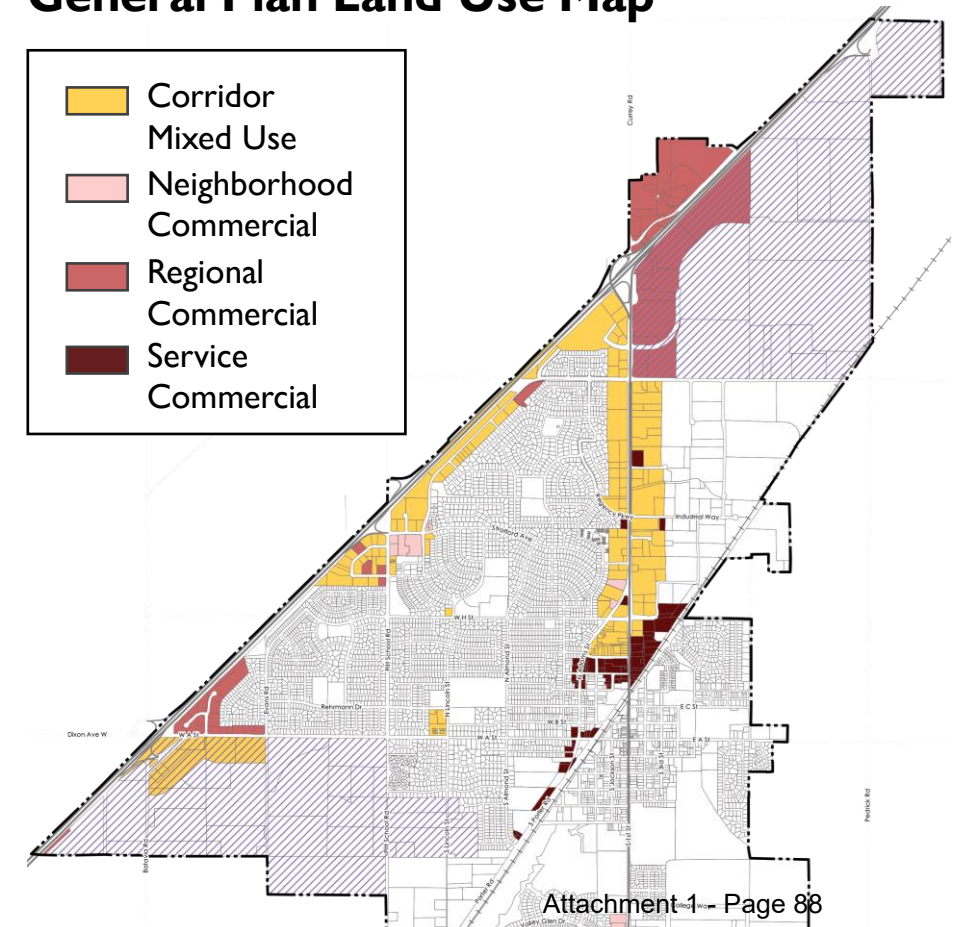
Regional Commercial

- Full range of uses catering to visitors and local residents, including lodging, restaurants, and services

Service Commercial

- Retail/service uses not typically in shopping centers, including storage facilities, wholesale businesses, and nurseries

General Plan Land Use Map



Zoning Code Update

Commercial Nodes and Corridors

Initiatives for Zoning Update

- **Corridor Mixed Use:** Further define where mixed use is required and how it is achieved
- **Corridor Mixed Use:** Address design requirements and transitions between uses
- **Neighborhood Commercial:** Support a neighborhood commercial environment and active street to encourage pedestrian-oriented shopping
- **Regional Commercial:** Tailor standards to reflect the auto-oriented nature of the district
- **Service Commercial:** Provide flexibility for service commercial operations



Zoning Code Update



Employment Centers – East of 1st Street

Campus Mixed Use

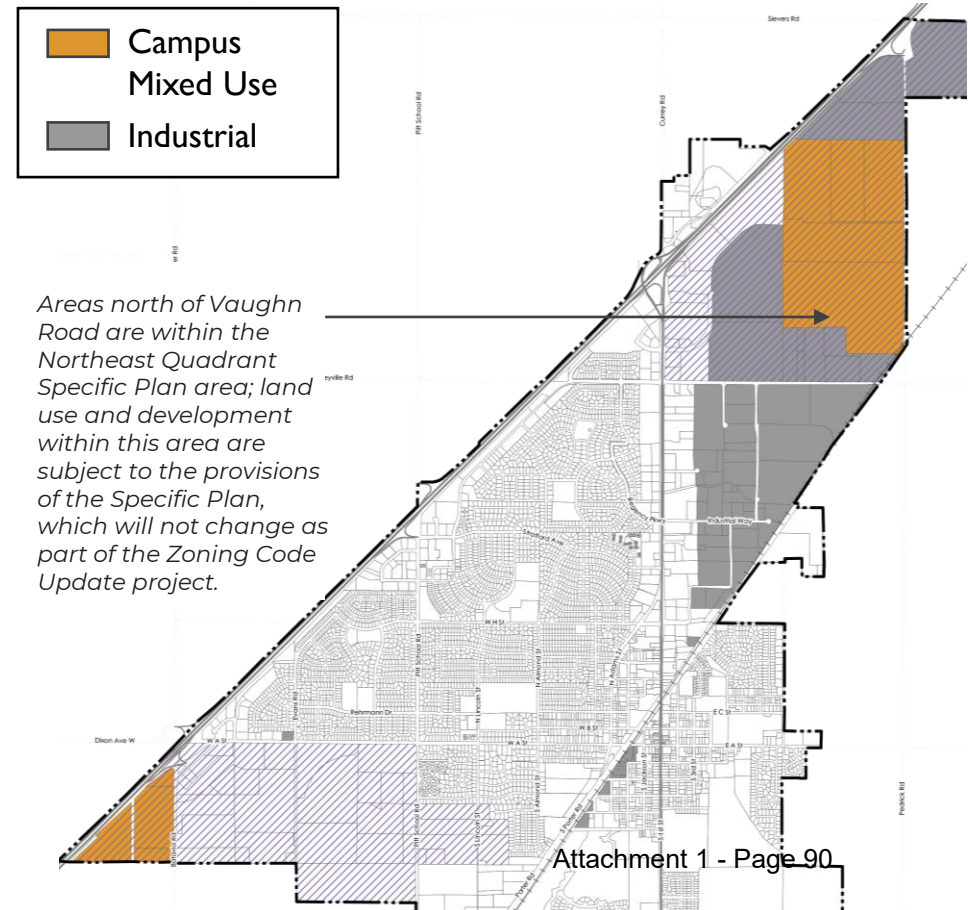
- Foster new mixed-use employment districts with a range of job-generating uses, housing, and access to regional transportation.

Industrial

- Provides for large and small scale industrial, manufacturing, heavy commercial, warehousing, distribution, office, and similar uses.

Zoning Code Update

General Plan Land Use Map



Employment Centers – East of 1st Street

Initiatives for Zoning Update

- *Campus Mixed Use areas are subject to the Northeast Quadrant Specific Plan.*
- Make the best economic use of limited land and resources
- Continue to accommodate a diverse range of industrial, manufacturing, heavy commercial, warehousing, distribution, office, and similar uses.
- Flexible development standards to provide flexibility for business operations.



Zoning Code Update

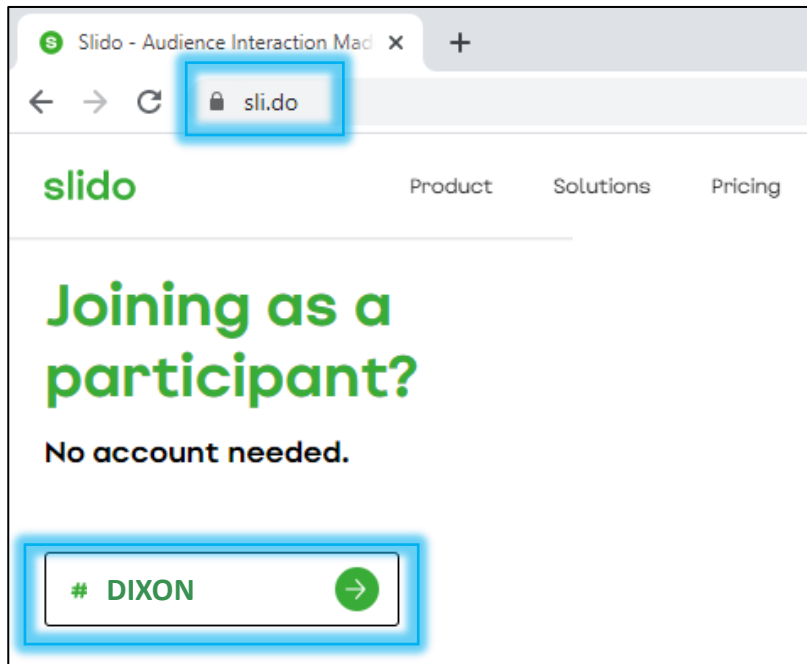




Interactive Poll

Participate in Our Live Poll!

Visit **slido.com** and type in the event passcode: **#DIXON**



OR

Open your camera app and scan the QR code!



Zoning Code Update



Next Steps

Next Steps

- Collect additional public survey responses at <http://www.cityofdixon.us/ZoningUpdate>
- The survey will be available until **August 31, 2022**
- Draft zoning standards based on community input

Stay Involved!

Project Website

Access upcoming meetings, project documents, and more.

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

Contact City staff:

Raffi Boloyan, Community Development Director

rboloyan@cityofdixon.us

Zoning Code Update



Appendix C: Workshop Presentation Boards

Zoning Code and Map Update

Project Overview

The City is pursuing a comprehensive update of Dixon’s Zoning Code and Map, the regulations that govern development in the city. This effort will shape future growth and help realize the community’s vision for Dixon as a safe, vibrant, and livable community with a robust local economy.

WHAT IS A ZONING ORDINANCE?

While the General Plan sets forth a long-term vision for the city, the zoning code dictates how land can be used to achieve that vision. A zoning code includes the following:

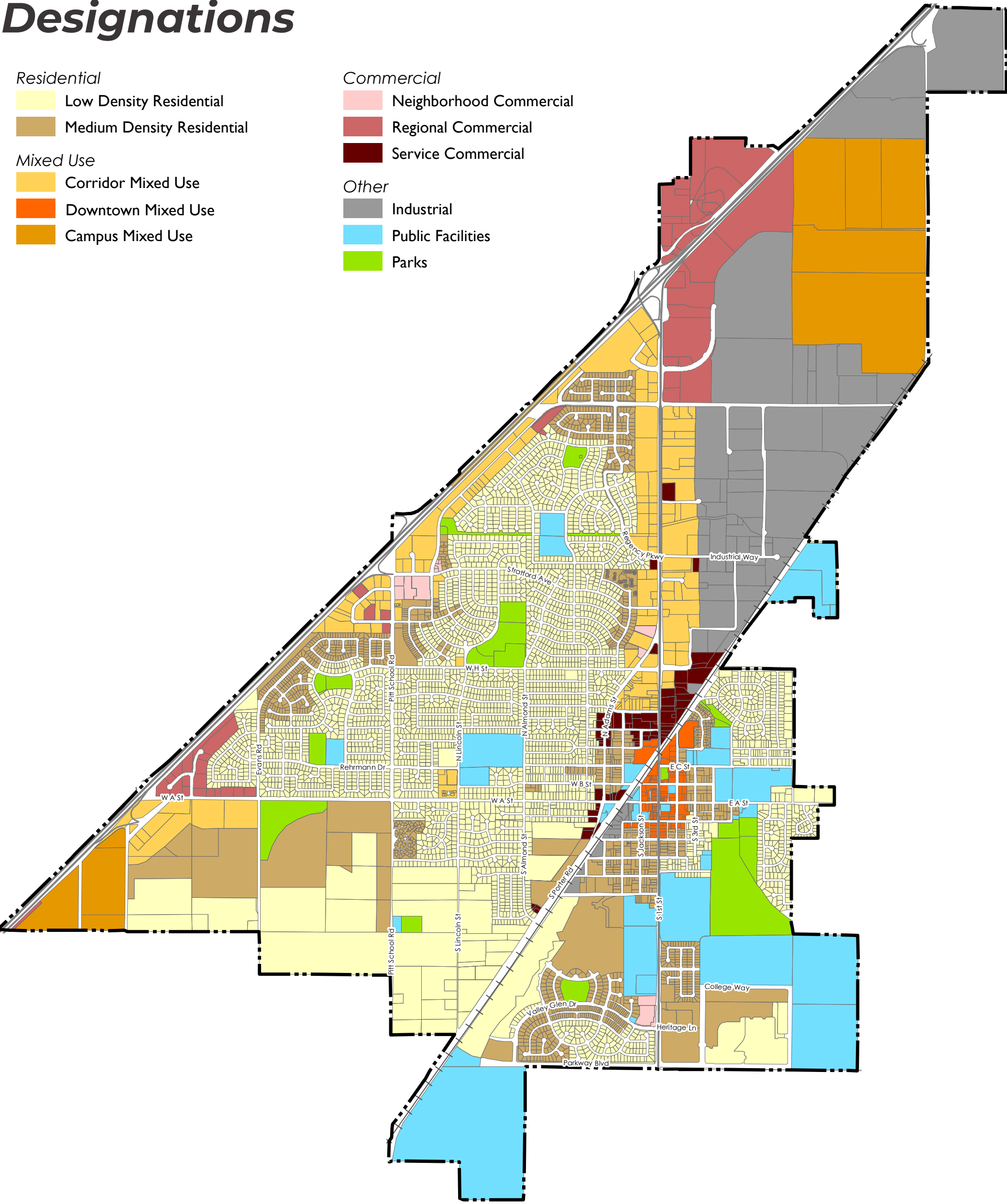
- **Use Regulations.** What uses are allowed on each property and if they are required to meet certain standards or limitations.
- **Development and Design Standards.** Standards to control the height, bulk, location, and appearance of structures, as well as site improvements such as parking, landscaping, signage, and fencing.
- **Permit Requirements and Procedures.** The types of permits and review procedures that are required.

DOES ZONING AFFECT ME?

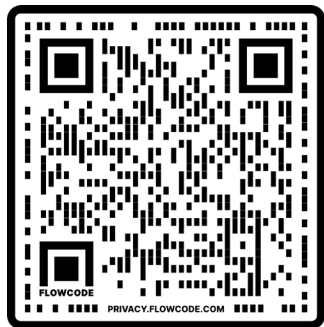
Zoning codes affect everyone - including homeowners, renters, business owners, and development industry professionals. Zoning addresses issues such as:

- What types of businesses can be located in commercial/employment areas
- How tall a building can be
- If a homeowner can construct additional structures such as ADUs, sheds, patio covers, etc on their property
- How many parking spaces must be provided for a development
- What type of permit is required for new construction projects

General Plan Land Use Designations



WHAT IS THE PROCESS?



Zoning Code and Map Update

Residential Neighborhoods

Dixon’s residential neighborhoods play a key role in the City’s charm and small-town feel. Most of Dixon’s 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.



Primary General Plan Land Use Designation

- Low Density Residential**
- Neighborhoods with primarily single-family homes, including attached, semi-detached, and duet homes
 - Maximum density: 9 units/acre

- Medium Density Residential**
- Neighborhoods with range of housing types: single family homes, townhomes, apartments, and condominiums
 - Maximum density: 22 units/acre

Corresponding Zone District

**One Family
Residential (R1)**

**Multiple-Family
Residential (RM)**

Initiatives for Zoning Update

- Maintain land use allowances for residential and compatible uses (schools, parks, and religious institutions).
- Refine existing standards to maintain the development pattern of existing neighborhoods.
- Establish new objective design standards for infill and multi-family housing to ensure design quality. Standards address massing and articulation, building orientation, open space, and parking.

Zoning Code and Map Update

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.



Primary General Plan Land Use Designation

- Downtown Mixed Use**
- Intended to promote Downtown Dixon as an attractive destination for residents and visitors
 - A walkable environment with a variety of commercial uses and outdoor dining and events to support a lively atmosphere is envisioned
 - More than one use is required on larger sites

Corresponding Zone District

**Downtown
Commercial (CD)
Planned Mixed
Use (PMU)**

Initiatives for Zoning Update

- Allow a full range of retail, employment, residential, entertainment, cultural, civic, and personal service uses.
- Further define where mixed use is required, and how it must be achieved.
- Carry forward existing standards for maximum height and required setbacks.
- Incorporate new design requirements to engage the pedestrian realm. Standards may address features such as building transparency, facade articulation, building orientation, and entryways.

Zoning Code and Map Update

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 to 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.



Primary General Plan Land Use Designation

Corridor Mixed Use

- Mix of retail shopping centers, offices, hotels, and housing
- Mixed use can be vertical/horizontal

Neighborhood Commercial

- Mix of retail stores, restaurants, medical offices, and personal services that serve the neighborhood

Regional Commercial

- Full range of uses catering to visitors and local residents, including lodging, restaurants, and services

Service Commercial

- Retail/service uses not typically in shopping centers, including storage facilities, wholesale businesses, and nurseries

Corresponding Zone District

None

Neighborhood Commercial (CN)

Highway Commercial (CH)

Service Commercial (CS)

Initiatives for Zoning Update

- Further define where mixed use is required and how it is achieved
- Address design requirements and transitions between uses

- Support a neighborhood commercial environment and active street to encourage pedestrian-oriented shopping

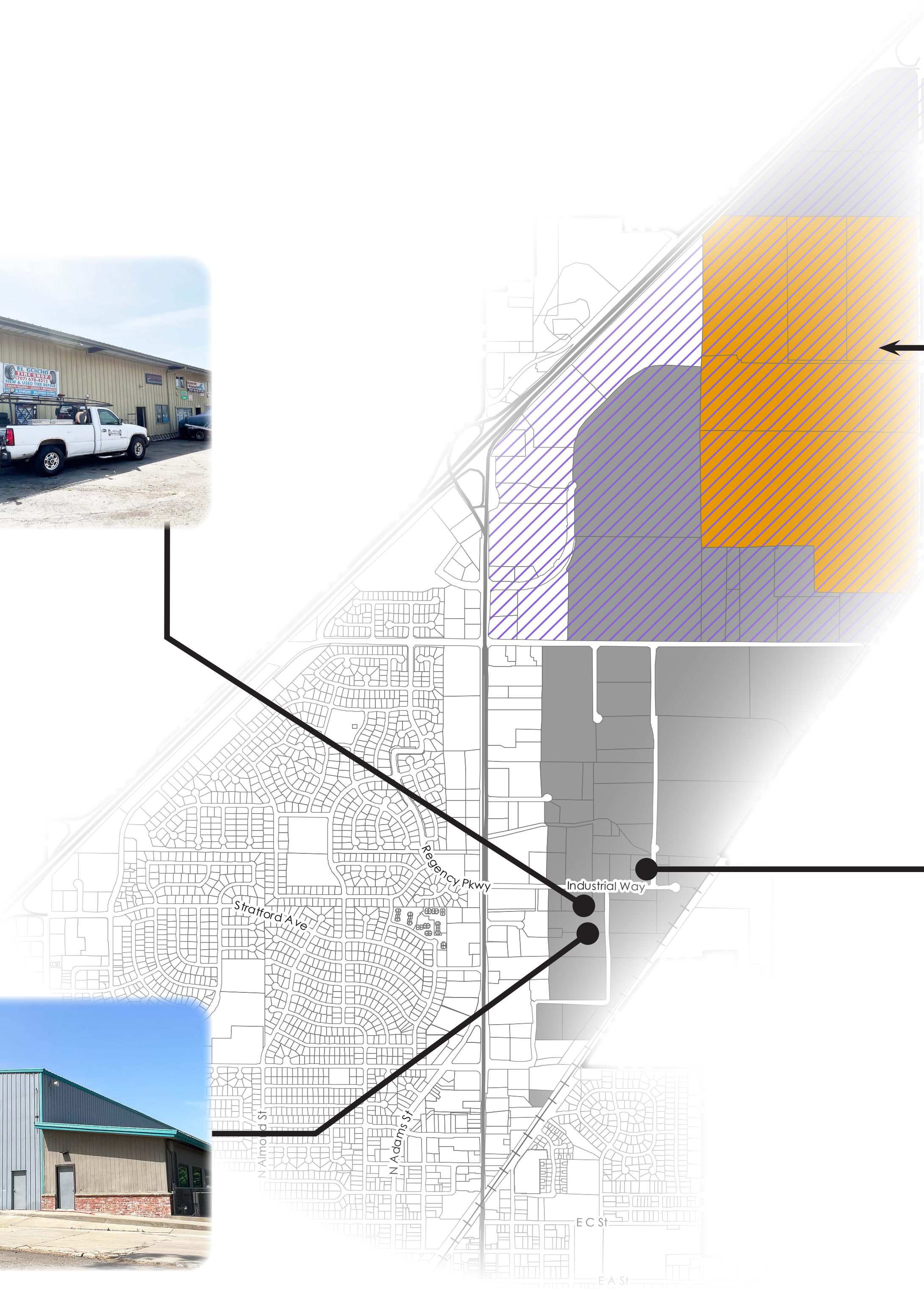
- Tailor standards to reflect the auto-oriented nature of the district

- Provide flexibility for service commercial operations

Zoning Code and Map Update

Employment Centers - East of 1st Street

The Northeast Quadrant represents an important opportunity for job-generating development and is envisioned to grow as an important new mixed use employment area and gateway to Dixon. Areas in the Industrial General Plan land use designation provide space for critical uses such as industrial, distribution, and office to grow.



Areas north of Vaughn Road are within the Northeast Quadrant Specific Plan area; land use and development within this area are subject to the provisions of the Specific Plan, which will not change as part of the Zoning Code Update project.



Primary General Plan Land Use Designation

Campus Mixed Use

- Foster new mixed-use employment districts with a range of job-generating uses, housing, and access to regional transportation.

Industrial

- Provides for large and small scale industrial, manufacturing, heavy commercial, warehousing, distribution, office, and similar uses.

Corresponding Zone District

Light Industrial (ML)
Heavy Industrial (MH)

Initiatives for Zoning Update

These areas are subject to the Northeast Quadrant Specific Plan.

- Make the best economic use of limited land and resources
- Continue to accommodate a diverse range of industrial, manufacturing, heavy commercial, warehousing, distribution, office, and similar uses.
- Flexible development standards to provide flexibility for business operations.