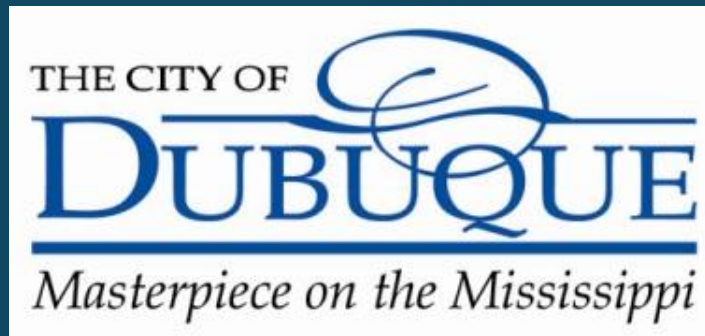


Technical Group Survey:

City of Dubuque

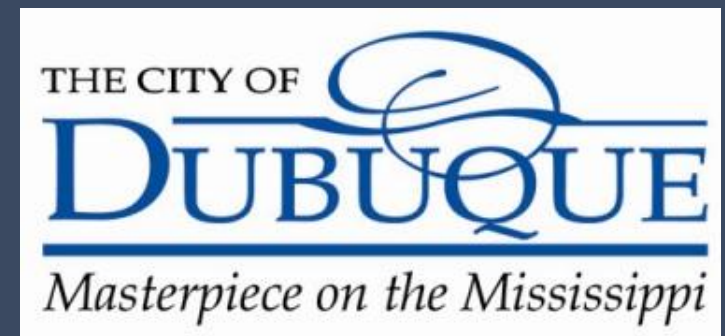
Unified Development Code

Update



The following presents the results of the technical survey. This survey was designed for development professionals or individuals with a solid understanding of the UDC and land use regulations.

Appendix A – Data Broken Down by Occupational Group

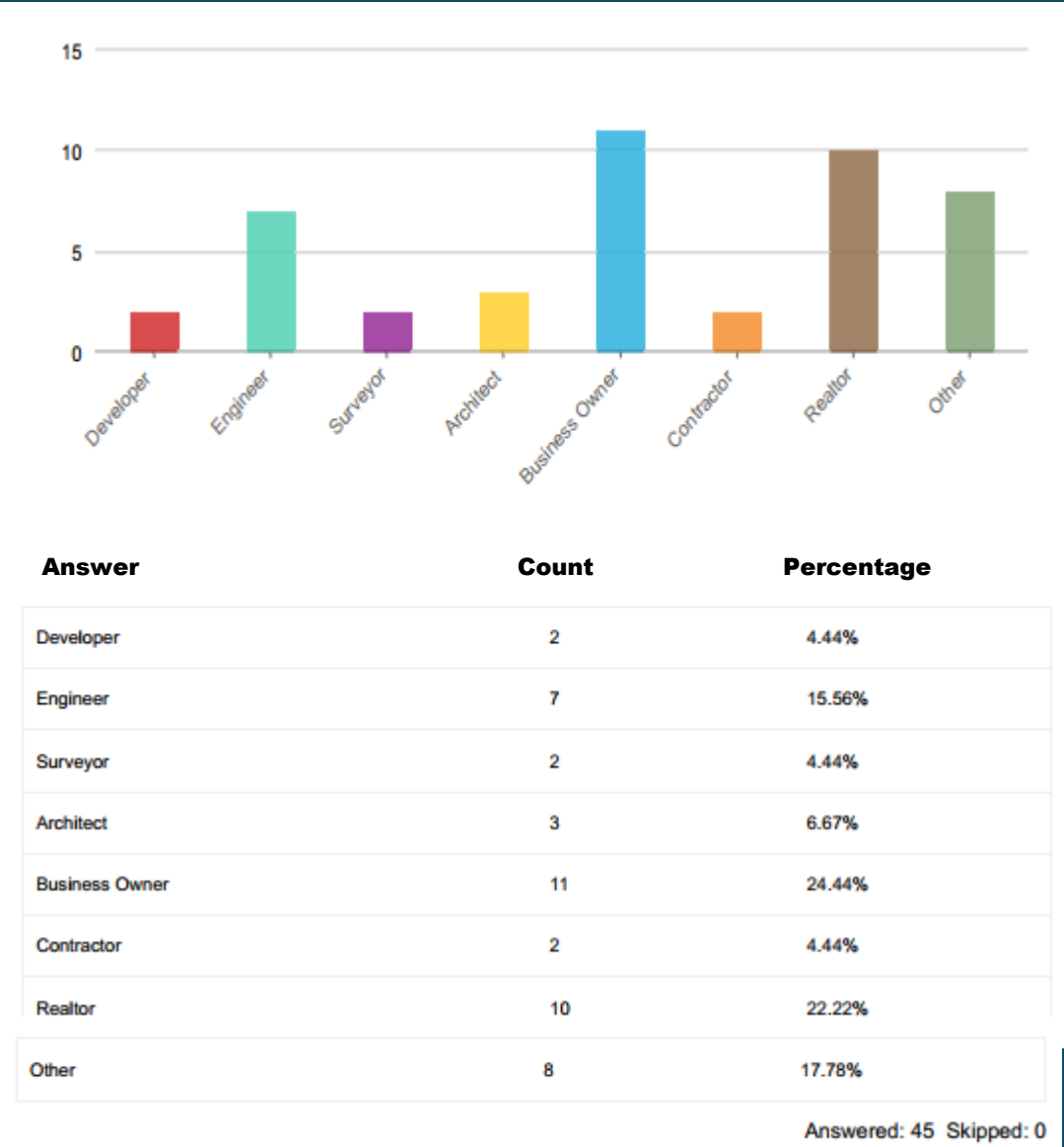


Technical Group Survey:

*City of Dubuque
Unified Development
Code Update*

Question #1:

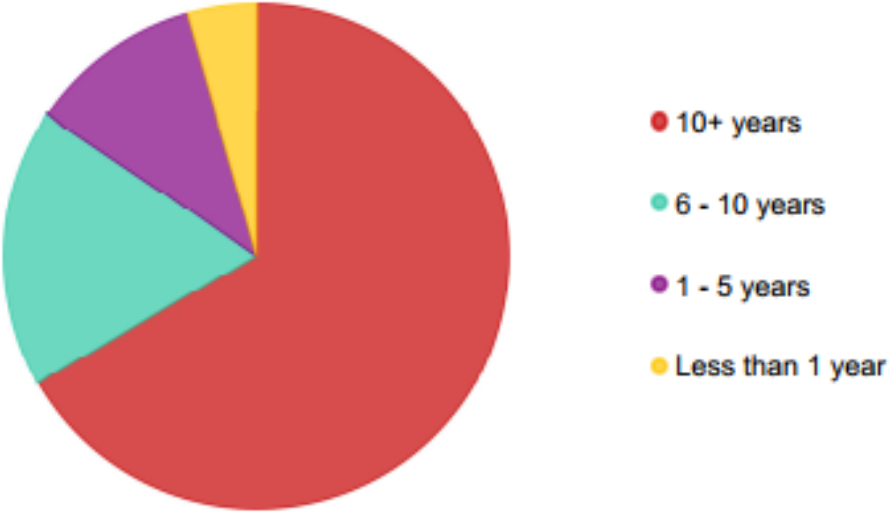
*What category best
classifies your
occupation?*



Technical Group Survey:
City of Dubuque
Unified Development
Code Update

Question #2:

*How long have you
worked in
Dubuque?*



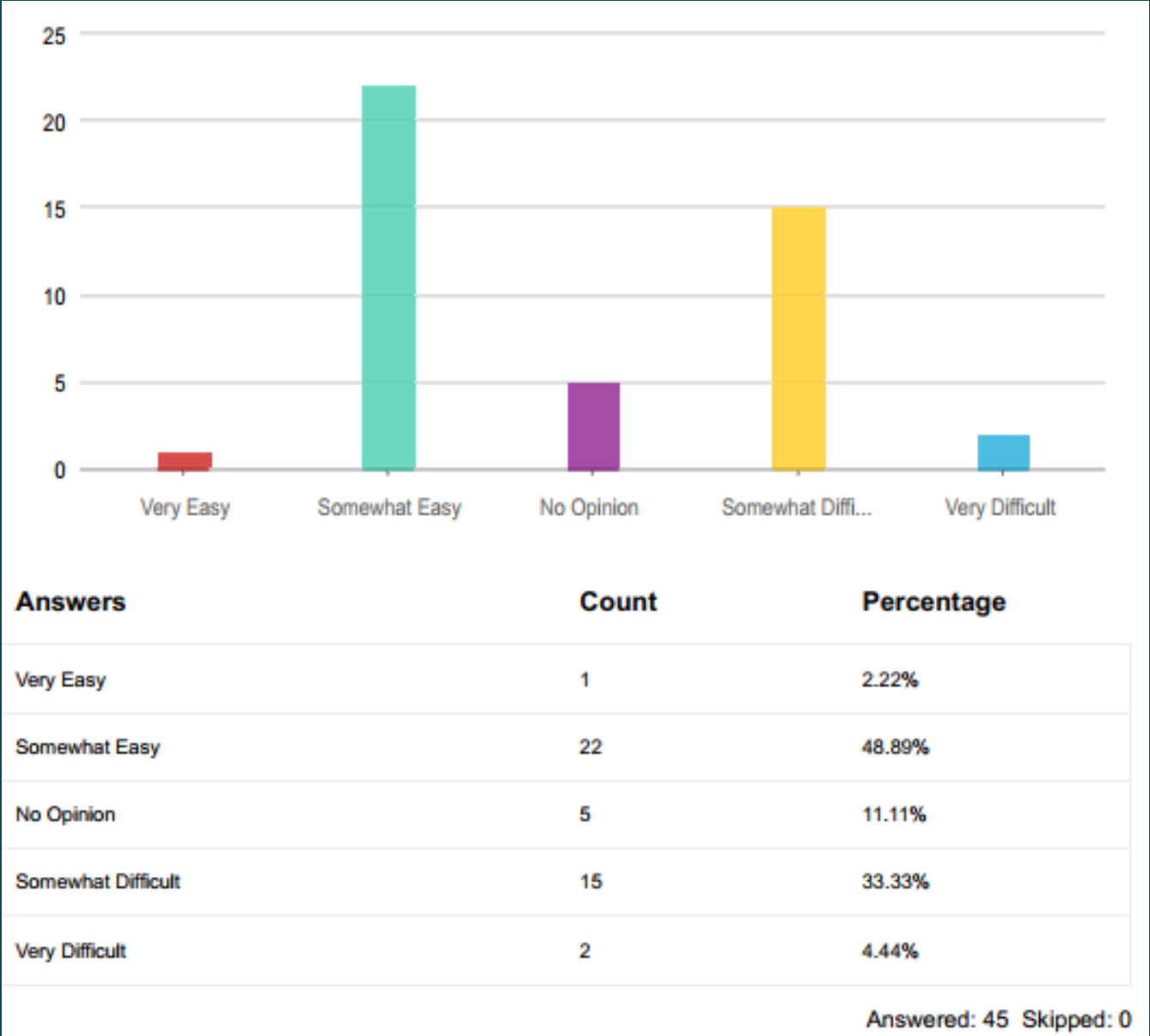
Answers	Count	Percentage
10+ years	30	66.67%
6 - 10 years	8	17.78%
1 - 5 years	5	11.11%
Less than 1 year	2	4.44%

Answered: 45 Skipped: 0

Technical Group Survey:
City of Dubuque
Unified Development
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Question #3:

*It easy to navigate
and understand the
current rules for
land development
in Dubuque.*



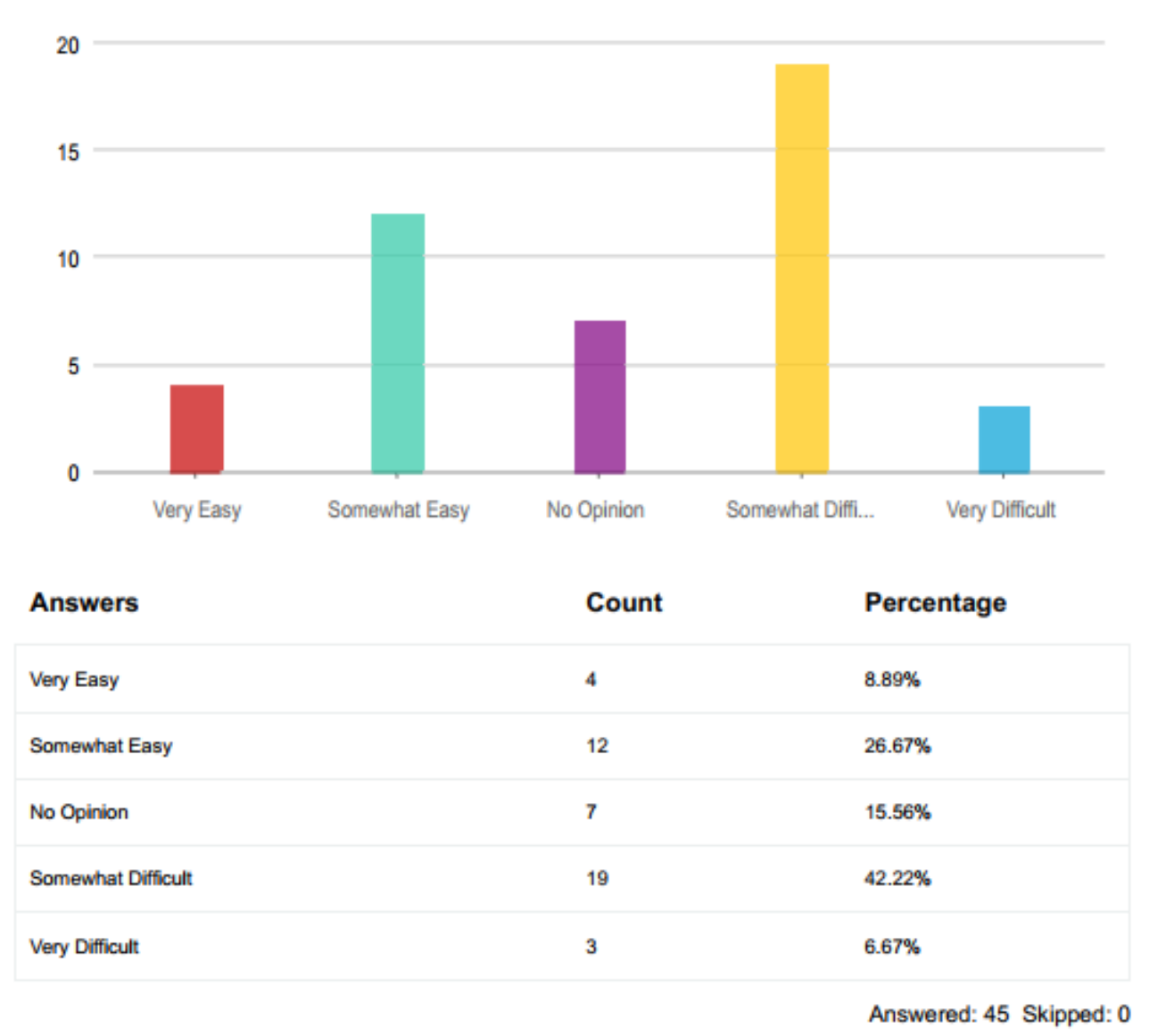
Technical Group Survey:

City of Dubuque

Unified Development Code Update

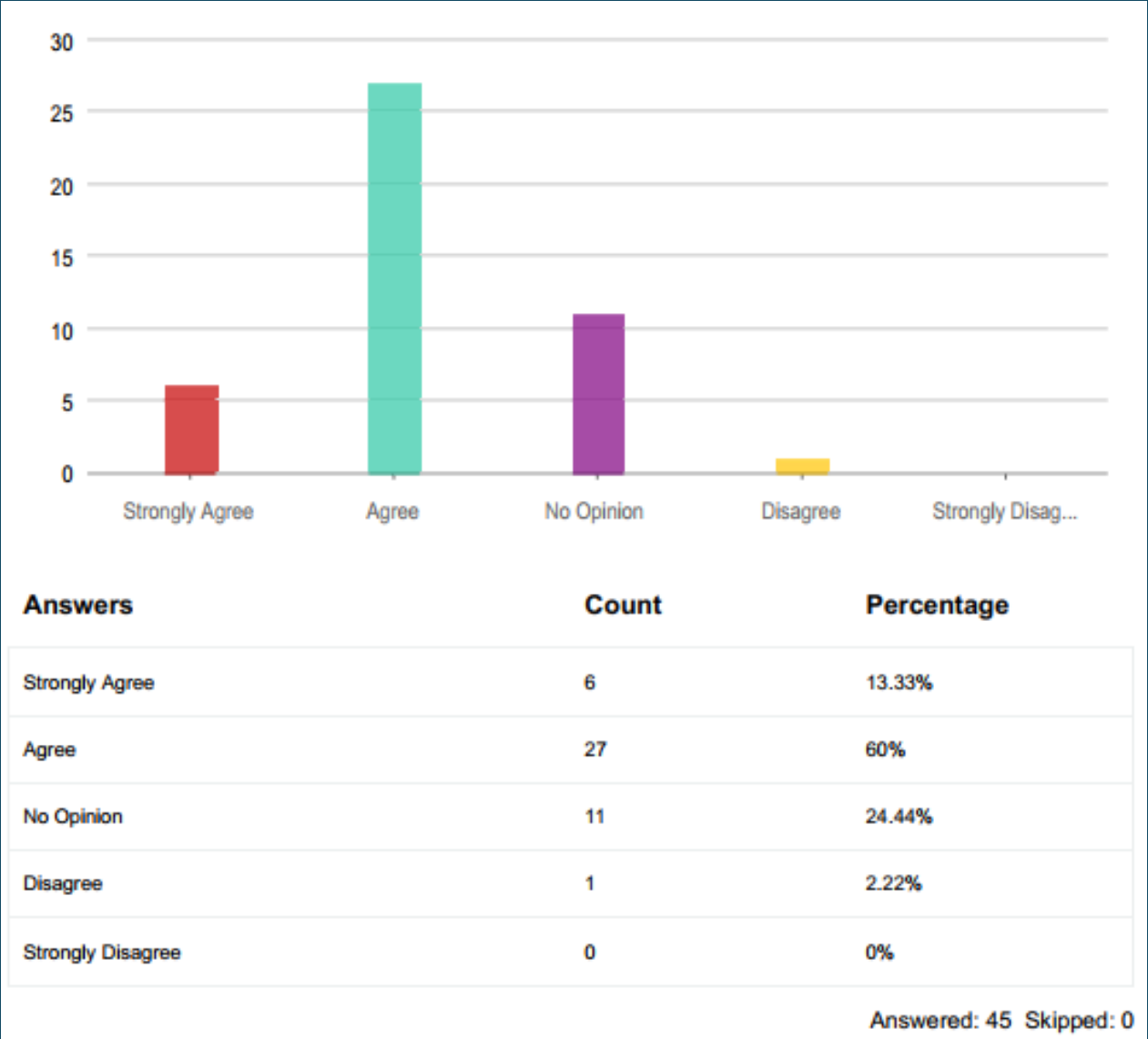
Question #4:

It is easy to locate specific information within the current Unified Development Code.



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City of Dubuque
Unified Development
Code Update

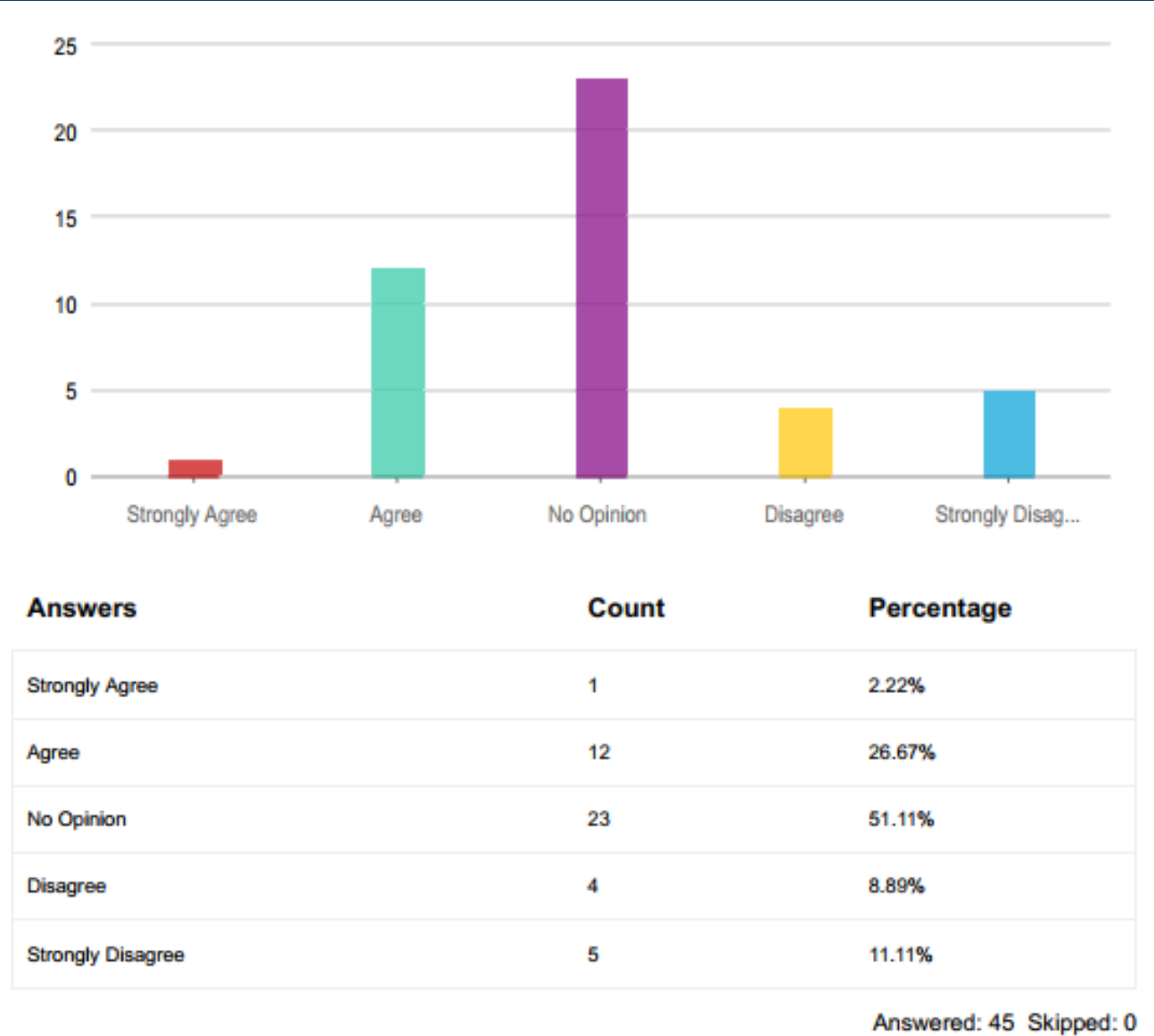
Question #5:
*Including more
diagrams,
flowcharts, or other
visual aids would
make the UDC
easier to understand
and apply.*



Technical Group Survey:
City of Dubuque
Unified Development
Code Update

Question #6:

*The current
development rules
are well-aligned with
the City’s
Comprehensive
Plan and the City
Council’s Goals.*



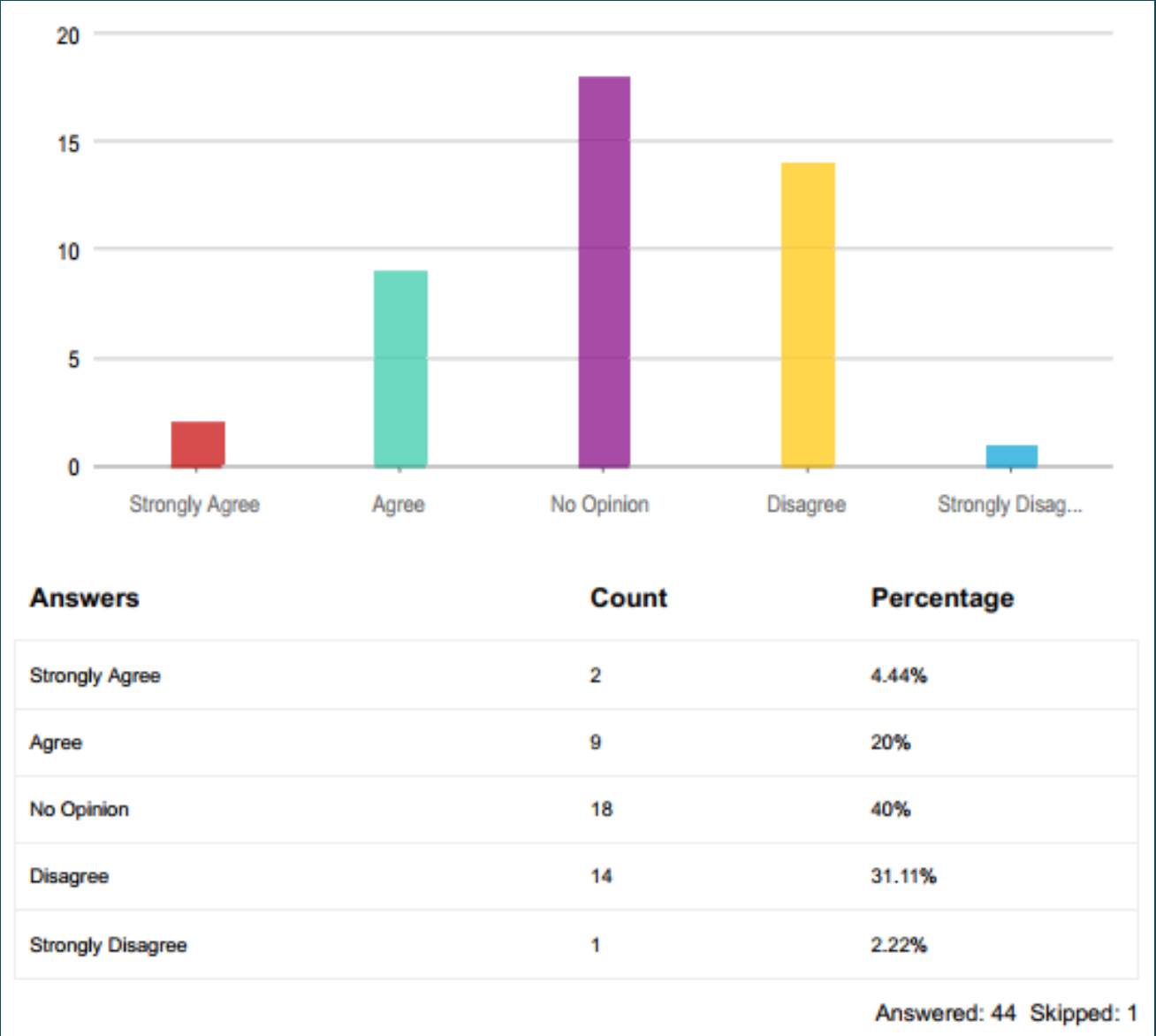
Technical Group Survey:

City of Dubuque

Unified Development Code Update

Question #7:

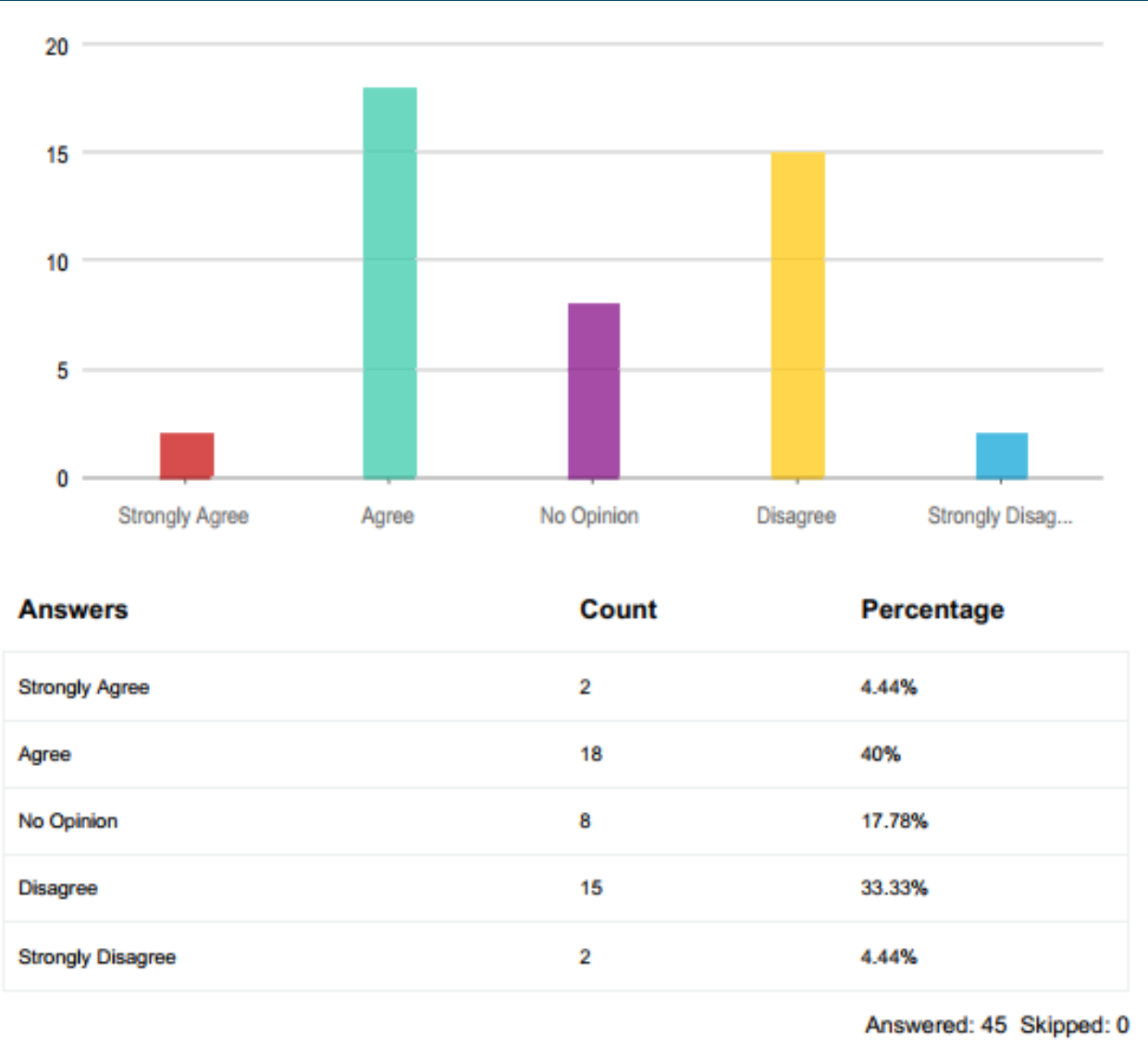
The zoning districts in the current UDC adequately address the diverse development needs and design characteristics across Dubuque.



Technical Group Survey:
City of Dubuque
Unified Development
Code Update

Question #8:

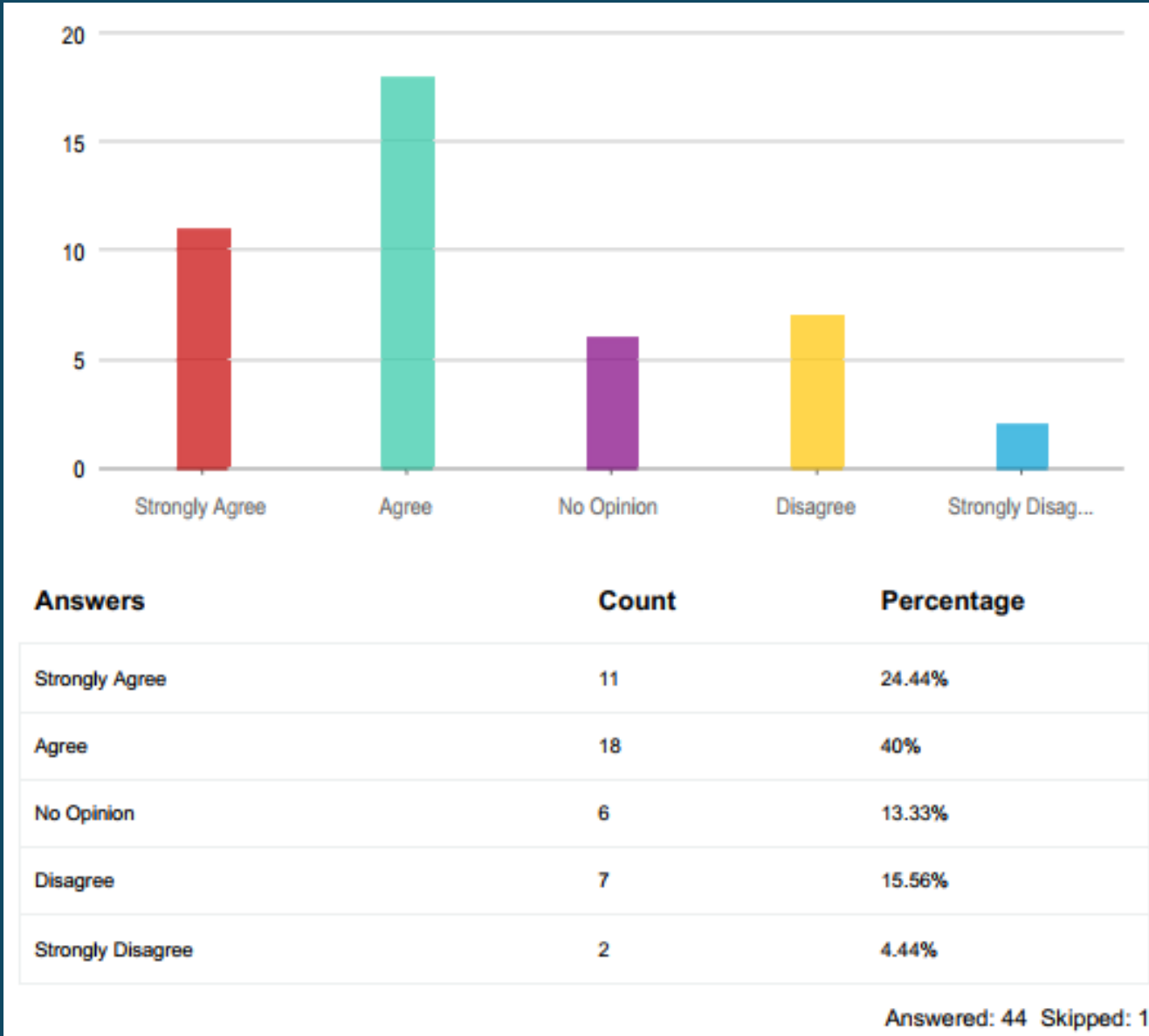
The current residential zoning districts are sufficient to provide a range of housing options at various price points throughout the City.



Technical Group Survey:
City of Dubuque
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Question #9:

The UDC should allow for smaller residential lot sizes (less than 5,000 square feet) in urban areas to accommodate more housing options.



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Question #10:

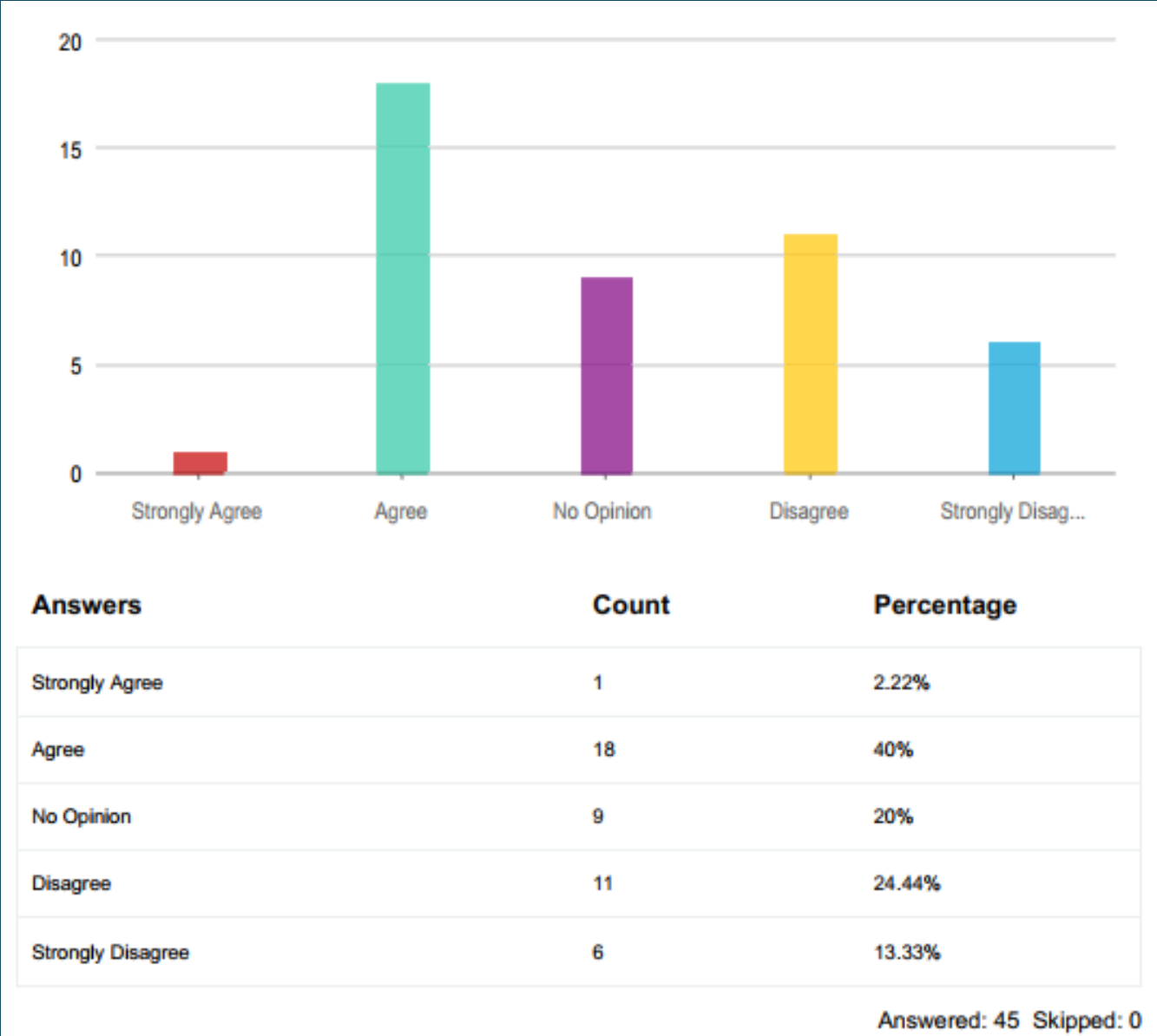
The UDC supports the inclusion of various housing types (e.g., single-family homes, duplexes, townhomes, etc.) within residential neighborhoods.



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City of Dubuque
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Code Update

Question #11:

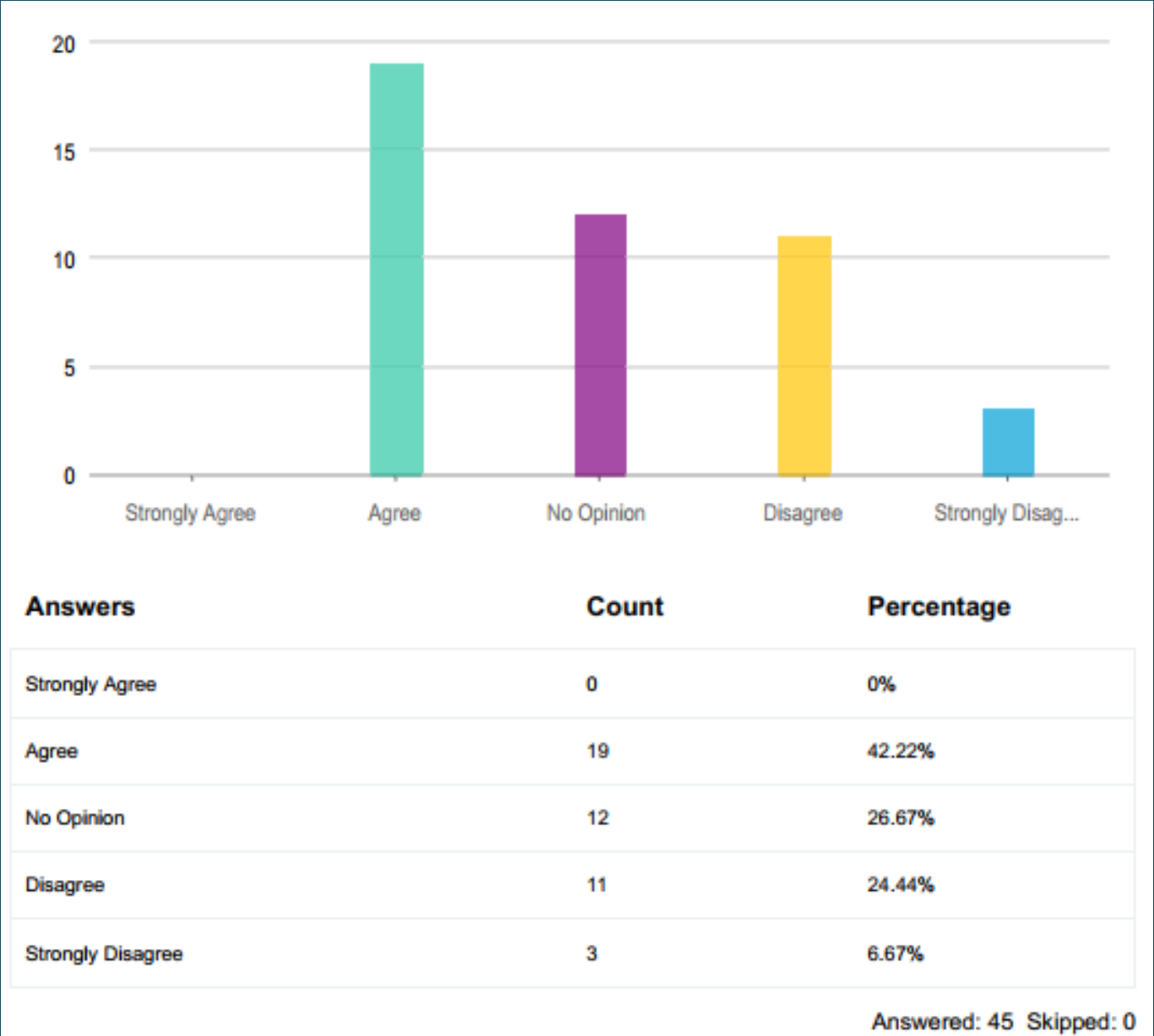
The current commercial zoning districts adequately support the variety of businesses and services needed in the City, and in the appropriate locations.



Technical Group Survey:
City of Dubuque
Unified Development
Code Update

Question #12:

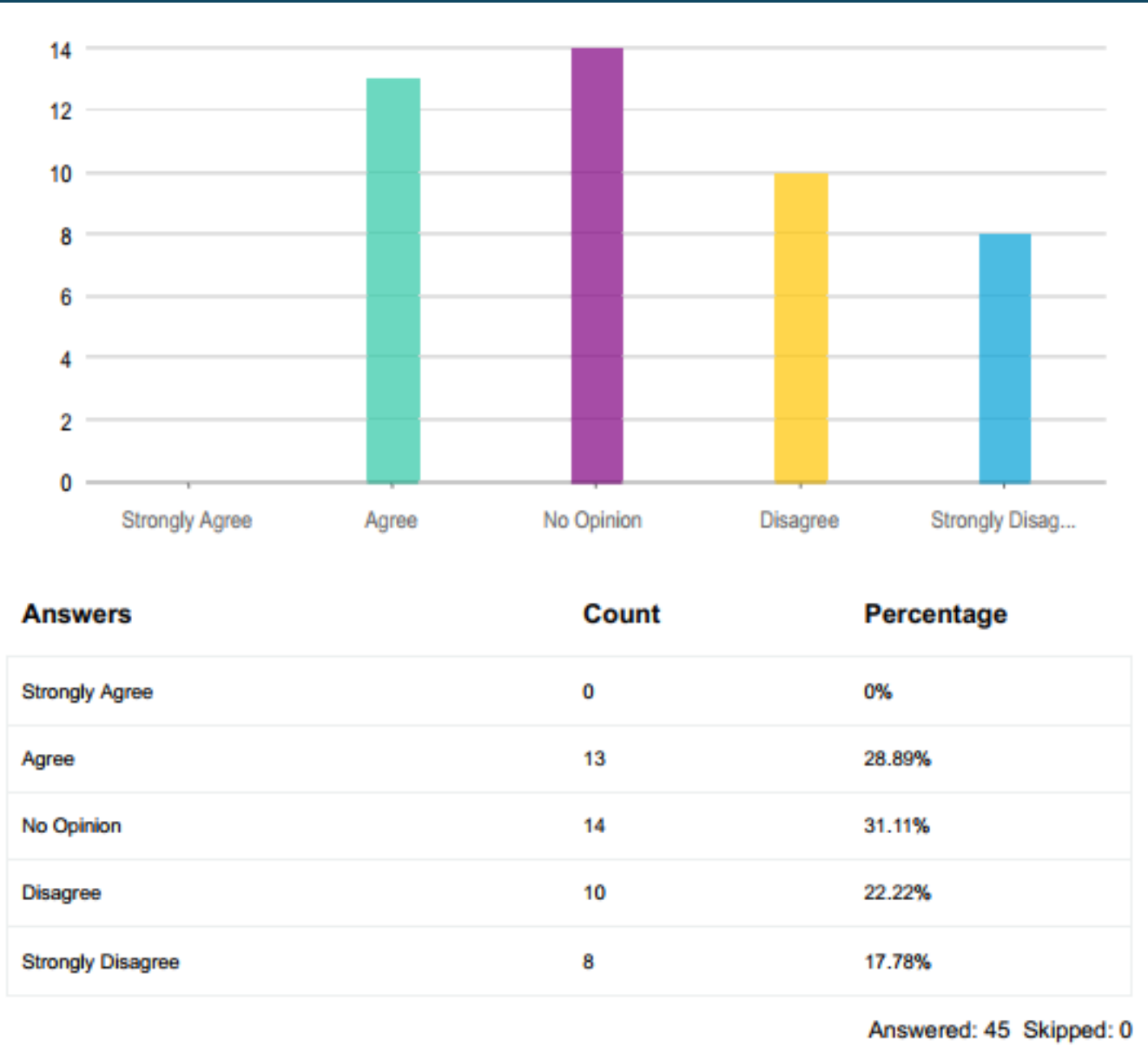
The commercial districts are currently designed to result in development that is compatible with surrounding neighborhoods.



Technical Group Survey:
City of Dubuque
Unified Development
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Question #13:

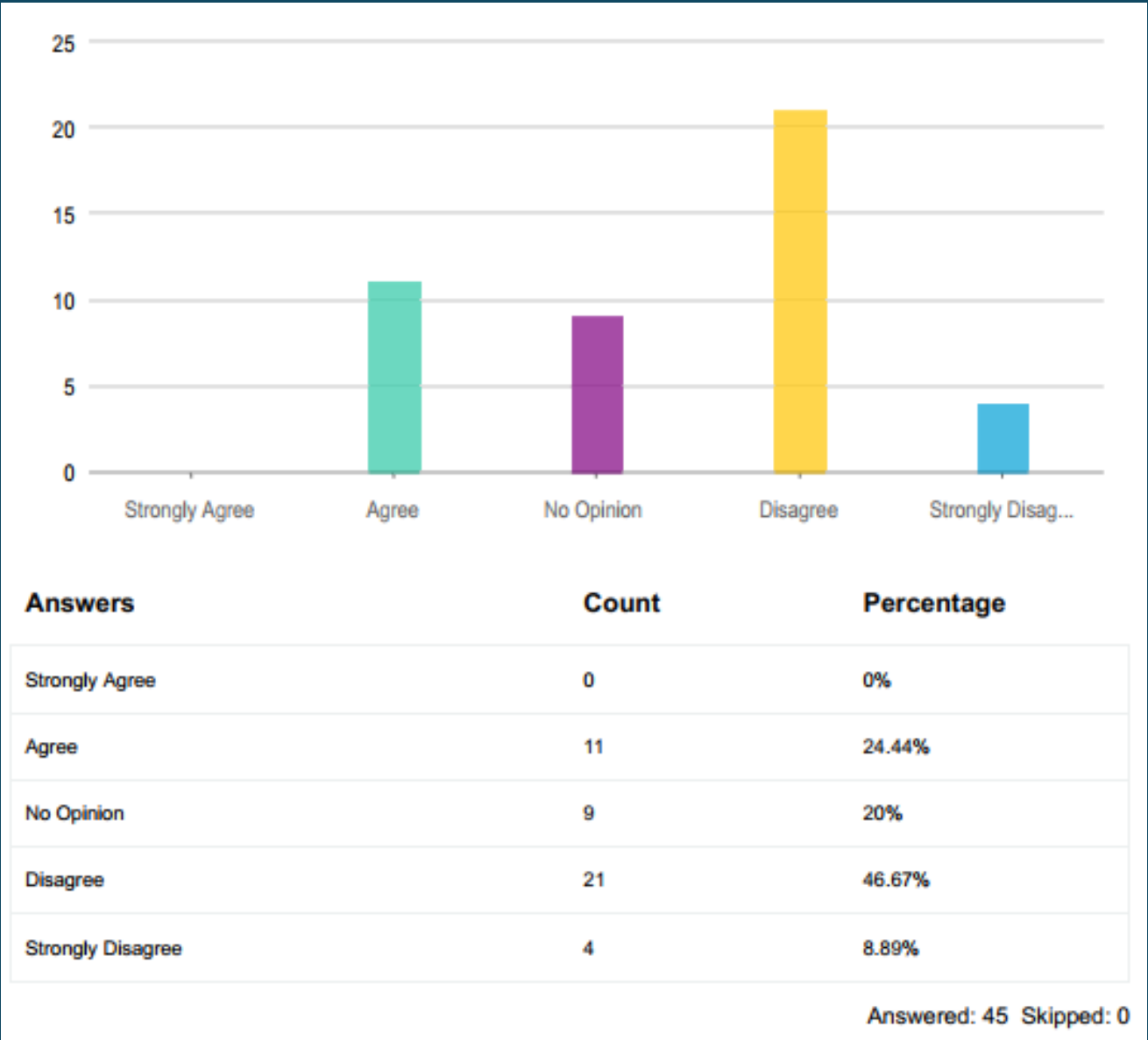
The current UDC supports and encourages the growth of small and local businesses in Dubuque.



Technical Group Survey:
City of Dubuque
Unified Development
Code Update

Question #14:

The process for reusing and renovating existing buildings in the City is clear and effective under the current Code.



Technical Group Survey:
City of Dubuque
Unified Development
Code Update

Question #15:

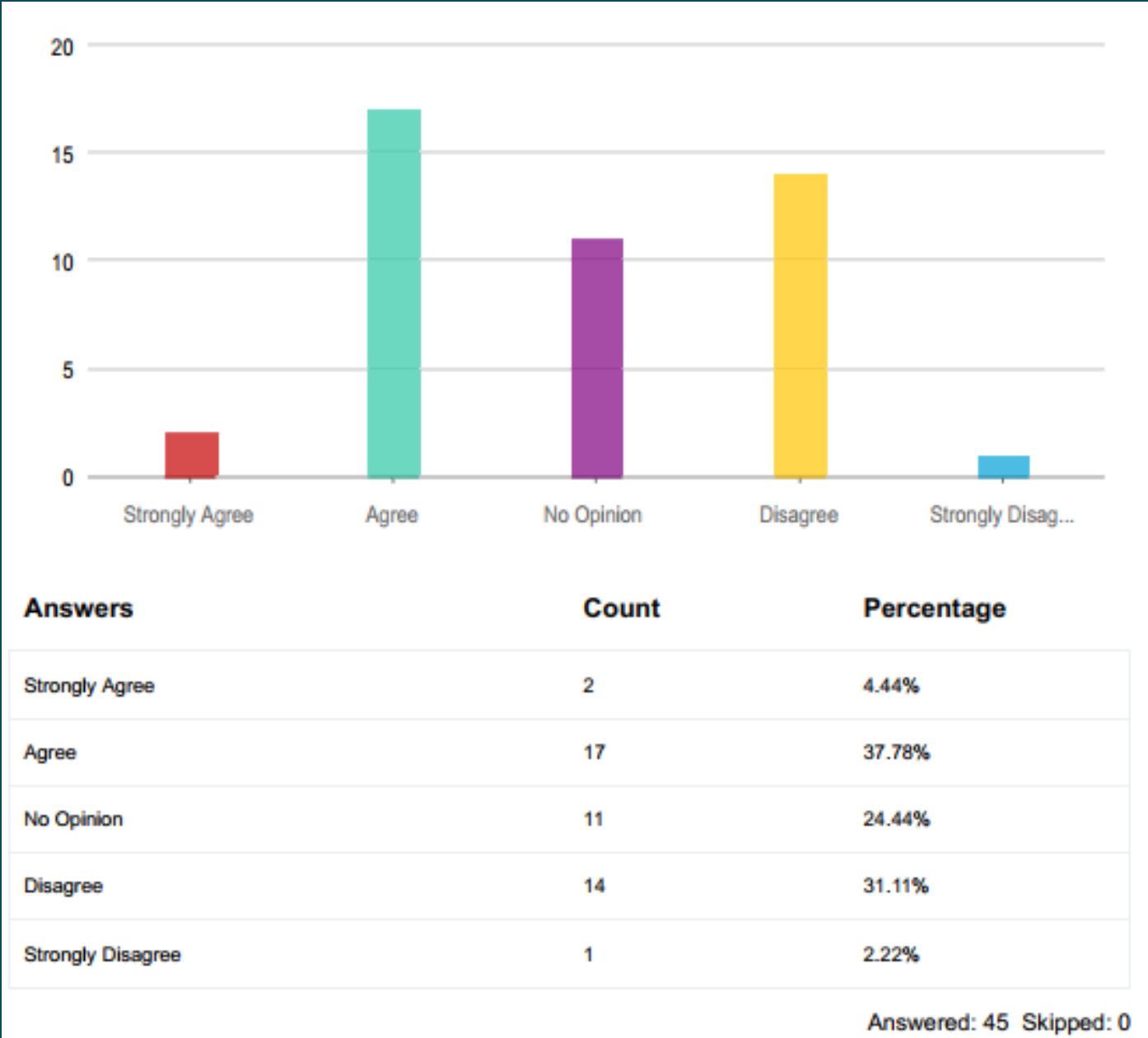
The current UDC clearly addresses the regulations for accessory structures (e.g., detached garages, carports, solar panels, sheds, etc.).



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City of Dubuque
Unified Development
Code Update

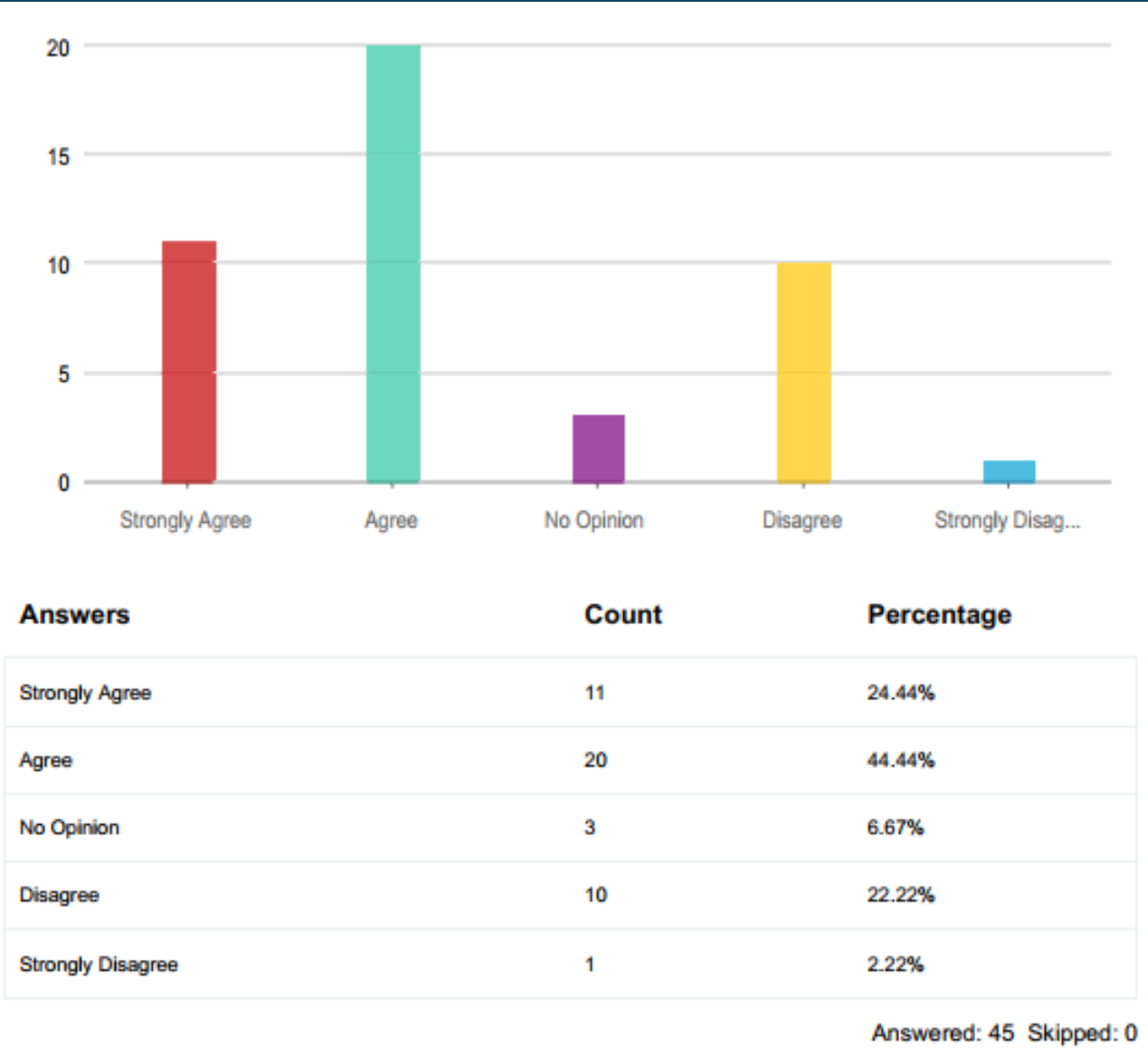
Question #16:

The parking requirements for new developments are adequate.



Technical Group Survey:
City of Dubuque
Unified Development
Code Update

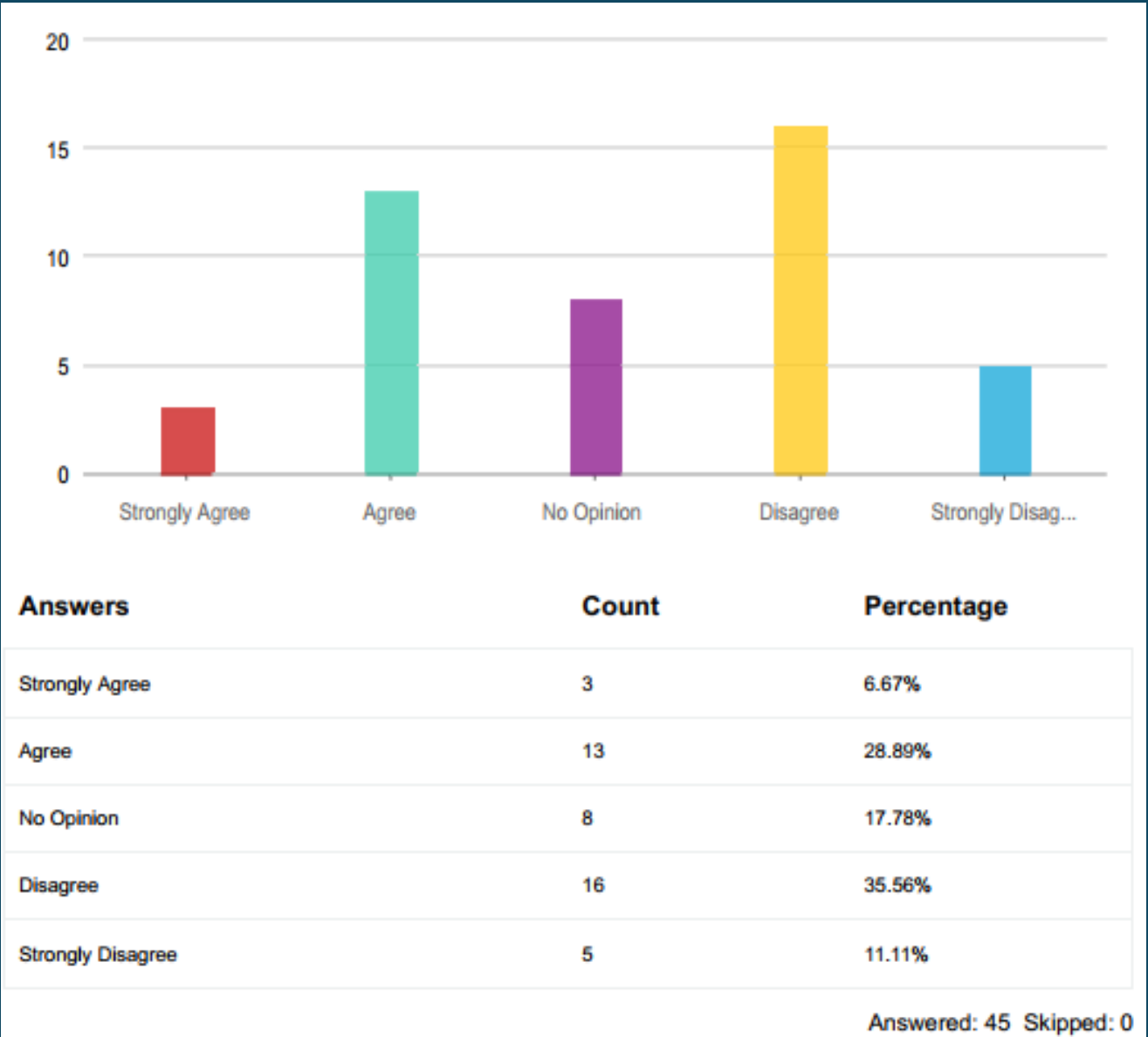
Question #17:
Would you support reducing the parking requirements for new developments to promote more efficient land use, particularly in urban areas?



Technical Group Survey:
City of Dubuque
Unified Development
Code Update

Question #18:

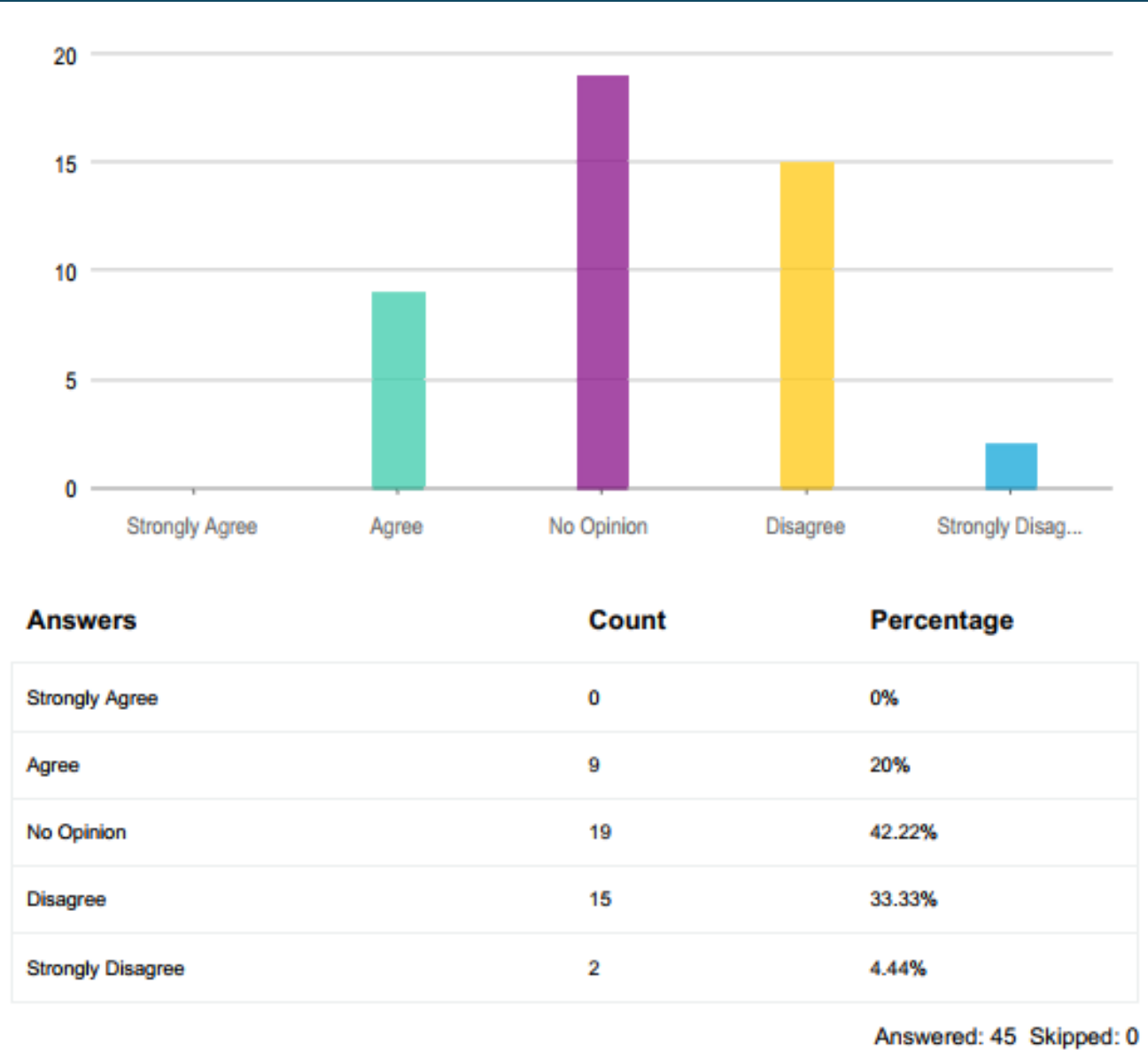
The City should require more bicycle parking to encourage alternative transportation options in new developments.



Technical Group Survey:
City of Dubuque
Unified Development
Code Update

Question #19:

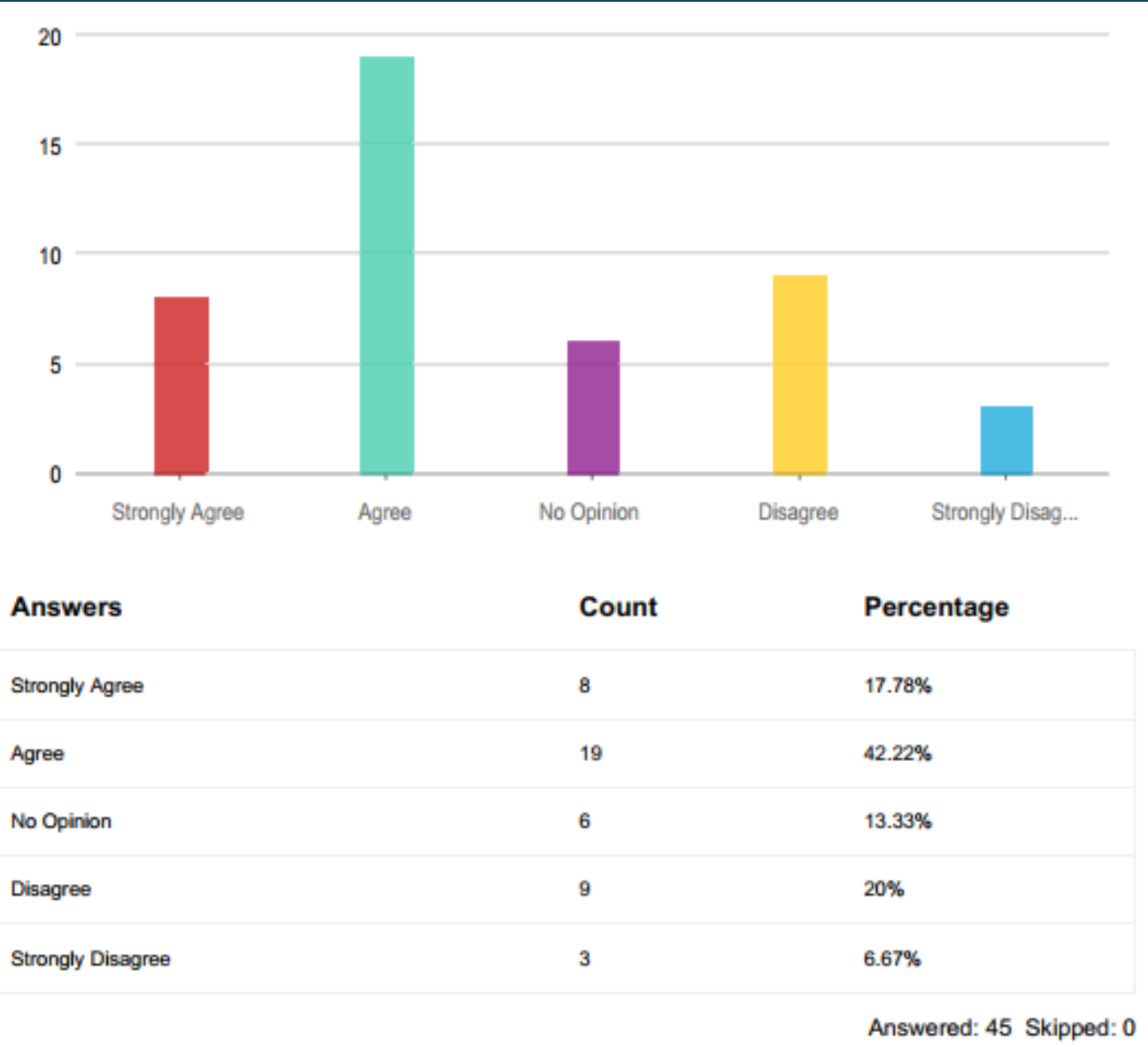
The current landscaping, screening, and buffering requirements (e.g., trees, shrubs, fences) between different uses are clear and effective.



Technical Group Survey:
City of Dubuque
Unified Development
Code Update

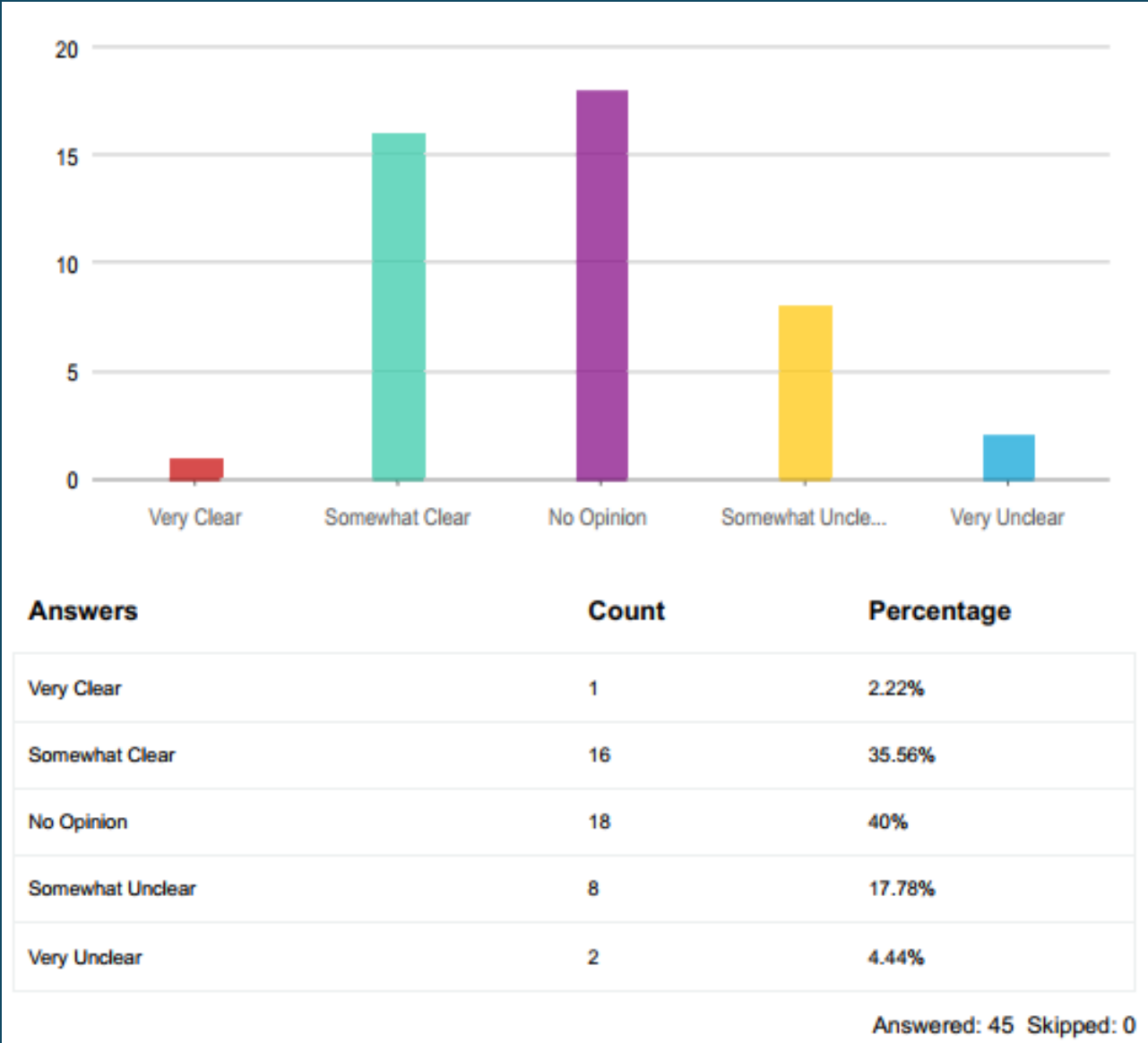
Question #20:

The UDC would benefit from clearer, more detailed rules for landscaping, screening and buffering.



Technical Group Survey:
City of Dubuque
Unified Development
Code Update

Question #21:
How clear are the
current rules for
subdividing land in
Dubuque?



Technical Group Survey:
City of Dubuque
Unified Development
Code Update

Question #22:

The streets should be designed to accommodate all users (e.g., pedestrians, cyclists, and vehicles) when construction or reconstructed.



Technical Group Survey:

City of Dubuque Unified Development Code Update

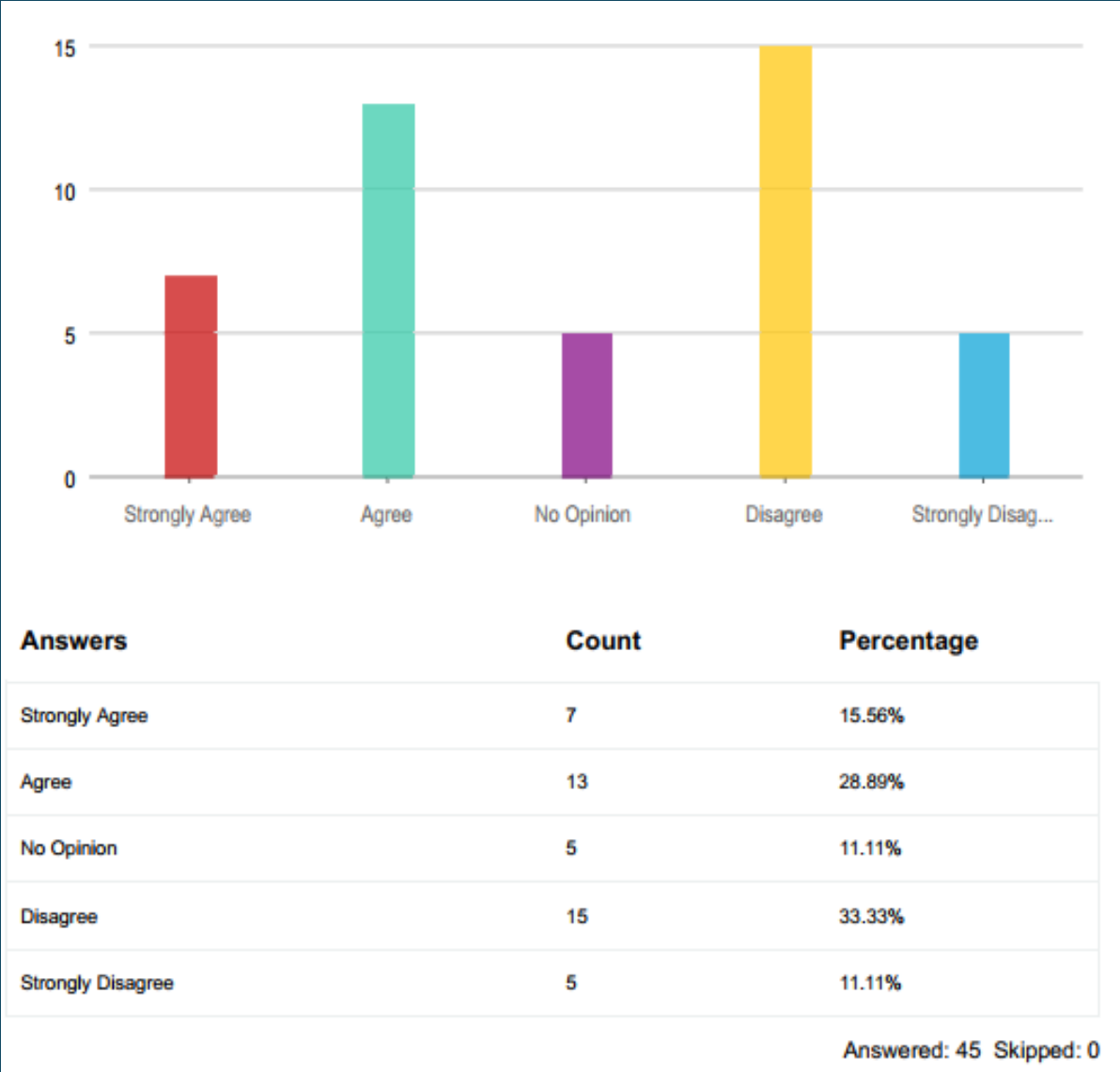
Question #23:

If you have submitted a subdivision application, what are the top three challenges or barriers you have encountered with the current regulations or processes?

- I think the design review team should have some more definition around its process. It's good dialogue, but as a developer it feels circular sometimes.
- There needs to be more flexible allowances for transition to larger multiple unit or accessory dwelling units.
- The sustainability checklist and storm water quality BMPs aspects seems like it should be re-worked.
- Understanding where to start
- "Review timelines for Stormwater, Unclear design requirements - City follows SUDAS sometimes, but not all"

Technical Group Survey:
City of Dubuque
Unified Development
Code Update

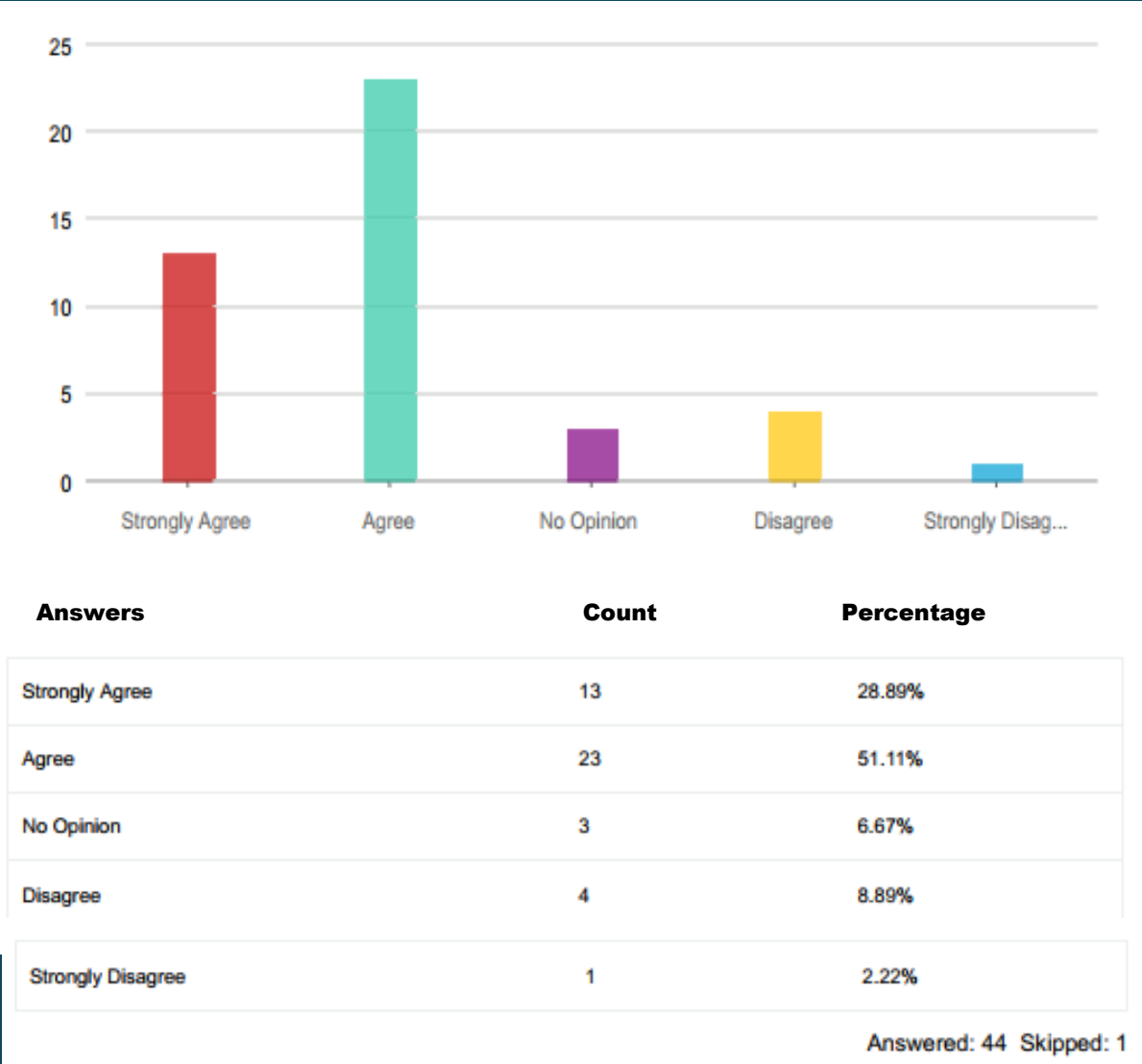
Question #24:
The UDC should allow for more developments to build “by-right” (i.e., without requiring special approvals from the City).



Technical Group Survey:
City of Dubuque
Unified Development
Code Update

Question #25:

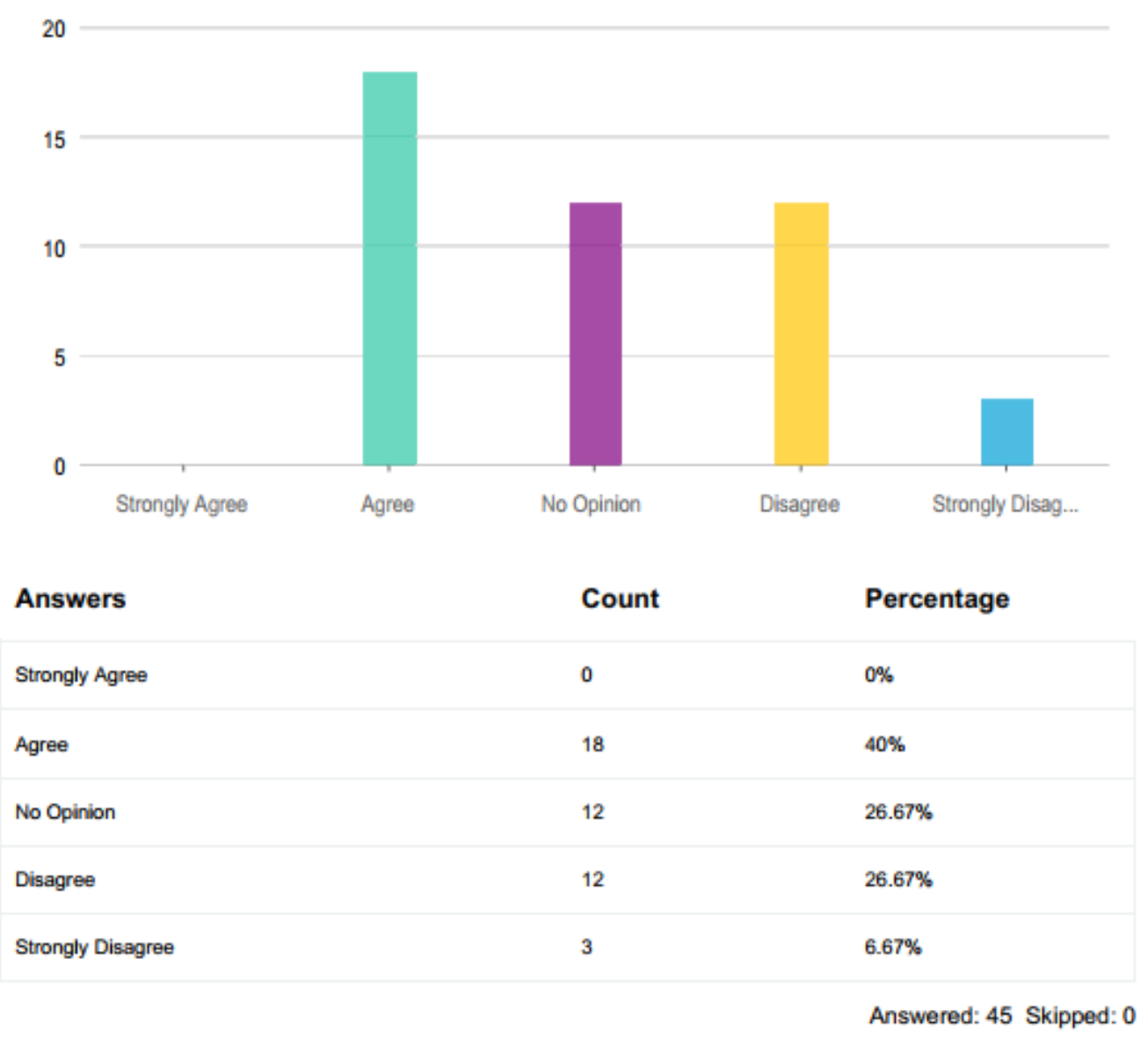
The approval processes for zoning applications (rezoning, special exceptions, conditional use permits, etc.) should be streamlined to improve efficiency.



Technical Group Survey:
City of Dubuque
Unified Development
Code Update

Question #26:

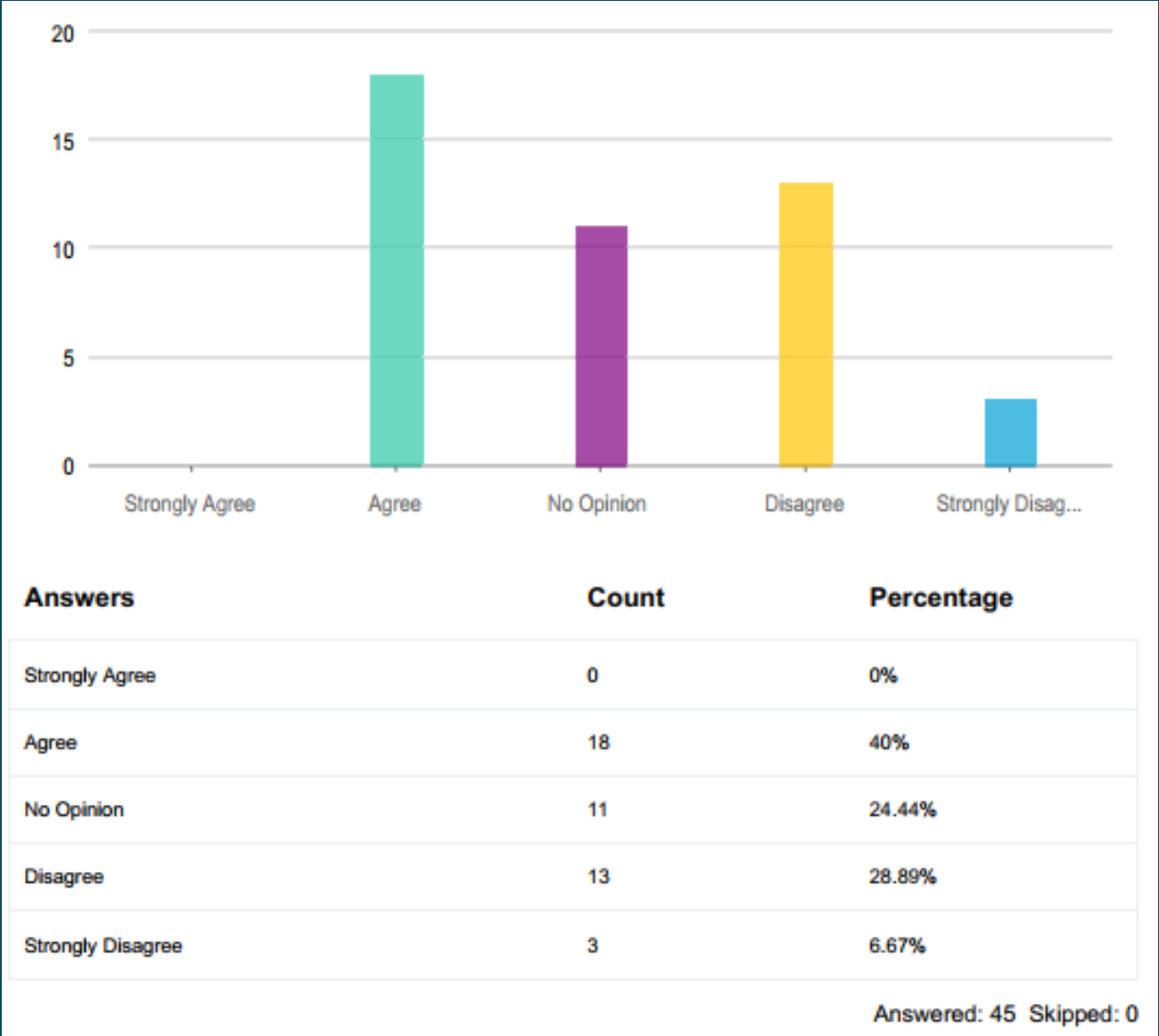
The current submittal requirements for zoning applications (e.g., rezoning, special exceptions, conditional use permits) are clear and easy to follow.



Technical Group Survey:
City of Dubuque
Unified Development
Code Update

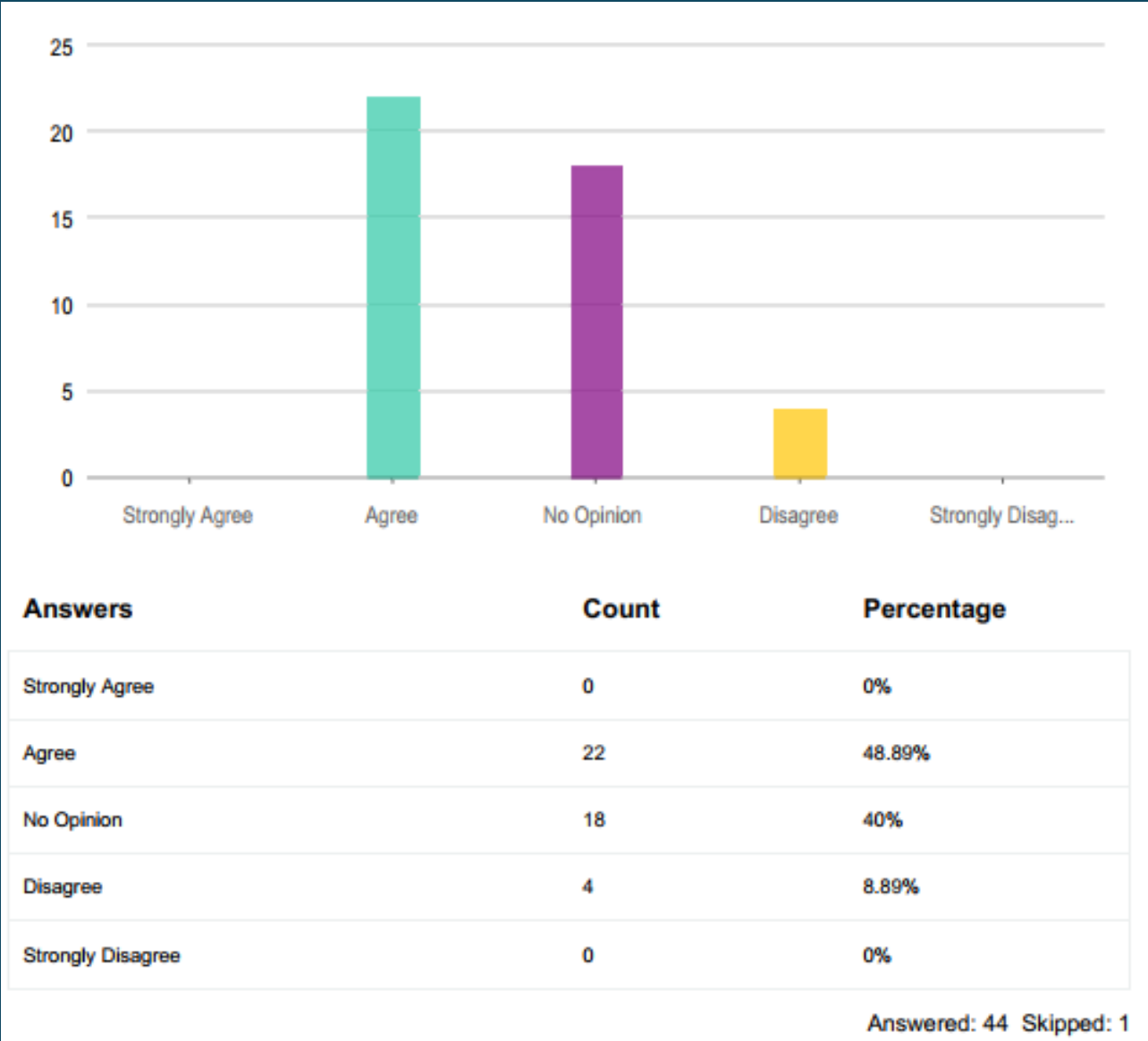
Question #27:

The timelines for reviewing and approving zoning applications (ZAC/ZBA) are clear and predictable.



Technical Group Survey:
City of Dubuque
Unified Development
Code Update

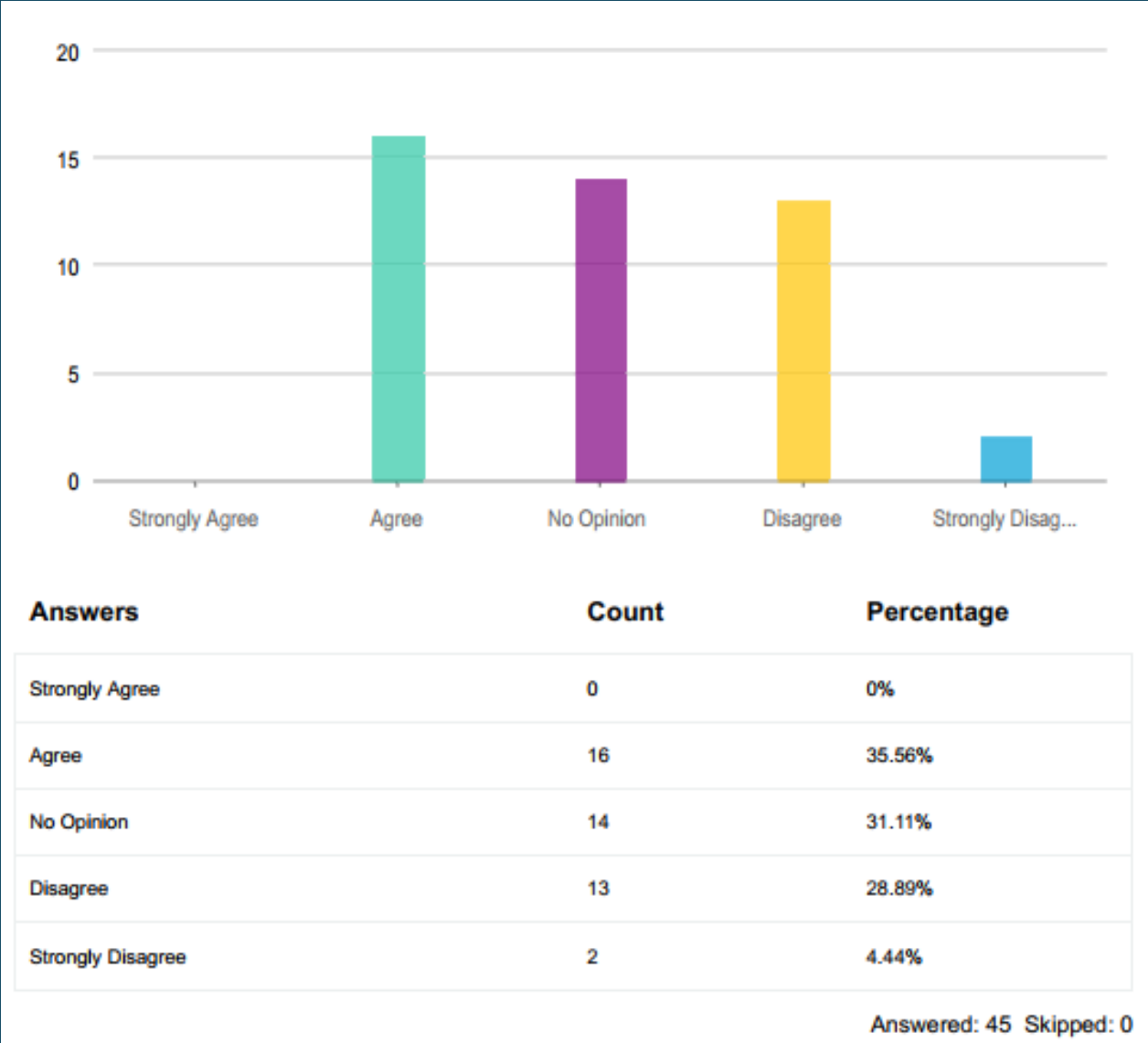
Question #28:
Property owners receive adequate notification when zoning or development request are being considered for nearby properties.



Technical Group Survey:
City of Dubuque
Unified Development
Code Update

Question #29:

The current submittal requirements for site plan review are clear and straightforward.



Technical Group Survey:

City of Dubuque Unified Development Code Update

Question #30:

*What do you value most about the City of Dubuque related to planning priorities and future considerations?
(Provide up to three factors)*

- I would value consistency and clear prioritization without substantial changes. Is it TrueNorth, Schmitt Island, Millwork district, Main St, or all of them? It feels like every "project" the city starts is done in half measures and then abandoned or de-emphasized. When that feedback is provided, responses are "we've changed strategies." When, how, by whose decision?
- Simple, less is more, stop hindering people's rights
- Again, adaptability. Open communication. Detailed historic preservation guidebook.
- The UDC needs to be flexible enough to allow for focused/prioritized development. This should be reflective of the Council's 5-year goals and priorities. Infill and increasing density in our urban core is critical and any new UDC needs to combat both a culture of low-density development and the fears around what density means in terms of public space and amenities.
- They make you think little people might matter, despite the fact that big business gets treated way better and exceptions are made for them to save them money. They try to help even when they think things can't be done even though they are allowed by codes. You can go to outside professionals for correct answers.

Technical Group Survey:

City of Dubuque Unified Development Code Update

Question #30:

*What do you value most about the City of Dubuque related to planning priorities and future considerations?
(Provide up to three factors)*

- Ease of being able to talk to the right people.
- Emphasis on additional housing
- I have not. I see a lack of priorities.
- Efficient public approvals process, flexible pathways to meeting priorities, growth mindset
- They do a decent job of creating awareness of grants and credits available to developers and real estate investors. Some of the dollar amounts sometimes seem like they aren't worth going through the process.
- Reduction in debt
- Community growth and development. Particularly if priorities are based on input from a cross-section of the residents and not just the vocal few or well-connected.
- Be proactive, creative, and open
- Big Picture!
- Clear, simple, black and white rules communicated and provided in a way that allows a developer or property owner to review and understand them with minimal interpretation needed by staff.

Technical Group Survey:

City of Dubuque Unified Development Code Update

Question #30:

*What changes or improvements would you like to see in the City of Dubuque related to planning priorities and future considerations?
(Provide up to three factors)*

- I would like current developments to be completed and infilled before too much development happens in a new development area. I'm mostly talking about downtown development. I know you have to plan for the future, and developments take time to occur, but it would be nice to get something completely built out before completely switching gears. For instance, the Millwork District still has plenty of areas for development, the "North Port" still has all kinds of space for development, etc. The most sustainable development is using areas that already have infrastructure, surrounding development, etc.
- Planning priorities and rules that reflect the other plans currently underway in the community (climate action, transportation, equitable poverty reduction plan, comprehensive plan, etc.)
- No parking requirements and bike lanes.

Technical Group Survey:

City of Dubuque Unified Development Code Update

Question #31:

What changes or improvements would you like to see in Dubuque? (Provide up to three priorities)

- Clear communication and prioritization (i.e., list them in order of importance). If this already exists, see point #1 regarding improvement of communication. I have absolutely no idea if the city considers development in one area over another more important.
- Cut current requirements in half. Focus on slum and blight. Stop letting people cover up 4 layers of siding with grant funds.
- It would be beneficial to include a new business notification form. Free or at minimal cost. We need to know who occupies commercial buildings and how to reach them. This would also benefit recording requirements from Main Street Iowa and the National Main Street.
- We need a new focus on how we think about our urban fabric. Right now, development and culture has dictated that everyone drives to their destination, parks as close as they can, then walks to that one place. We know from modern urban design research that small businesses and downtown retail thrive on foot traffic which only exists in small islands (literally and figuratively) across Dubuque. If we are successful, we need to look at zoning as an opportunity to fill in the gaps between these islands and inspire more people to spend more time on sidewalks than in their cars.

Technical Group Survey:

City of Dubuque Unified Development Code Update

Question #31:

What changes or improvements would you like to see in Dubuque? (Provide up to three priorities)

- City department contact information should be included, i.e. who does a building owner or developer contact about upgrading signage or seeking a building permit? Is the city planner the same position as the planning services director? Who is the building official referenced in section 1-8?
- Be more open to and encouraging of different or new perspectives, people, approaches, and ideas. Downtown is the most important part of every city; Dubuque's priorities must shift.
- We just need to clearly state the city's rules to the game when it comes to developments. I.e. put together an illustrated document that gives you the steps.
- Sometimes difficult to discern where in the City housing is most supported. Specifically, there are census tracts that have been communicated as higher or lower priorities as it relates to existing housing or income demographics. It would be helpful to have clear guidance on where this is. Even more beneficial with fewer restrictions/preferences as it is difficult to locate development sites to begin with, let alone that meet all preferences especially when considering alternative sources of funding which also follow geographic criteria.
- Be round-about focused.

Technical Group Survey:

City of Dubuque Unified Development Code Update

Question #31:

What changes or improvements would you like to see in Dubuque? (Provide up to three priorities)

- Enforcement of the adopted master plan without deviation.
- Listen to the residents and business owners and not pretend we are listening by providing surveys, knowing we will move forward with what was secretly agreed upon.
- Increased density, focus on housing, connectivity between downtown districts.
- Creating programs that incentivize homeownership of small multifamily properties.
- There was a duplex on White Street I believe about 10 years ago that was part of the \$25,000 down payment assistance program. A program in congruence with the current (started a year or so ago) conventional mortgage allowance of 5% down payment could increase transfers of properties from low-end landlords to homeowners.
- More regular residential neighborhoods instead of more rentals and low housing.
- Flexibility and encouragement for development of existing properties, including commercial and residential in downtown areas as well as the ability to create accessory dwelling units in existing residential neighborhoods.

Technical Group Survey:

City of Dubuque

Unified Development

Code Update

Question #31:

What changes or improvements would you like to see in Dubuque? (Provide up to three priorities)

- Investment in quality of life projects that provide activities for residents.
- Make substantial improvements to the City's Park system.
- Encourage growth where existing infrastructure is present. So, maybe increased assistance for housing/apartments units in downtown, or shared amenities, etc. Increased assistance for renovations vs. new build.
- Consider topographic conditions when creating rules and regulations. Consider the economics of rules and regulations.
- Impacts to comprehensive plans.
- Clear, easy to understand, consistent rules so people know what they can do with their property and are not impeded by staff interpretation of confusing and often conflicting rules.
- Fewer zoning categories with each type that remains being open to more business types and uses.
- Removal of minimum parking requirements in commercial (and possibly other) areas.

Technical Group Survey:

City of Dubuque Unified Development Code Update

Question #32:

What principles or goals do you believe should guide the creation of the updated Unified Development Code?

- Developer ease of use and limiting of red tape - Fair rules of engagement where city intends to require obligations on a developer - Consistency of application and enforcement of the rules
- Freedom - Preservation of Property Value - Ways to get to yes rather than "no no no"
- Tiny homes, smaller lots, and square feet, Alternative transportation, Sustainability and green infrastructure
- Flexibility, clarity, and focus. Providing a base code that allows for flexibility is key. This needs to be a living document that reflects the long-term vision for the City and the short-term needs of the economy. Clarity to both the code and the process are necessary to combat past issues. If both of these elements are clear up front, it makes for a significantly smoother experience. Focus on shorter-term economic goals for development allows for focused investment from the private sector and therefore more successful and thriving urban districts.

Technical Group Survey:

City of Dubuque Unified Development Code Update

Question #32:

What principles or goals do you believe should guide the creation of the updated Unified Development Code?

- We need to take whatever steps we can to help with the reuse of existing buildings. Exceptions need to be able to be made to allow for the best use of these buildings without undue costs to the developer.
- Equitable treatment for small developers and small businesses. Working with the City of Dubuque and its employees on development projects should not cause PTSD in those trying to get things done that will benefit this city, PTSD that lasts long after retirement.
- Always defer to the private sector and the citizens. Keep things easy. Be consistent.
- Retaining Dubuque's past while making improvements and growth around that
- Encouragement of homeownership and providing family, friendly spaces and activities
- The UDC should focus on a forward-thinking approach and encourage the reuse/preservation of existing buildings and site elements
- Growing Population

Technical Group Survey:

City of Dubuque Unified Development Code Update

Question #32:

What principles or goals do you believe should guide the creation of the updated Unified Development Code?

- Promotion of investment in communities
- Favorable to development (fewer hurdles to gain approvals), Efficient processes, reduce time required to gain approvals
- Standardization for all parties
- Provide flexible development regulations that endeavor to promote new development as well as redevelopment while protecting surrounding properties from negative impacts
- Being flexible to unique situations, which I know is a challenge for Development Codes
- Clear and predictable processes, Make unwritten policies written, Establish review timelines and stick to them
- Goal of creating a safe, opportunistic and inviting place with the City of Dubuque
- Clear, Consistent, Easy to navigate and understand
- Property owner's rights to develop (within reason) Revision to the UDC process must be maintained

Technical Group Survey:

City of Dubuque Unified Development Code Update

Question #33:

What do you value most about the City of Dubuque related to administration, zoning applications, and approval processes? (Provide up to three factors)

- City staff availability and communication. Design guide. Adaptability
- The City staff! They are incredibly knowledgeable in helping to navigate the system, but so often we lean on their experience to "customize" a process for each individual project because of a lack of clarity or flexibility in the existing UDC. That time burden on the staff is a concern when those same staff also have to coordinate DRT meetings and input as well as put together information for all ZAC/ZBA/Council meetings.
- You can talk to people with the city and they try to be helpful even when their hands are tied.
- I would say the staff in Dubuque is personable and wants to work with people. I can name several surrounding communities that are not like that.
- The Dubuque Planning & Zoning Department staff are very knowledgeable and eager to help. I appreciate all of the information they provide.
- I do not have an opinion.
- The rules are always explained clearly and concisely to me, but I think it seems that many zoning changes are treated as denied until proven and wholly worthy of a change. It should be easier to change. There's often things that clearly should be done but then get hampered by red tape. I do understand that if you let things go through too easily, you'll have people on the other side of the spectrum complaining about the change. Those people tend to hold the community back.

Technical Group Survey:

City of Dubuque Unified Development Code Update

Question #33:

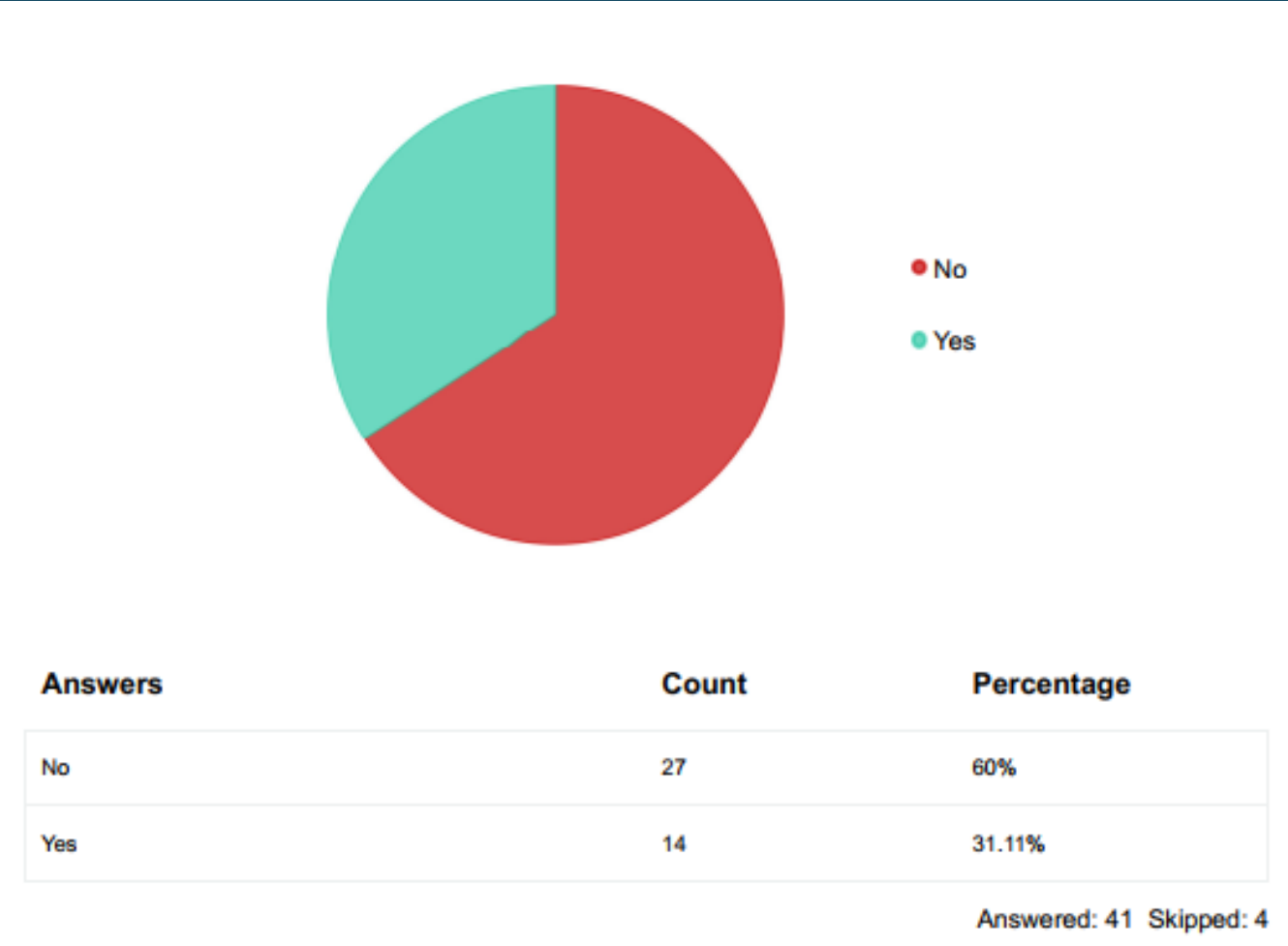
What do you value most about the City of Dubuque related to administration, zoning applications, and approval processes? (Provide up to three factors)

- Planning Staff coordinates with the applicant to guide the application through the review process. The timelines for review of applications are quicker than other city processes. Planning Staff does not make recommendations on rezoning requests
- The Staff are great, helpful, accommodating when it comes to helping you through the processes, deliverables, etc.
- The staff are generally very friendly, knowledgeable and responsive in my experience. While Dubuque can be somewhat particular on some aspects of the plan/documentation processes in past experience (storm water calculation review/interpretation and sometime traffic elements), they're still very good to work with. I would recommend further clarity on some nitty-gritty aspects of the storm water ordinance as it has been interpreted different ways and is not quite clear in some regards.
- Planning Department is an excellent resource for questions that occasionally come up. DRT process is excellent except for the lack of timeliness of some reviewers.
- The opportunity to speak with multi facets of City Staff.
- Willingness of staff at all levels to assist in moving the project along.
- Clear dates posted for approval meetings.

Technical Group Survey:
City of Dubuque
Unified Development
Code Update

Question #34:

Have you ever encountered a situation where zoning regulations prevented you from doing something on your property? If yes, please explain the situation.



Technical Group Survey:

City of Dubuque Unified Development Code Update

Question #34:

Have you ever encountered a situation where zoning regulations prevented you from doing something on your property? If yes, please explain the situation.

- Selling products for retail sale on my own property and placing a sandwich board on my own property
- Unable to provide residential housing opportunities in residential neighborhoods for people in need.
- Zoning restrictions for shared use
- A variance was sought and approved, but an existing housing project that had been renovated in 2001 was looking to add 3 units. A historic parking requirement meant that a landlocked building would need 5 off street, on site, parking spaces when the project was directly across from a 30% full public parking garage. City staff spent an heroic amount of time trying to find a way to forgo the need for a ZBA variance, but it ended up being necessary.
- City employee gave wrong info, professional investigated, turned out employee didn't know how to use GIS and maps. Not worth the trouble and more PTSD going further.
- It was neighbor driven. As a city, we let emotions of neighbors drive our decisions.

Technical Group Survey:

City of Dubuque Unified Development Code Update

Question #34:

Have you ever encountered a situation where zoning regulations prevented you from doing something on your property? If yes, please explain the situation.

- Re-zoning property adjacent to parcel already in C-1
- No comment
- I was denied rezoning from R1 to R3, based on neighbors' reluctance for change. Due to business relations, all but 2 members of the zoning board recused themselves. The remaining board members sided with emotion.
- Sign regulations. Statement that the ZBOA didn't want buildings to look like NASCAR vehicles seemed inappropriate when we were asking for a second sign on a building.
- We have not gone through the process but have considered the idea of building a duplex on the vacant lot next to our home. This would require rezoning. After seeing the results of others making the same attempt and being denied, we have not pursued our project.

Technical Group Survey:

City of Dubuque Unified Development Code Update

Question #35:

Do you have any other suggestions, concerns, or ideas for improving the City of Dubuque's Unified Development Code?

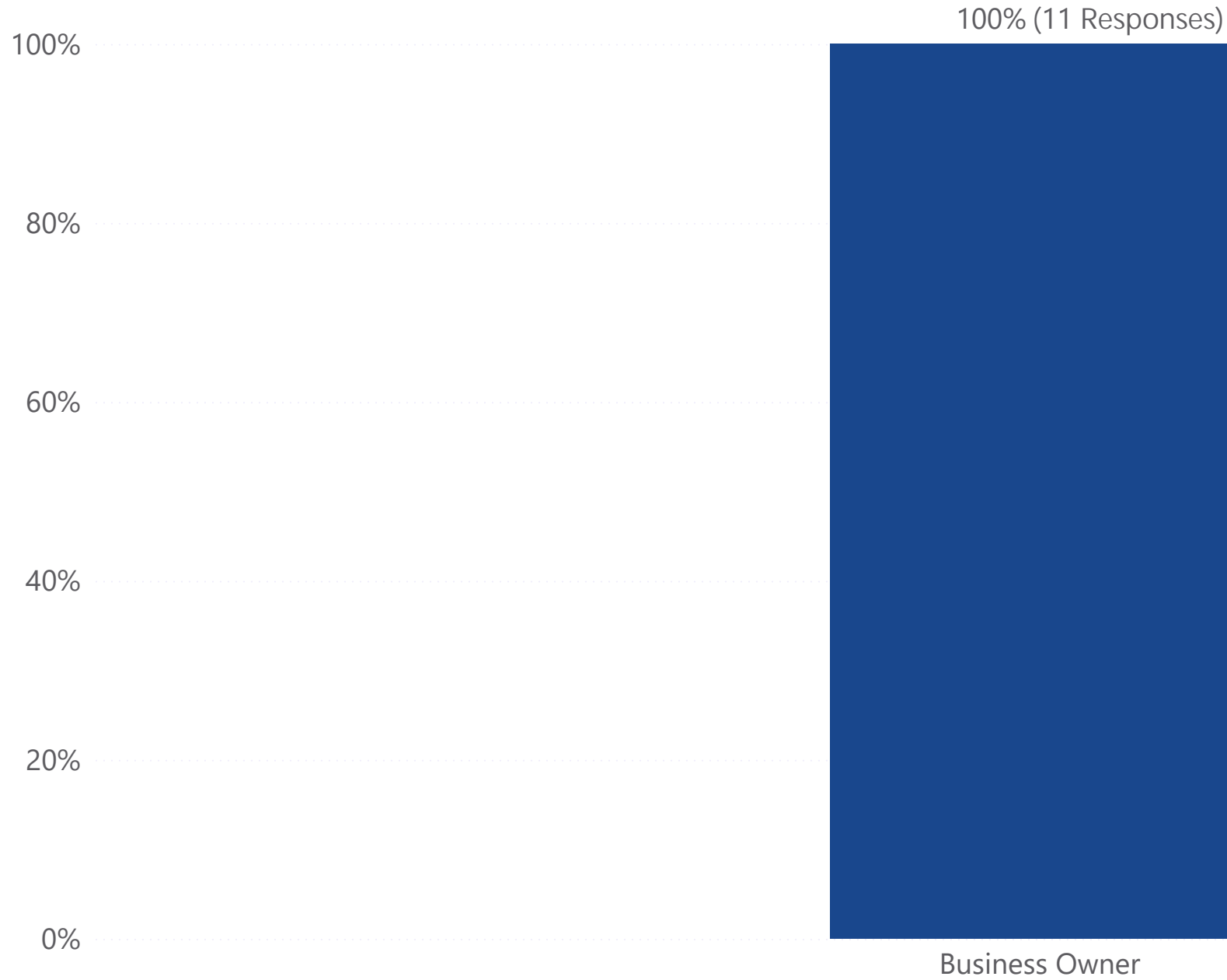
- Reorganize the UDC and make it searchable.
- City needs to evaluate its priorities; very anti-business and pro-slum.
- Thank you for doing this!
- We are very interested in hearing about other best practices from your (the consultant's) experience with similar communities and UDC work from across the country.
- We are very open to radical and innovative solutions to problems others have faced.
- The city routinely goes after low hanging fruit — it's pathetic. Think bigger, but not casinos because young people don't care about them!
- KISS (Keep It Simple, Stupid).
- Subsidize homeownership, and the development of ADUs.
- I hope to hear that staff recommendations were vetted and that council can understand the UDC goals.
- My main concern is that the current code requires a translator/interpreter to understand what can be done on private property. I'm not suggesting that people be able to do anything that they want, but I am suggesting that there be a transparent, simple way for them to understand what they can and can't do.
- Make it easier to read and more graphics
- Spell out the process of site development more clearly. Clarify the overlay districts. Add timeframes for approve/reject a plan.

Appendix A

Data Broken Down by Occupational Group Type

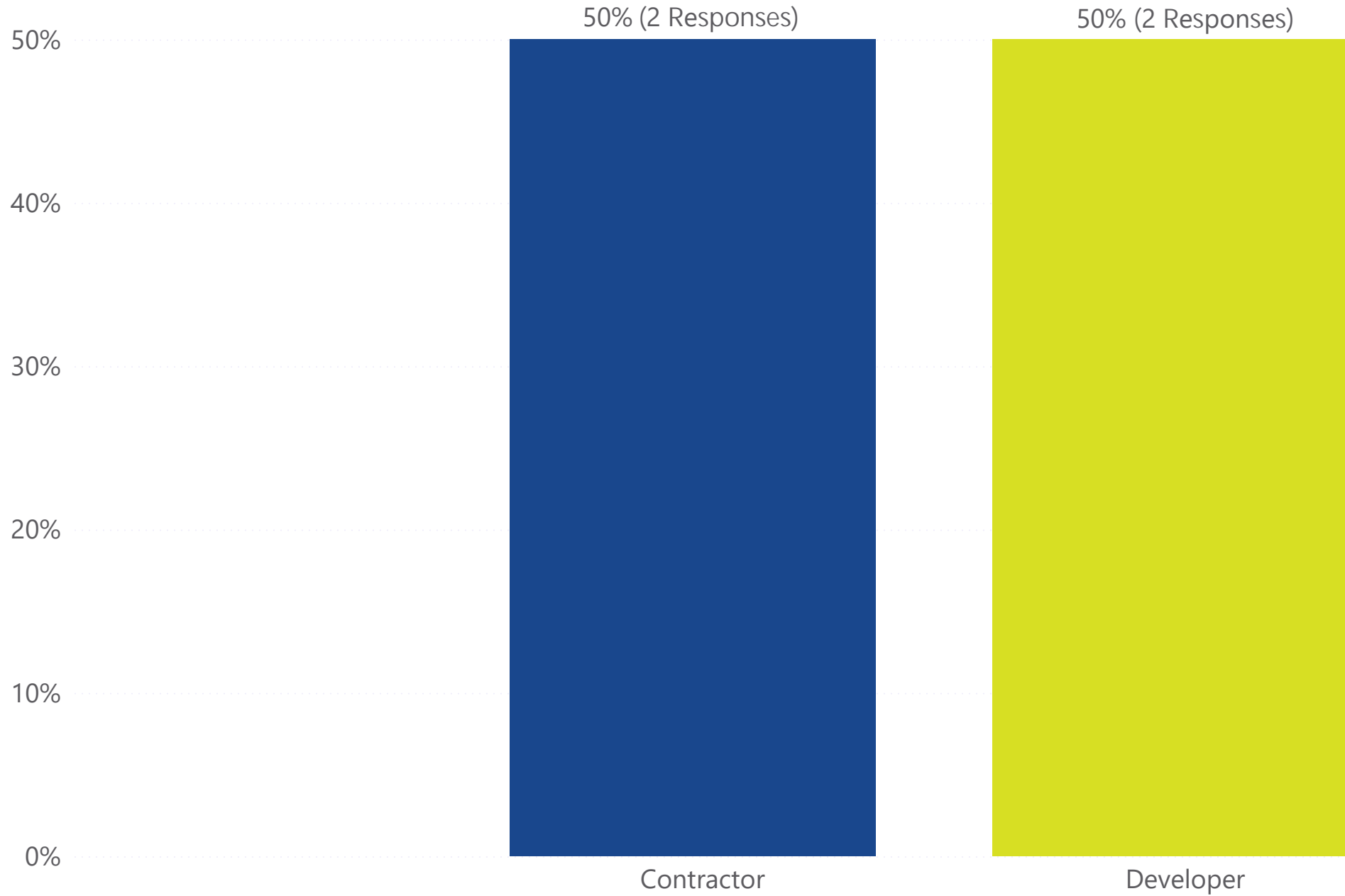
What category best classifies your occupation?

Occupation:
Business Owner



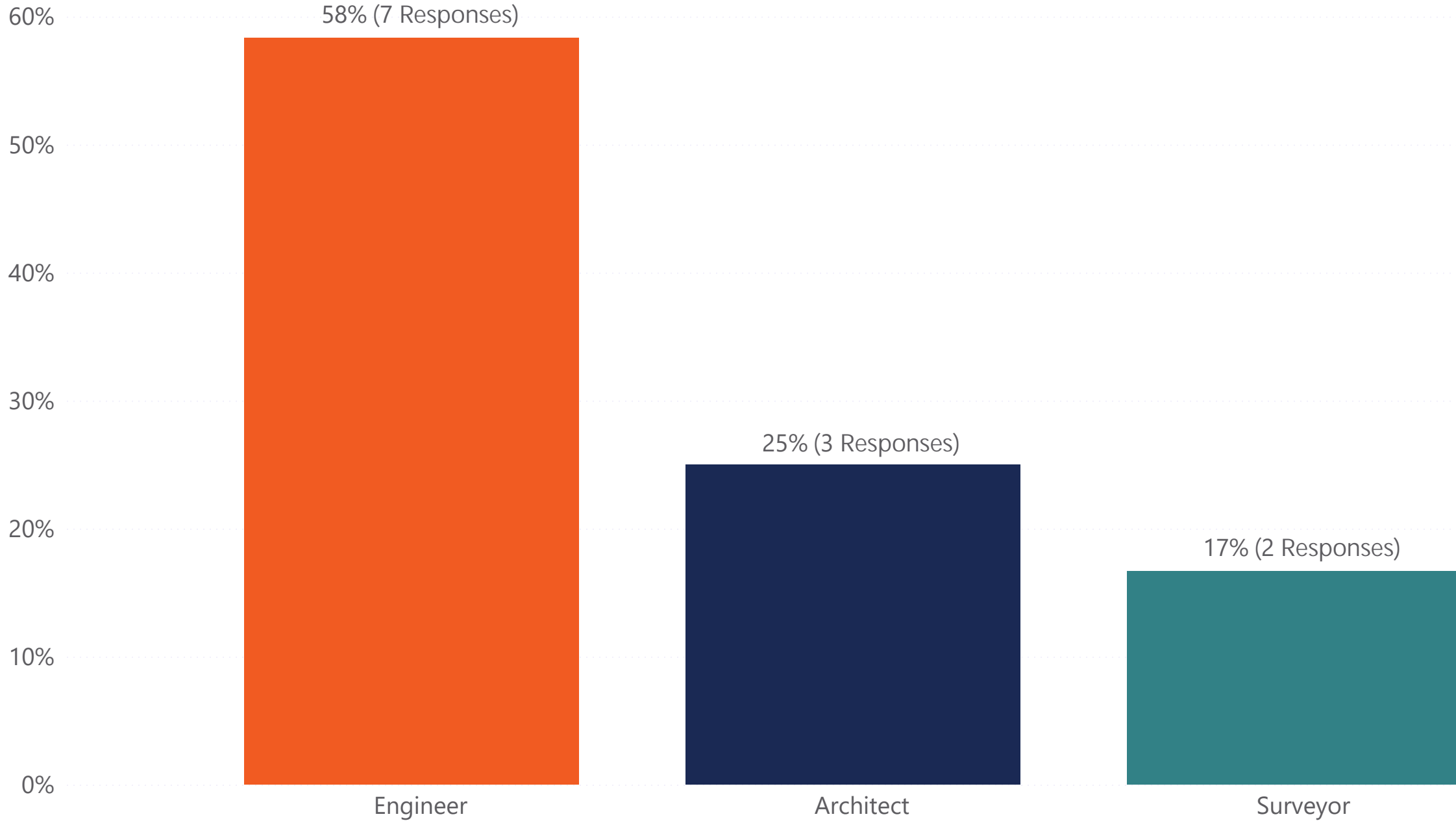
What category best classifies your occupation?

Occupation:
Contractor/Developer



What category best classifies your occupation?

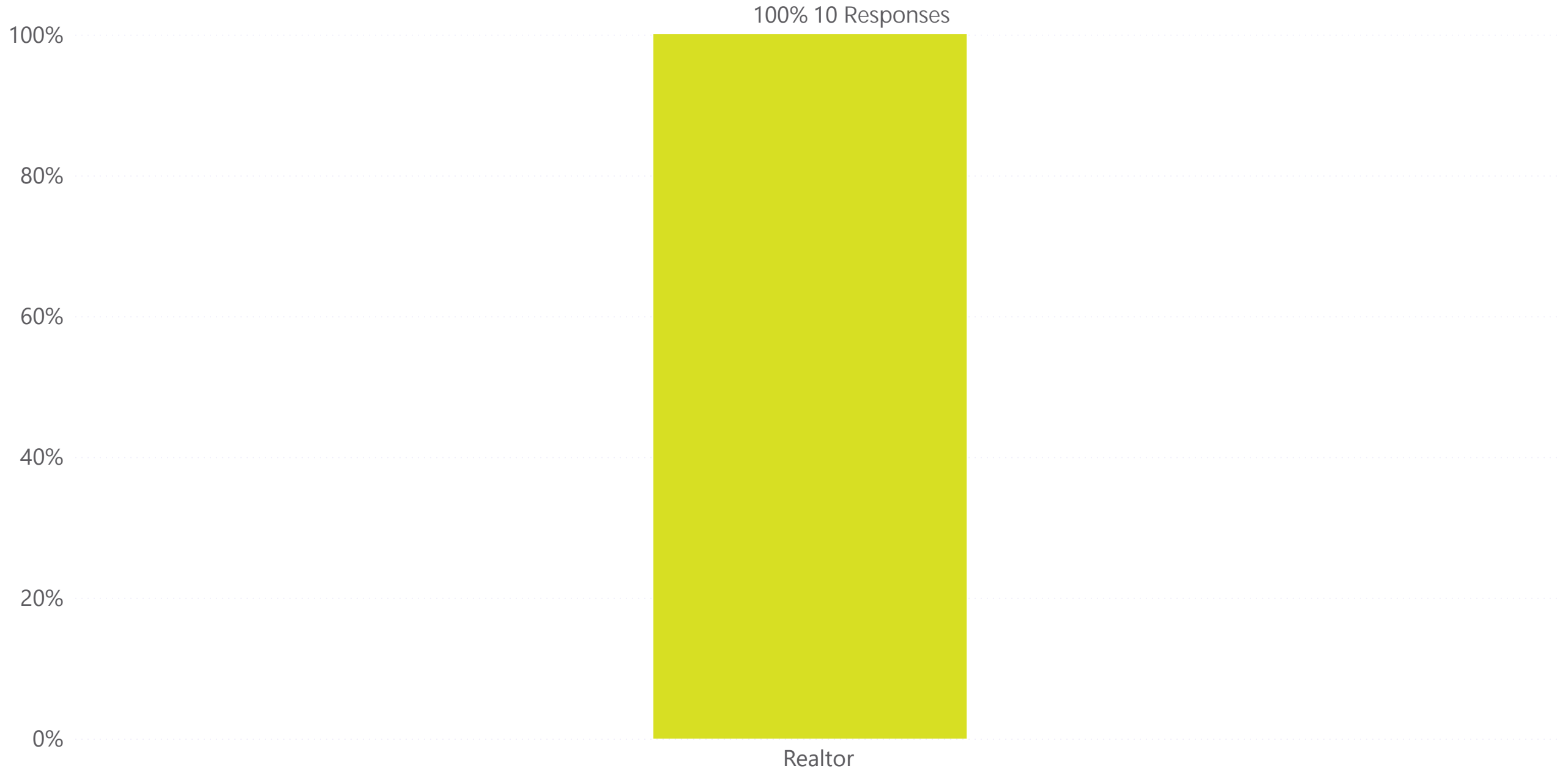
Occupation:
Engineer/Architect/Surveyor



What category best classifies your occupation?

Occupation:

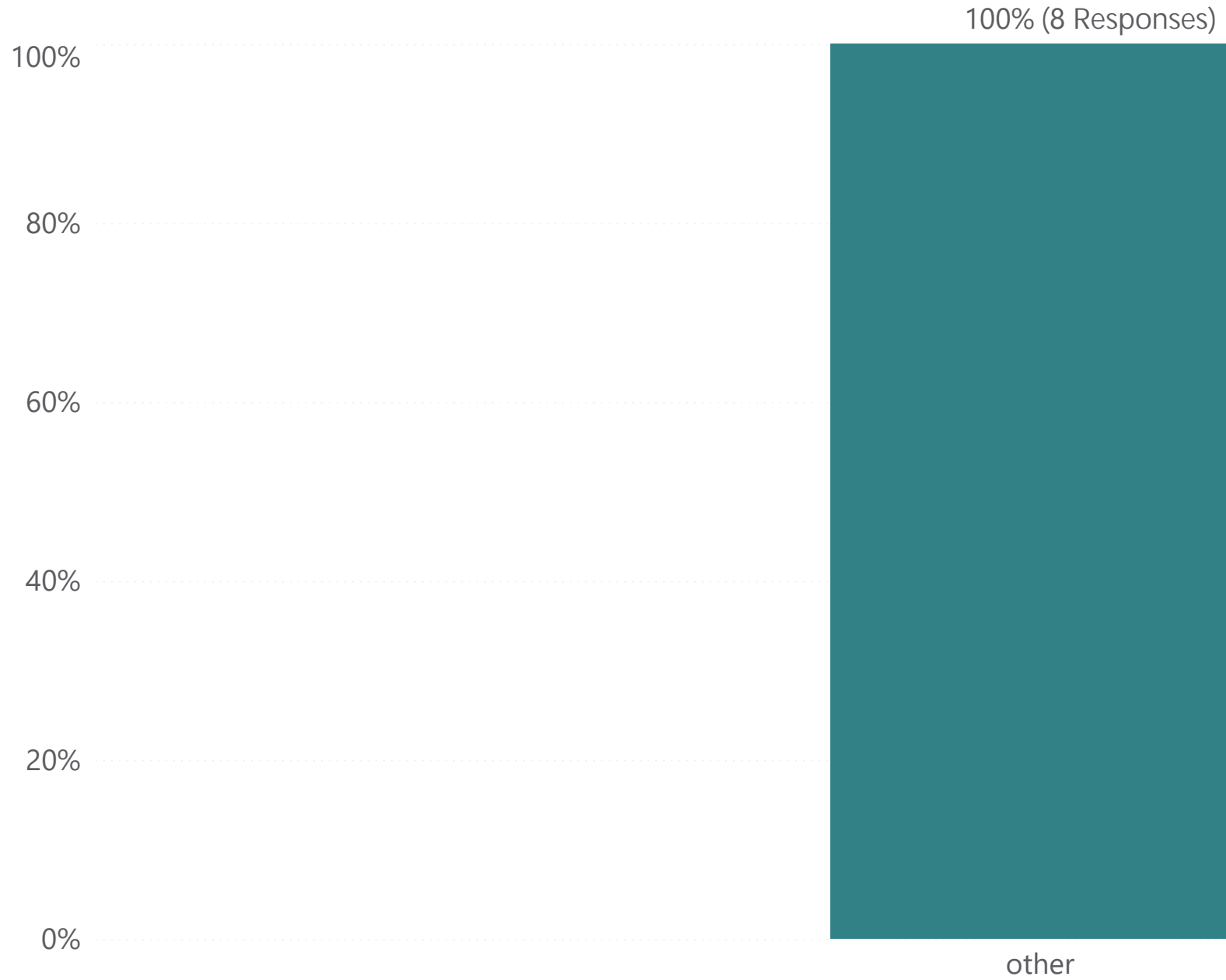
Realtor



What category best classifies your occupation?

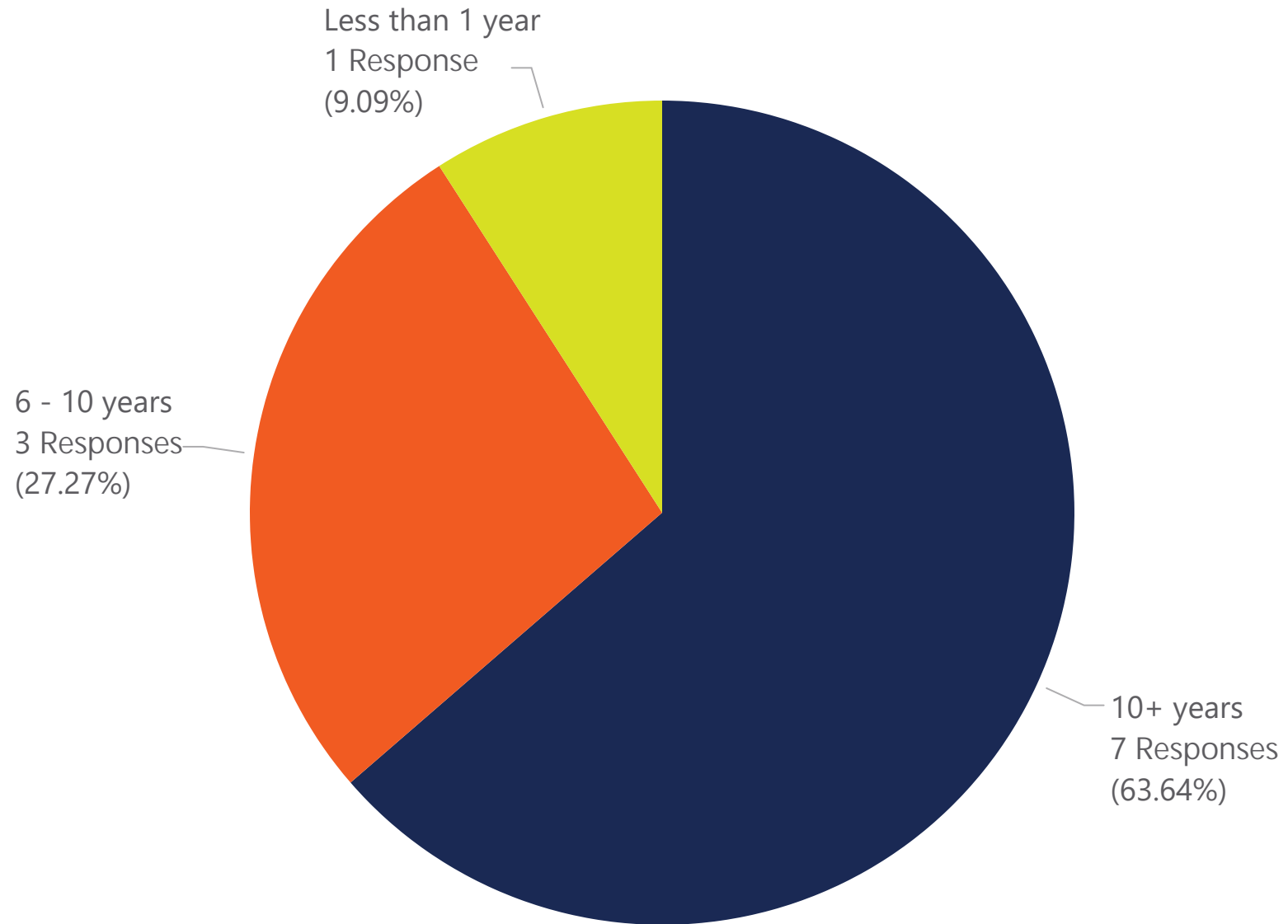
Occupation:

other



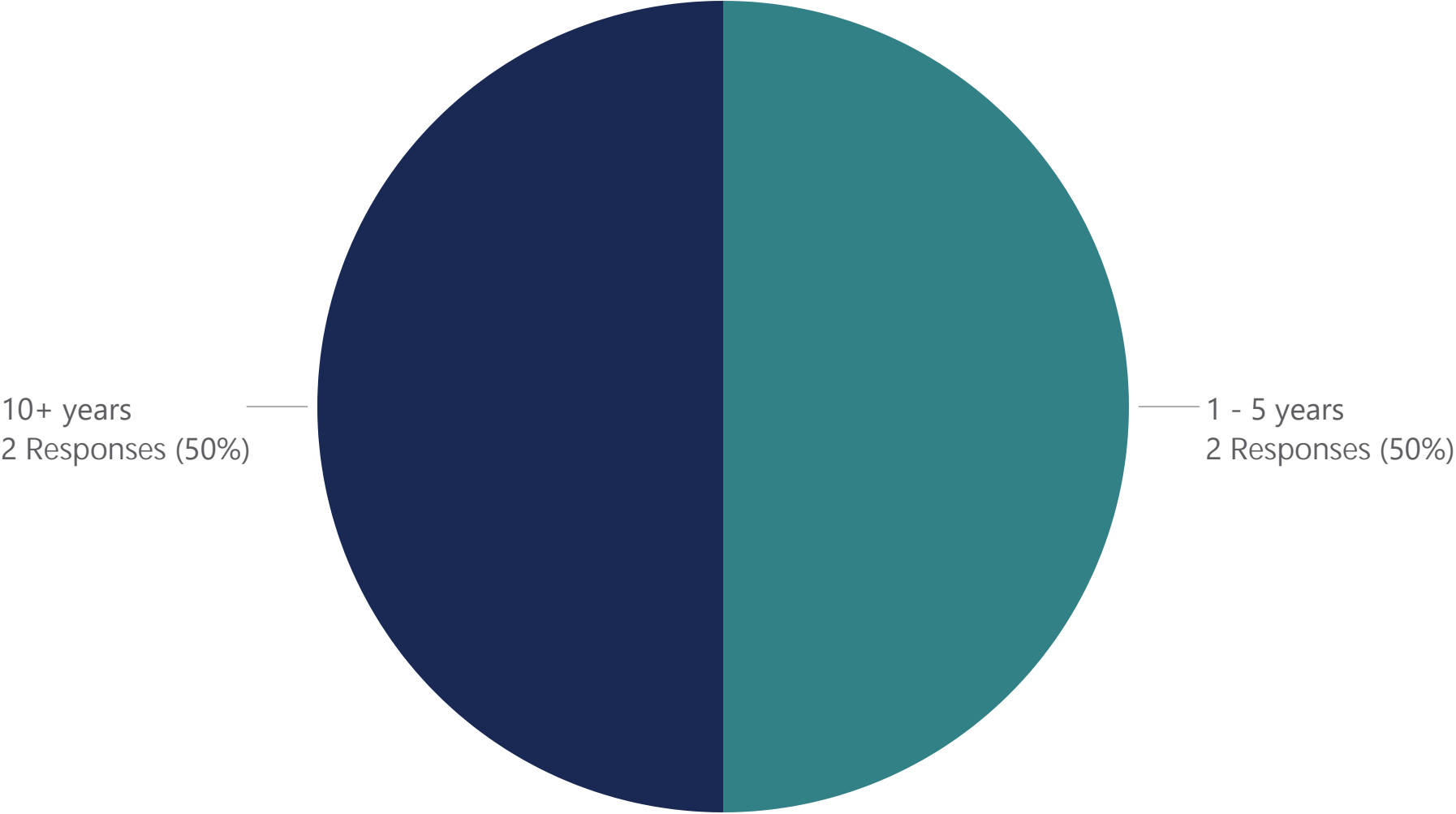
How long have you worked in Dubuque?

Occupation:
Business Owner



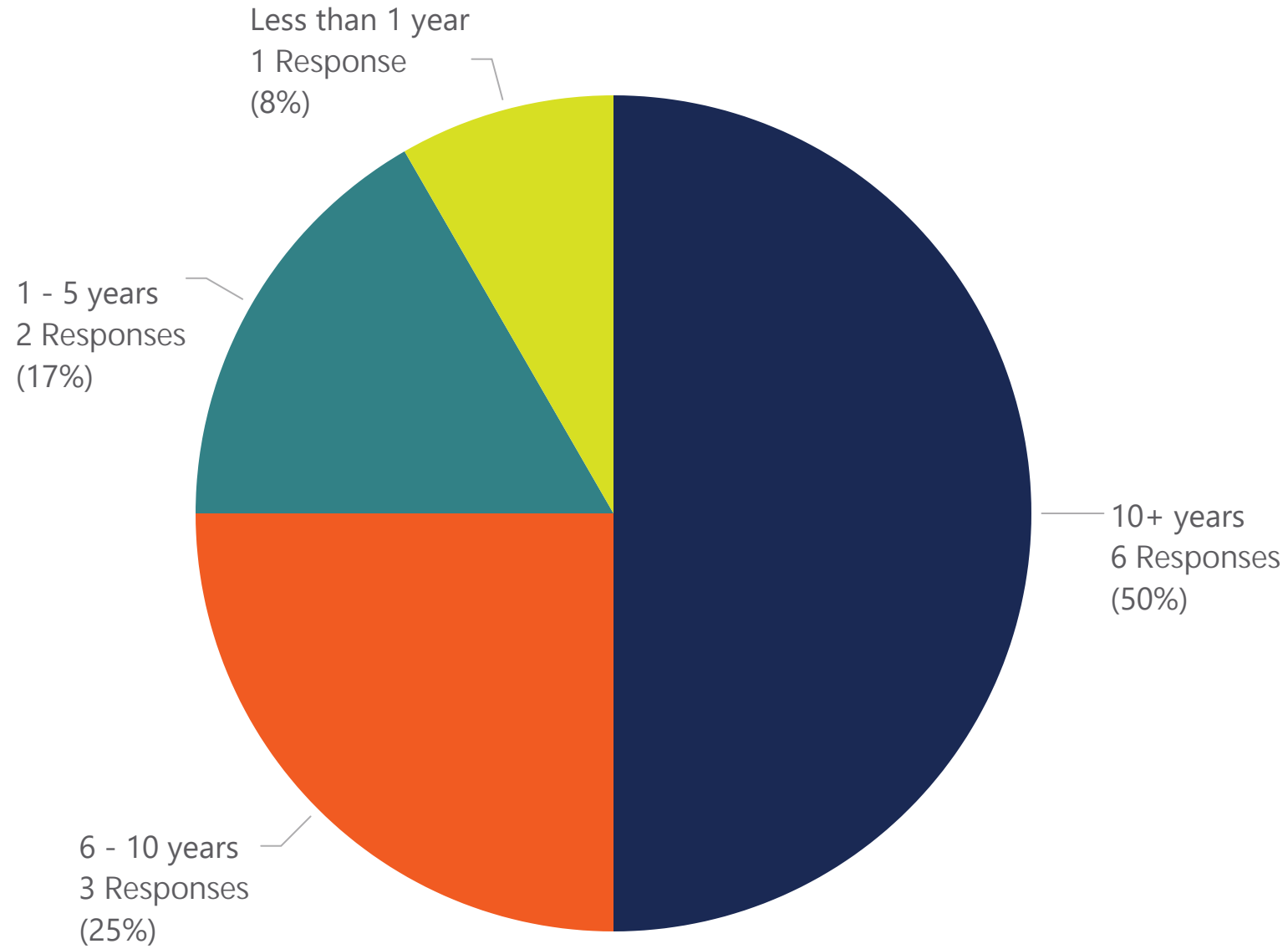
How long have you worked in Dubuque?

Occupation:
Contractor/Developer



How long have you worked in Dubuque?

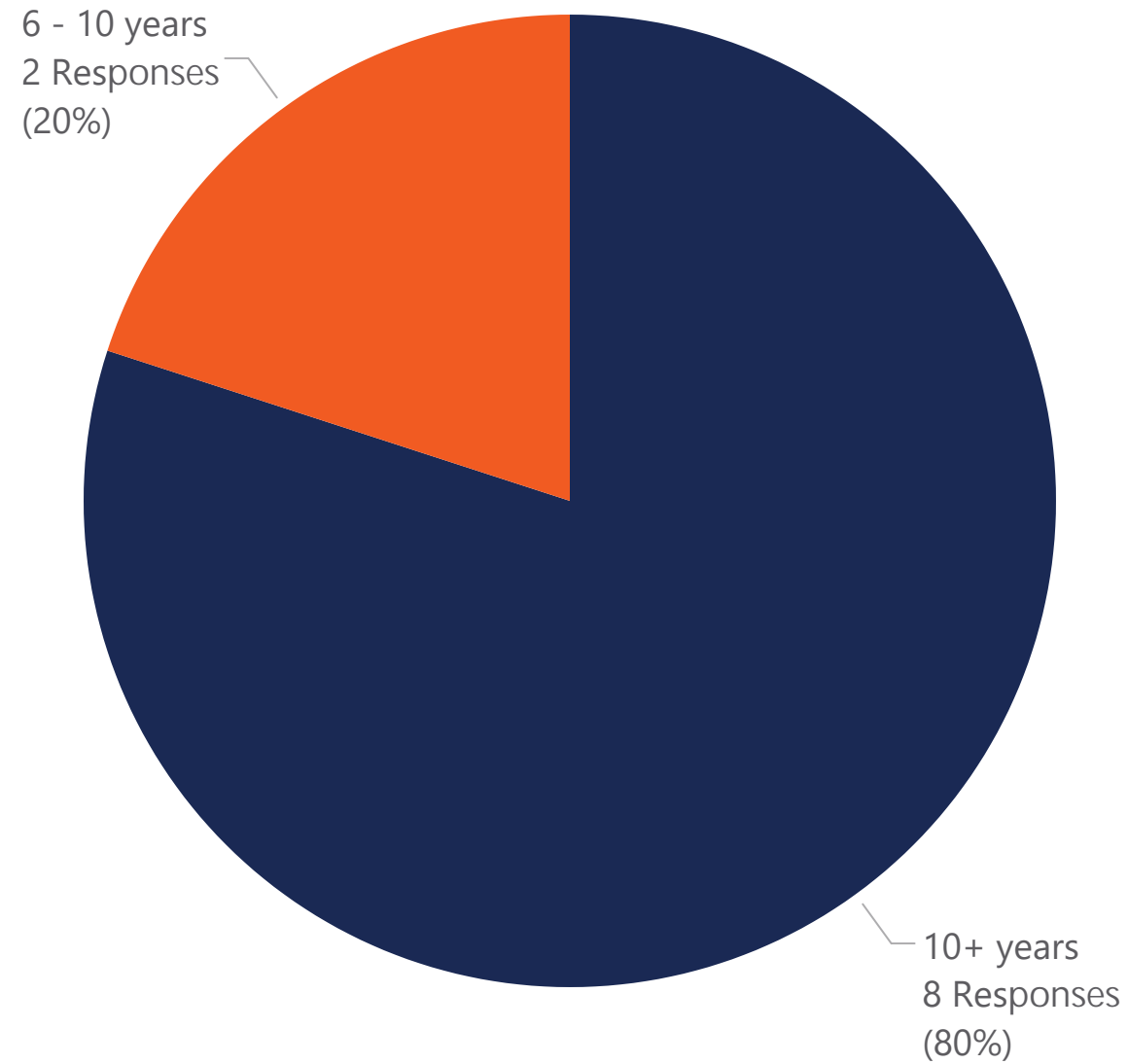
Occupation:
Engineer/Architect/Surveyor



How long have you worked in Dubuque?

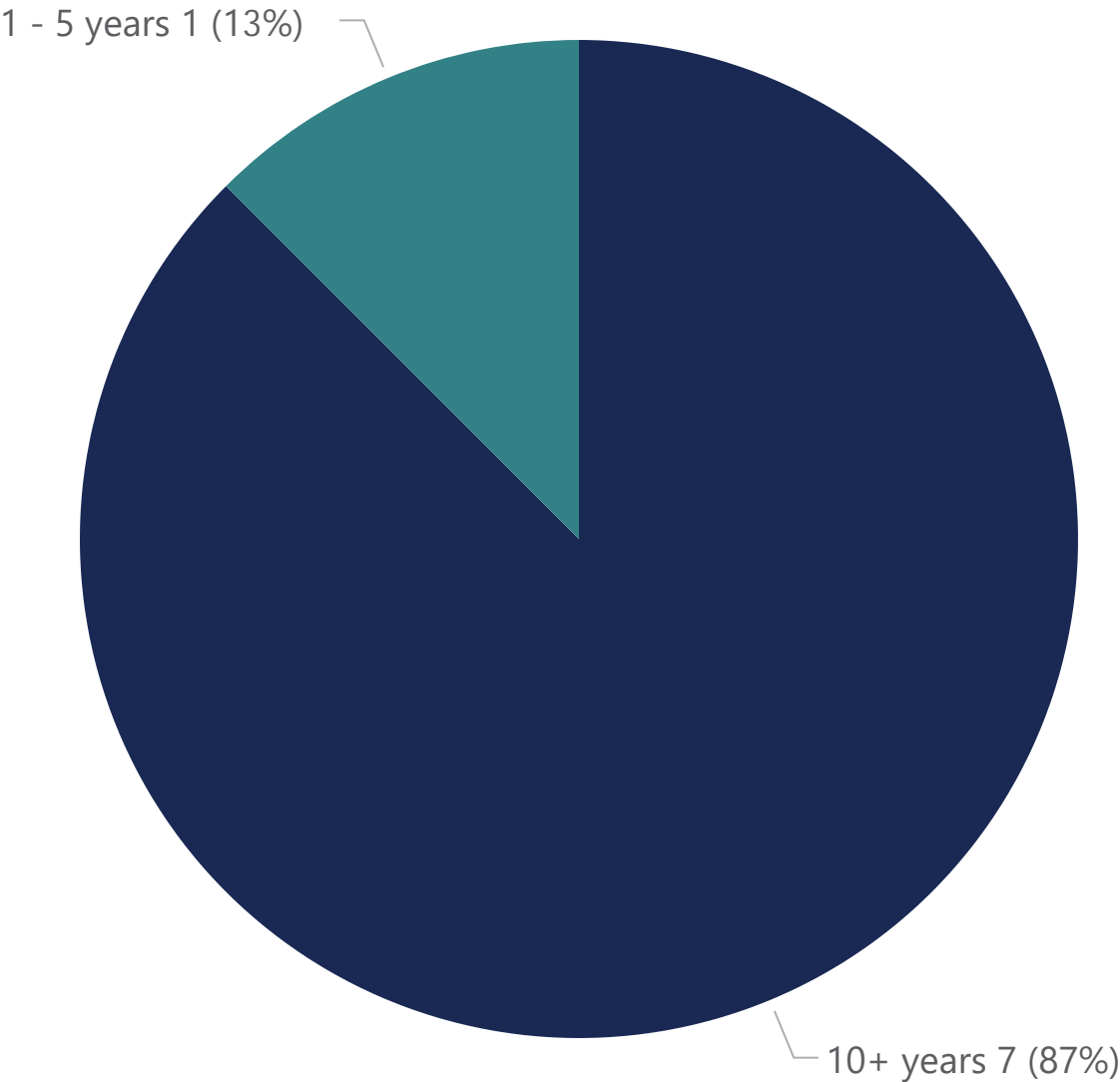
Occupation:

Realtor



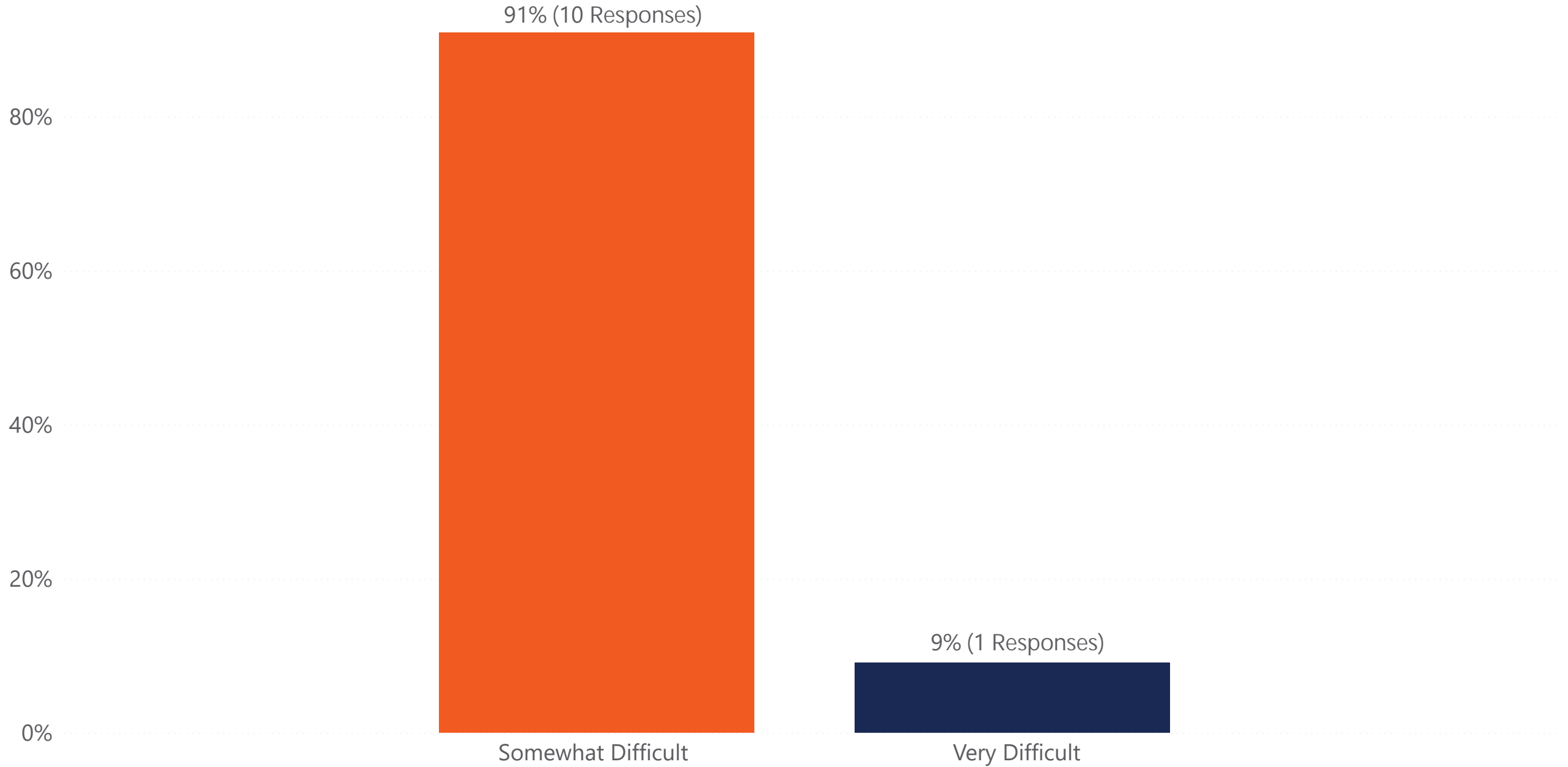
How long have you worked in Dubuque?

Occupation:
other



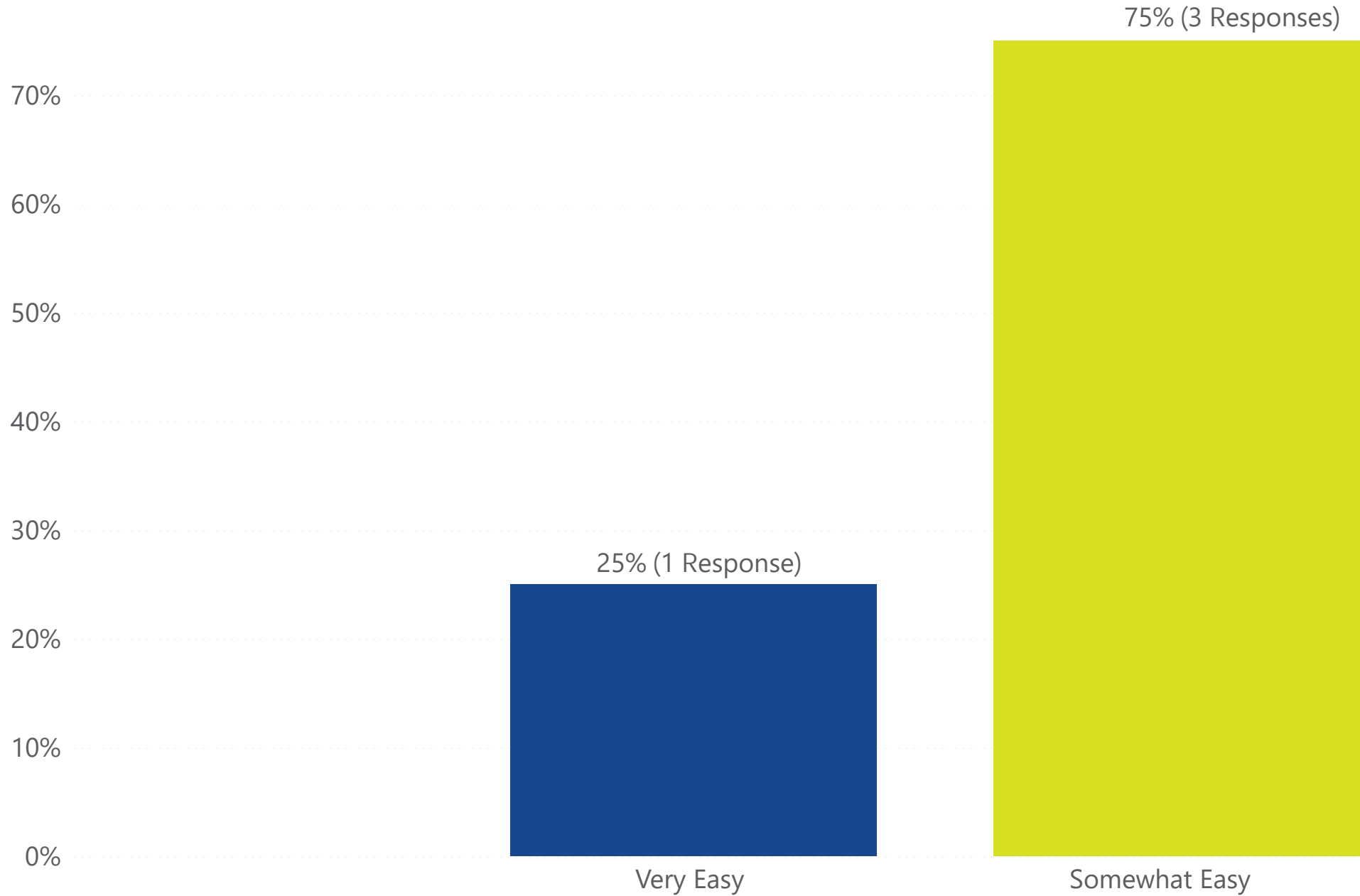
It is easy to navigate and understand the current rules for land development in Dubuque.

Occupation:
Business Owner



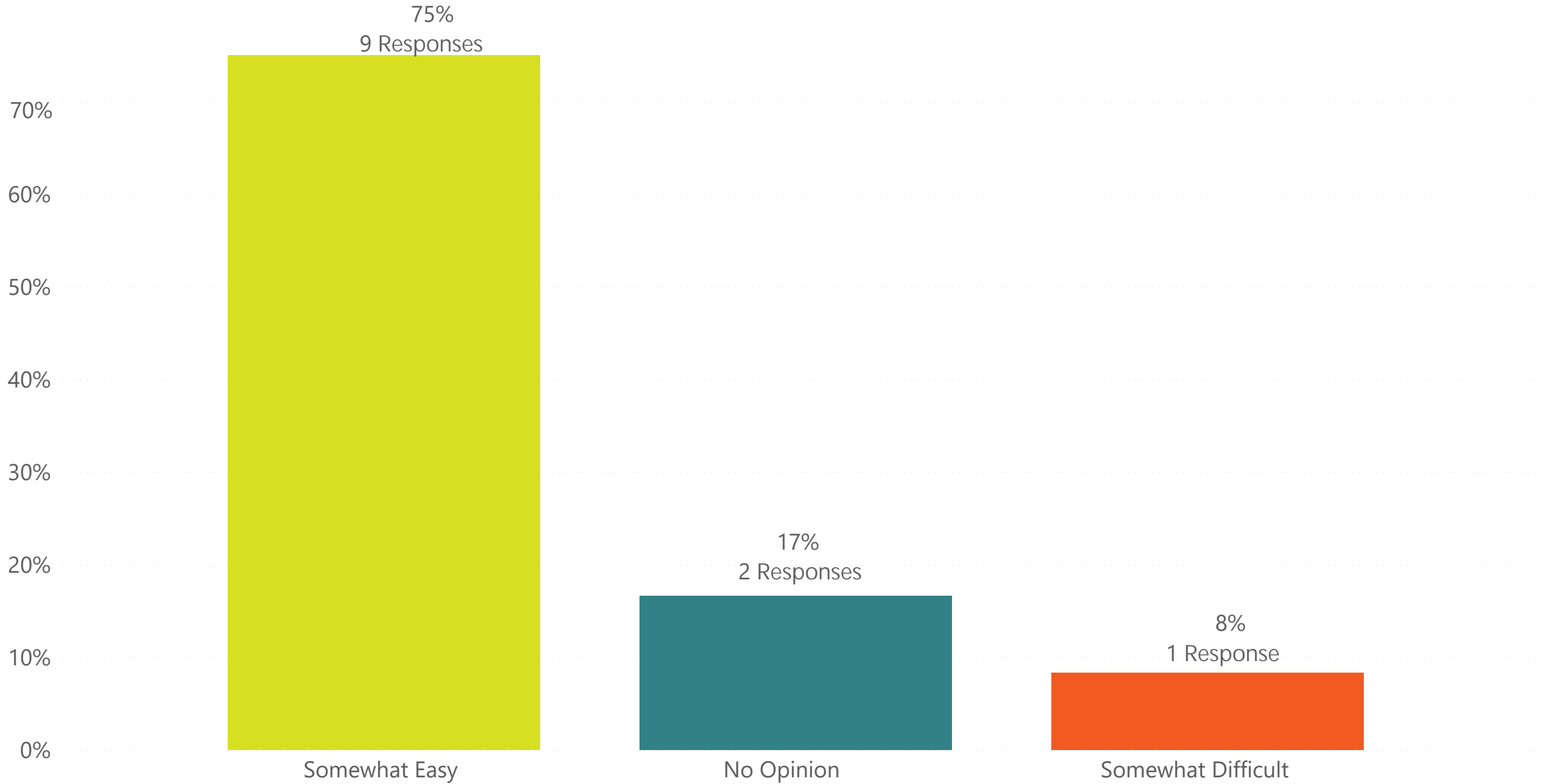
It is easy to navigate and understand the current rules for land development in Dubuque.

Occupation:
Contractor/Developer



It is easy to navigate and understand the current rules for land development in Dubuque.

Occupation:
Engineer/Architect/Surveyor



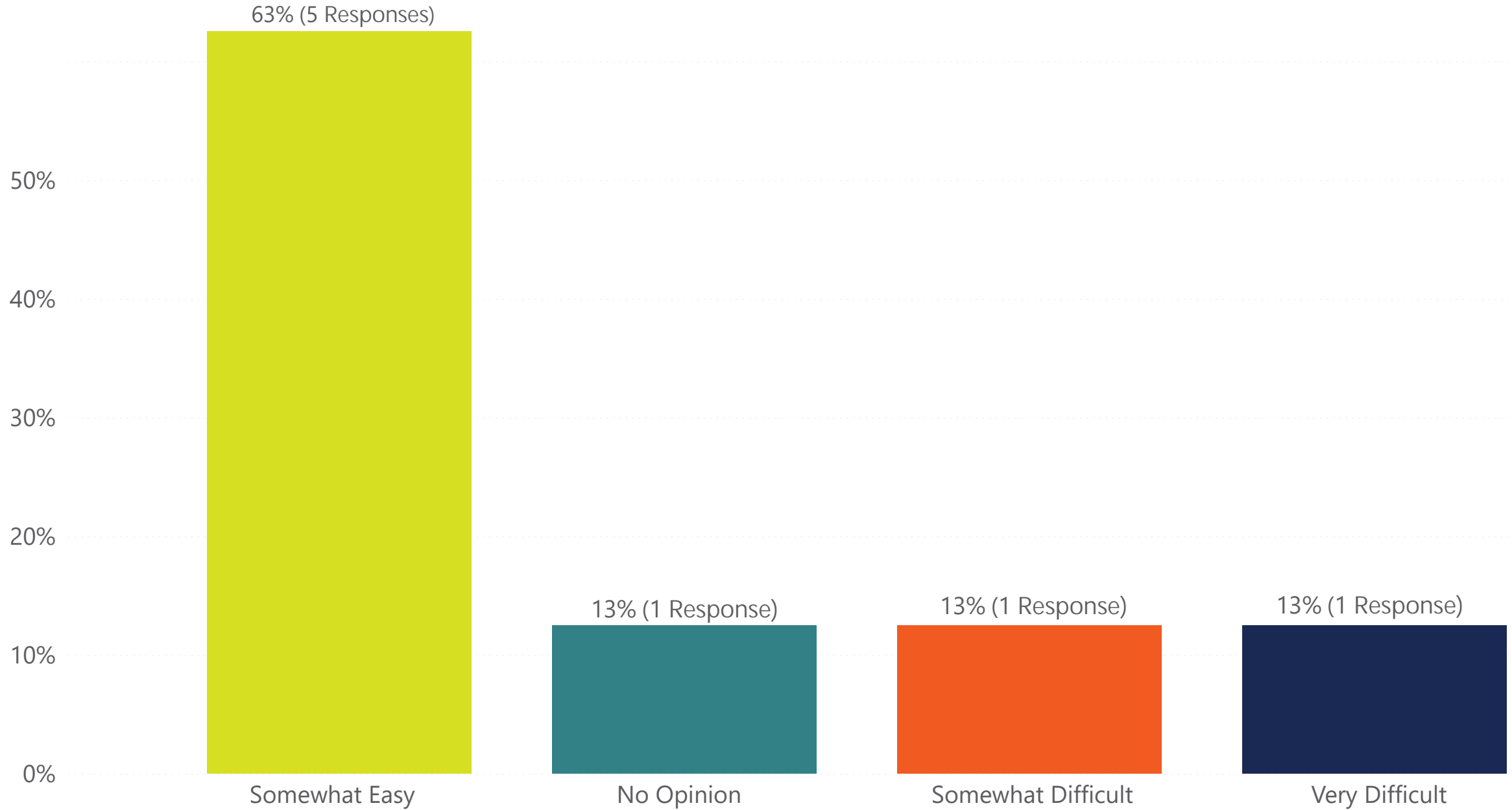
It is easy to navigate and understand the current rules for land development in Dubuque.

Occupation:
Realtor



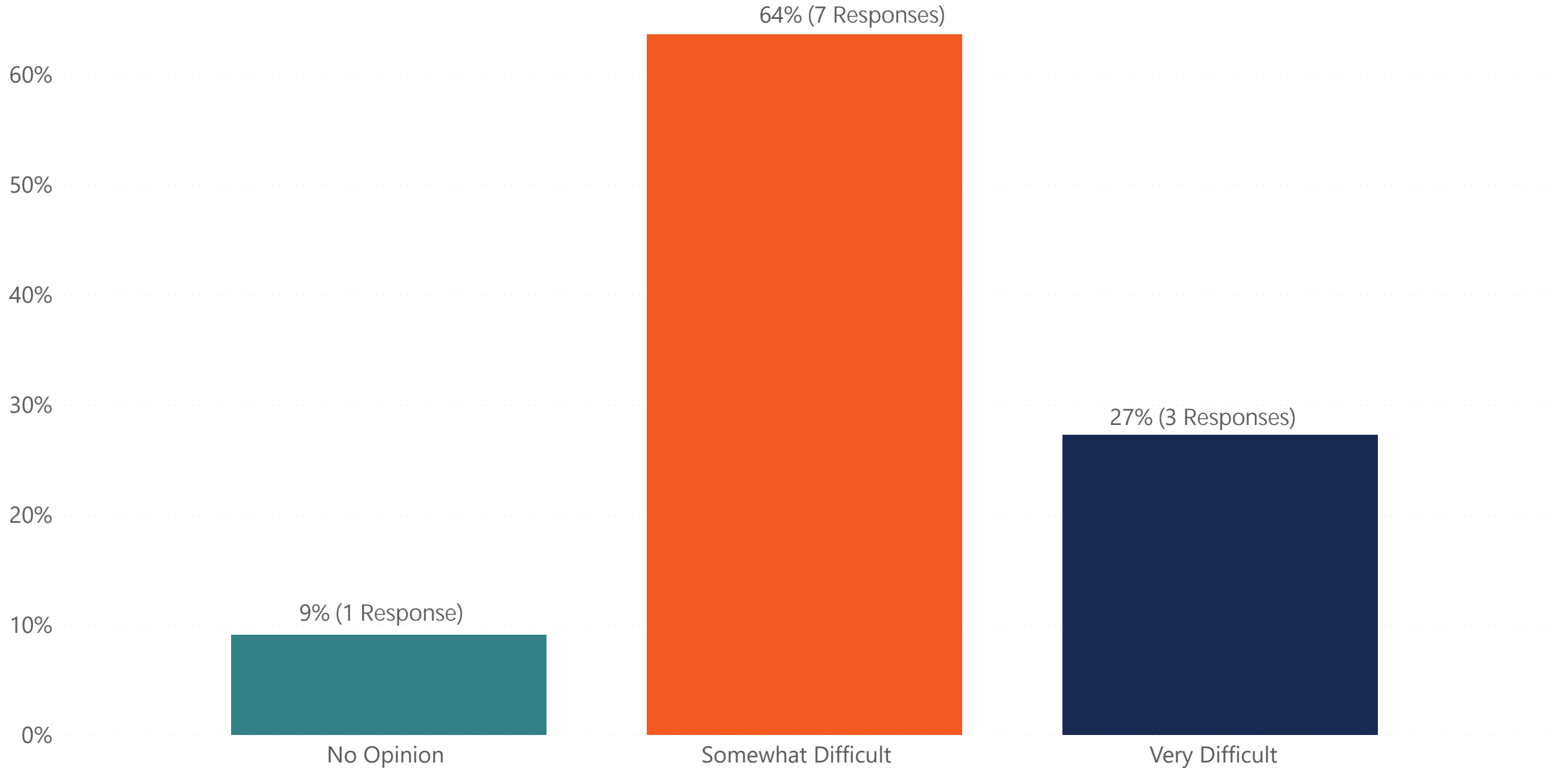
It is easy to navigate and understand the current rules for land development in Dubuque.

Occupation:
other



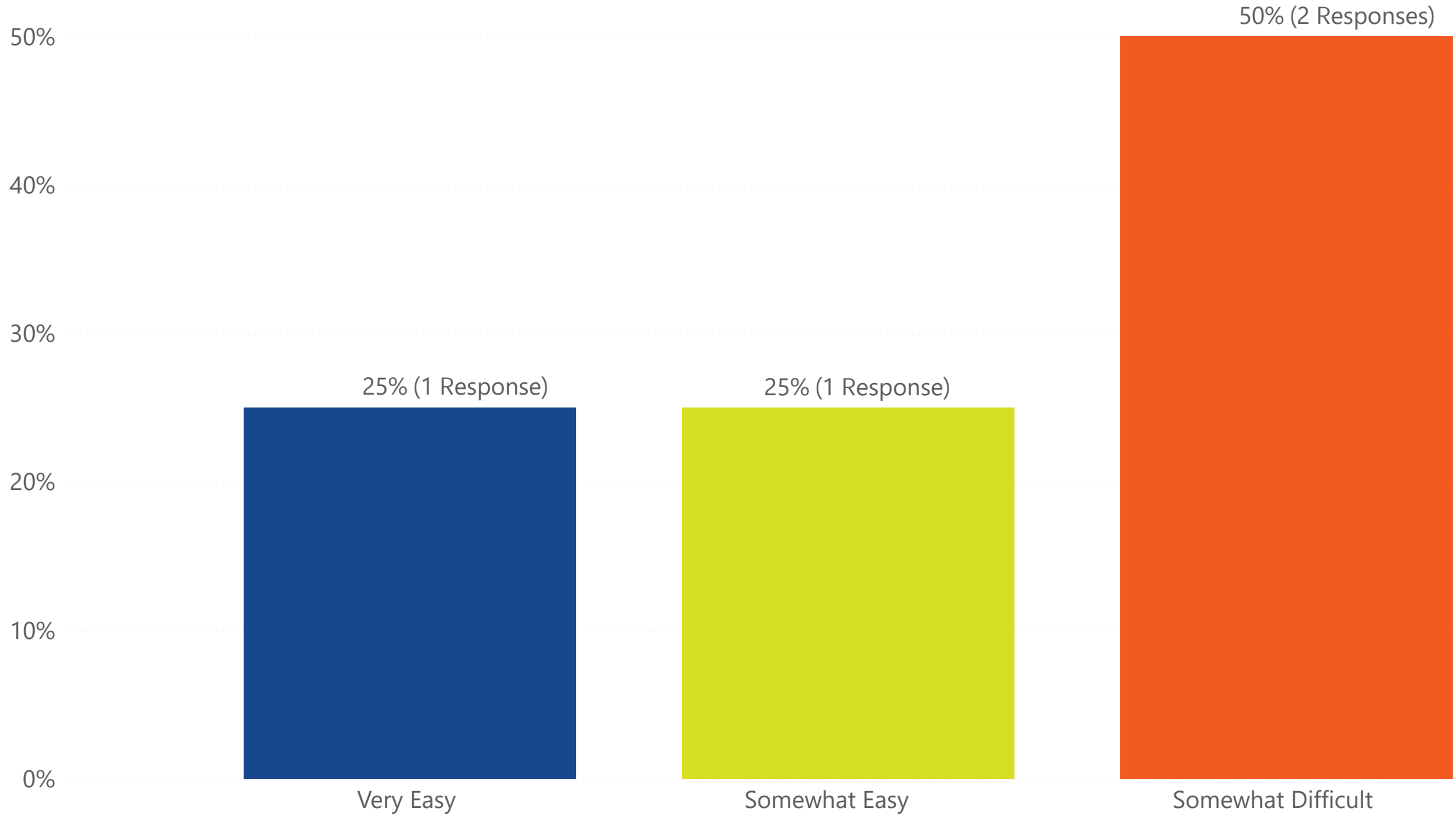
It is easy to locate specific information within the current Unified Development Code.

Occupation:
Business Owner



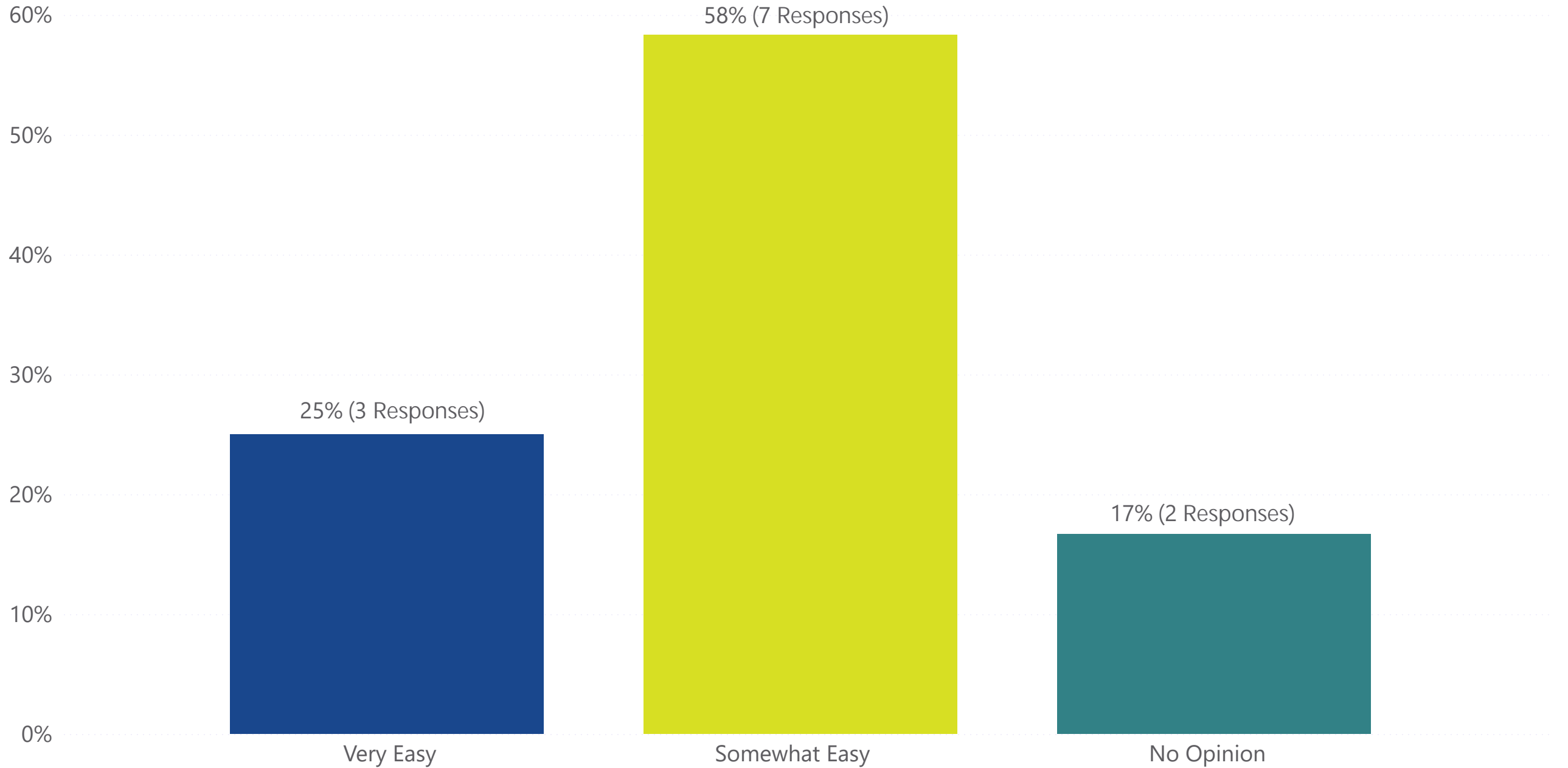
It is easy to locate specific information within the current Unified Development Code.

Occupation:
Contractor/Developer



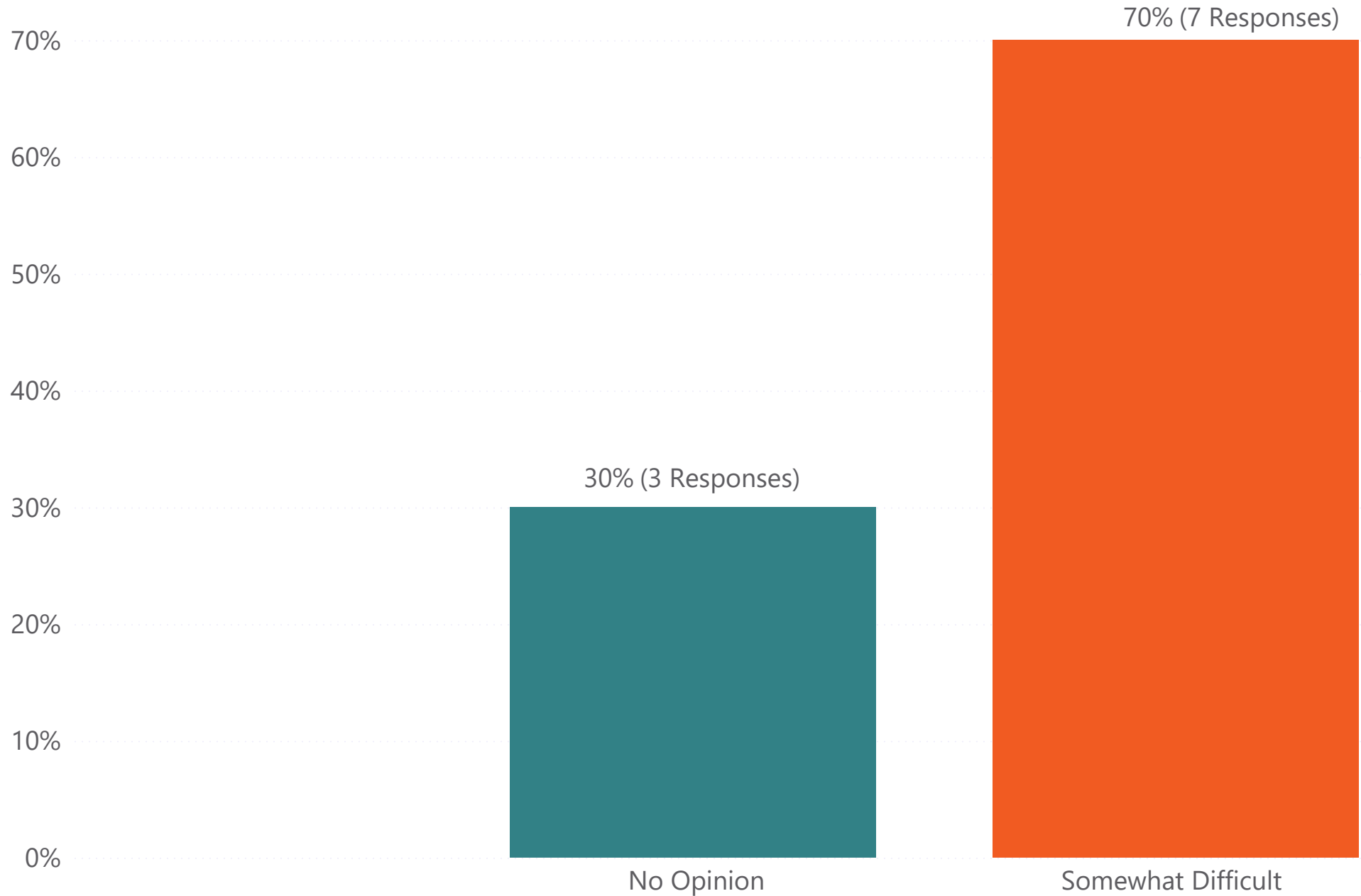
It is easy to locate specific information within the current Unified Development Code.

Occupation:
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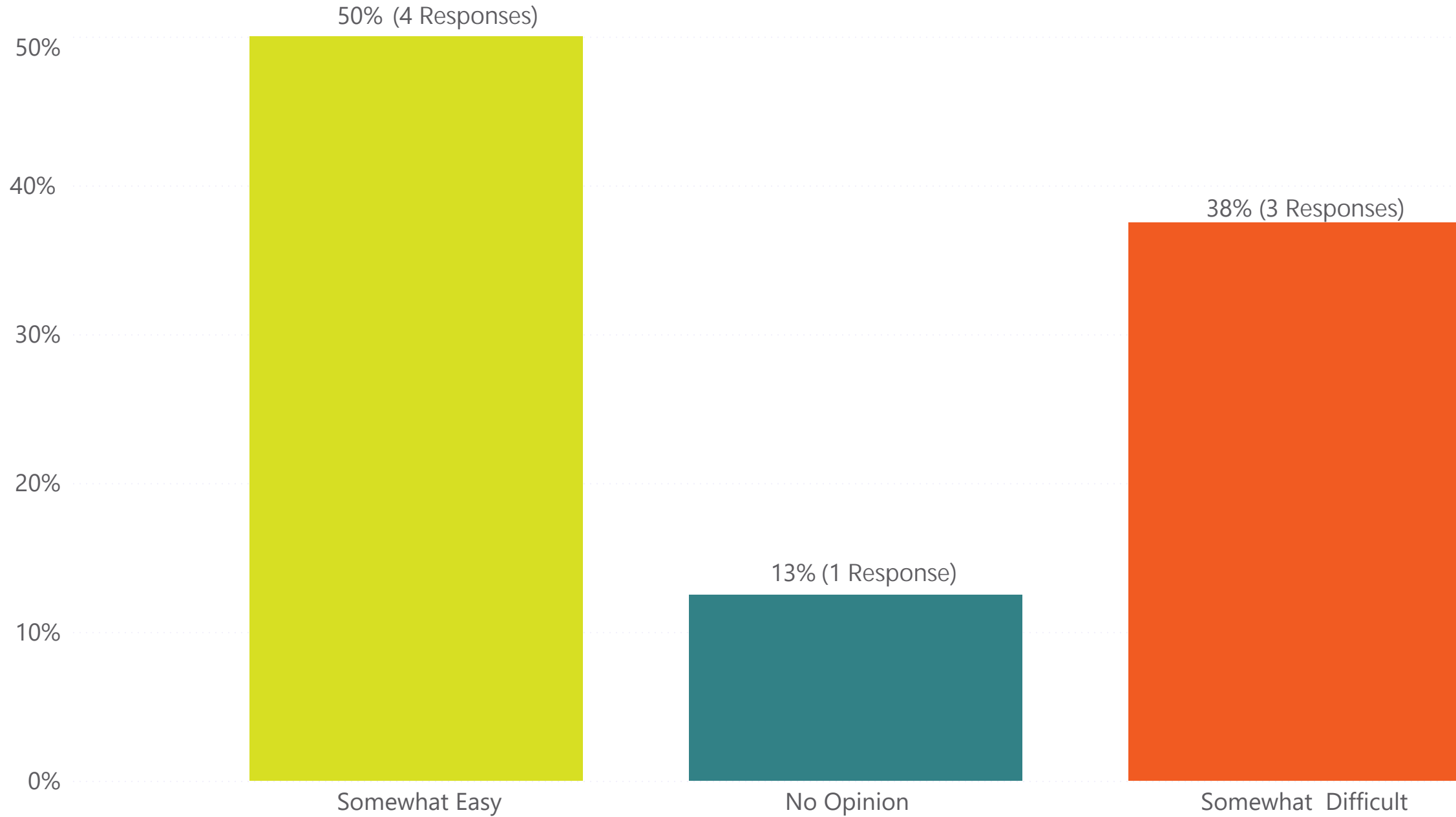
It is easy to locate specific information within the current Unified Development Code.

Occupation:
Realtor



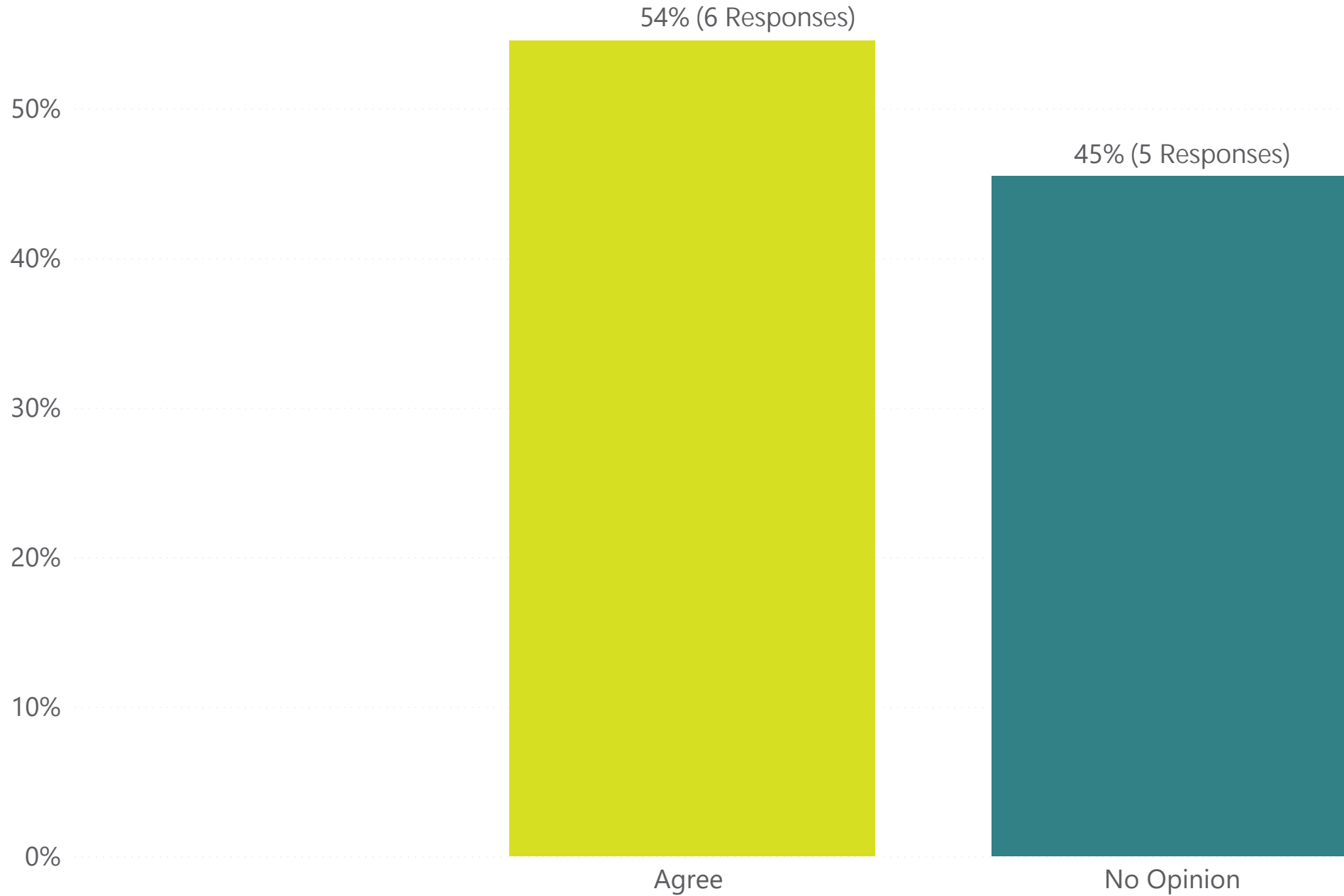
It is easy to locate specific information within the current Unified Development Code.

Occupation:
other



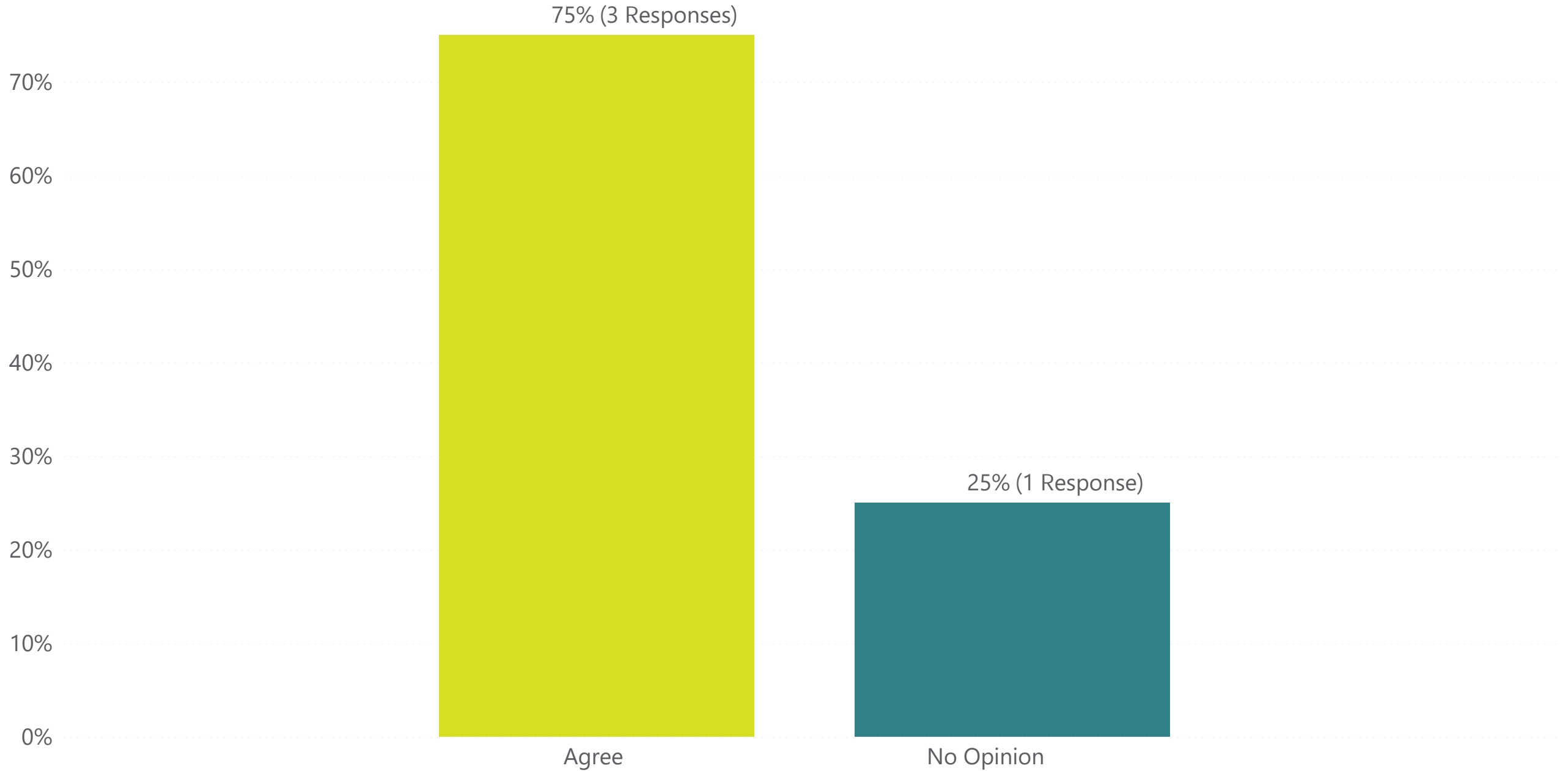
**Including more diagrams, flowcharts, or other visual aids would make the
Unified Development Code easier to understand and apply.**

Occupation:
Business Owner



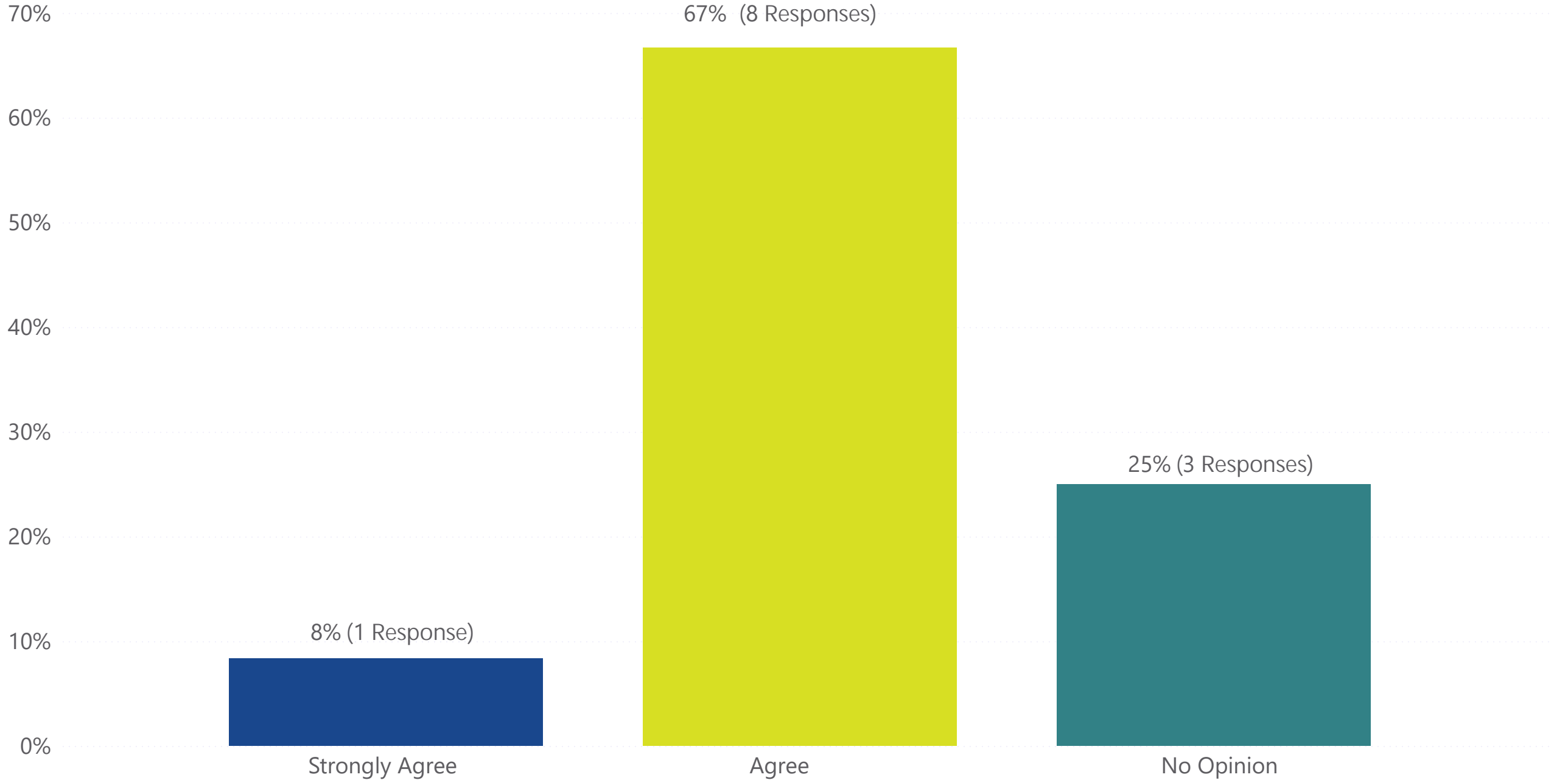
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Occupation:
Contractor/Developer



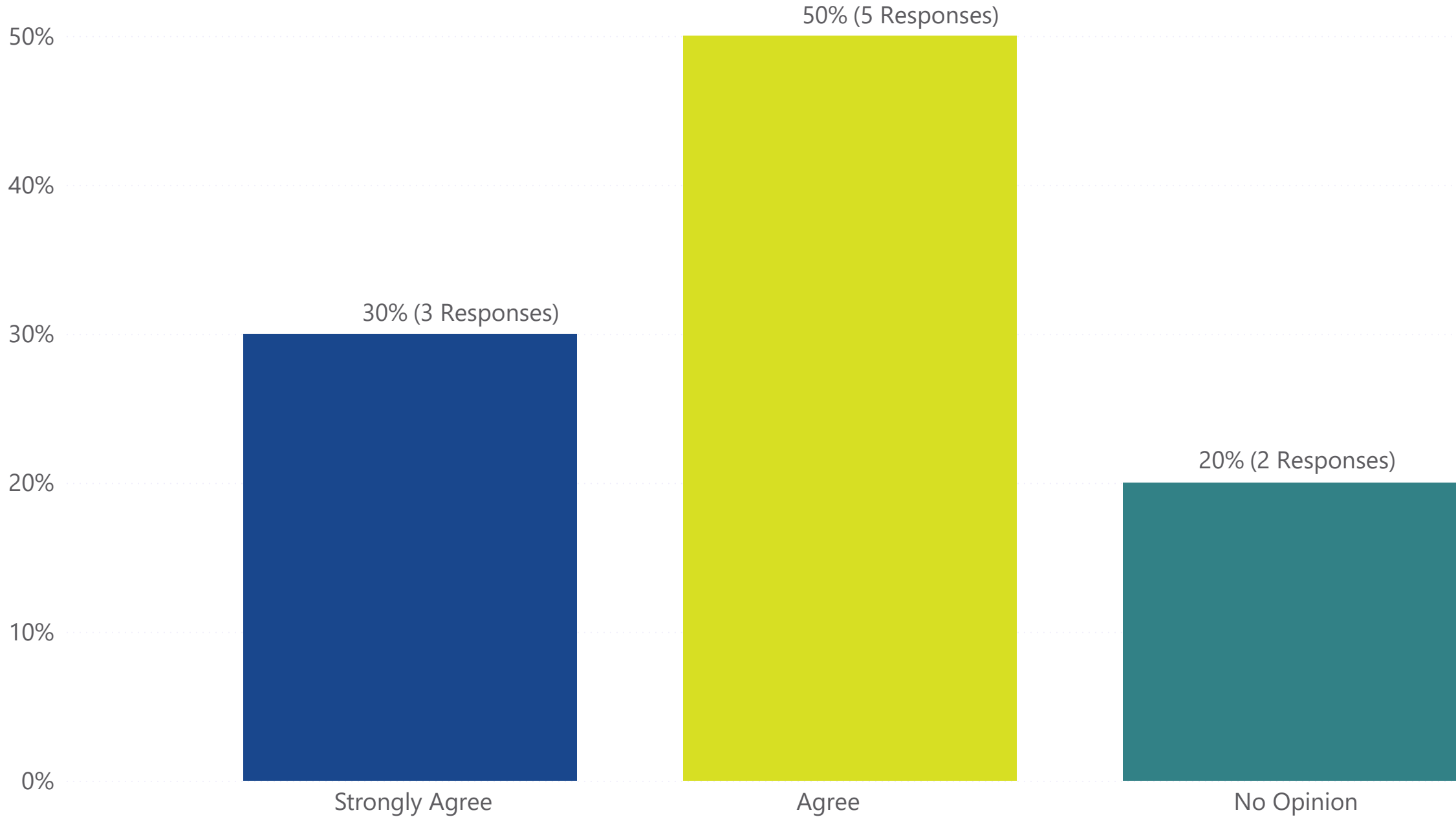
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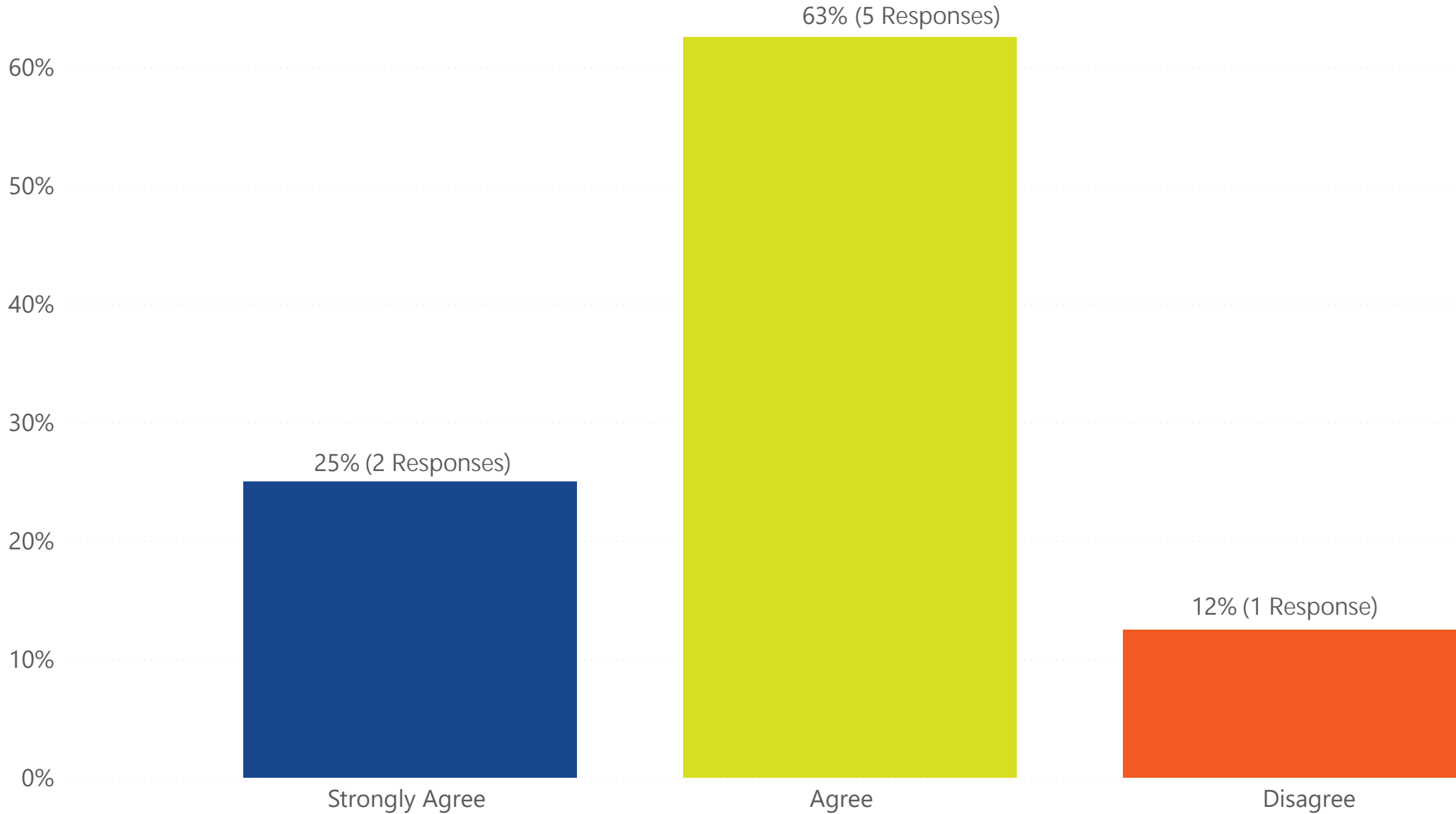
**Including more diagrams, flowcharts, or other visual aids would make the
Unified Development Code easier to understand and apply.**

Occupation:
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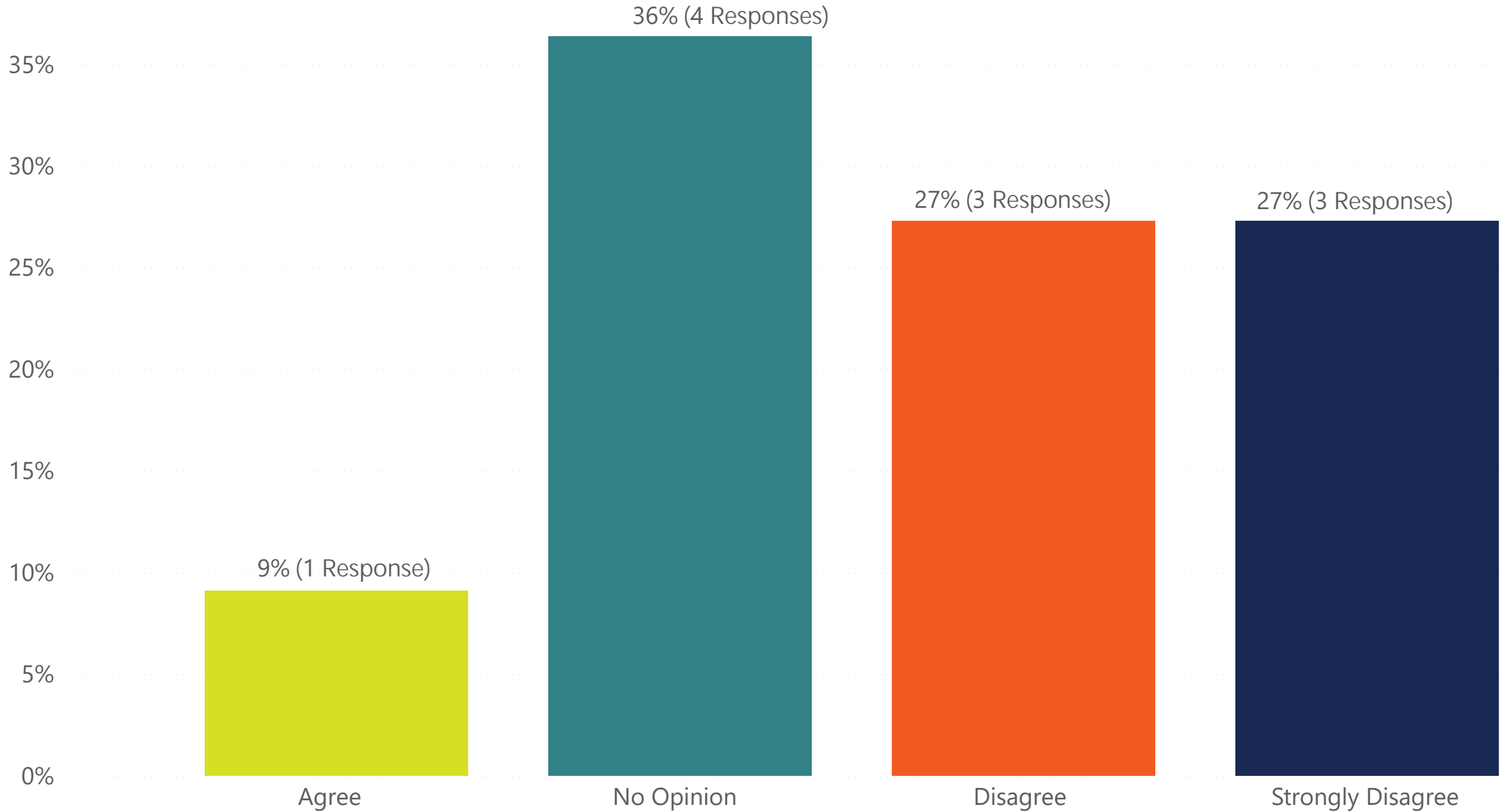
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Occupation:
other



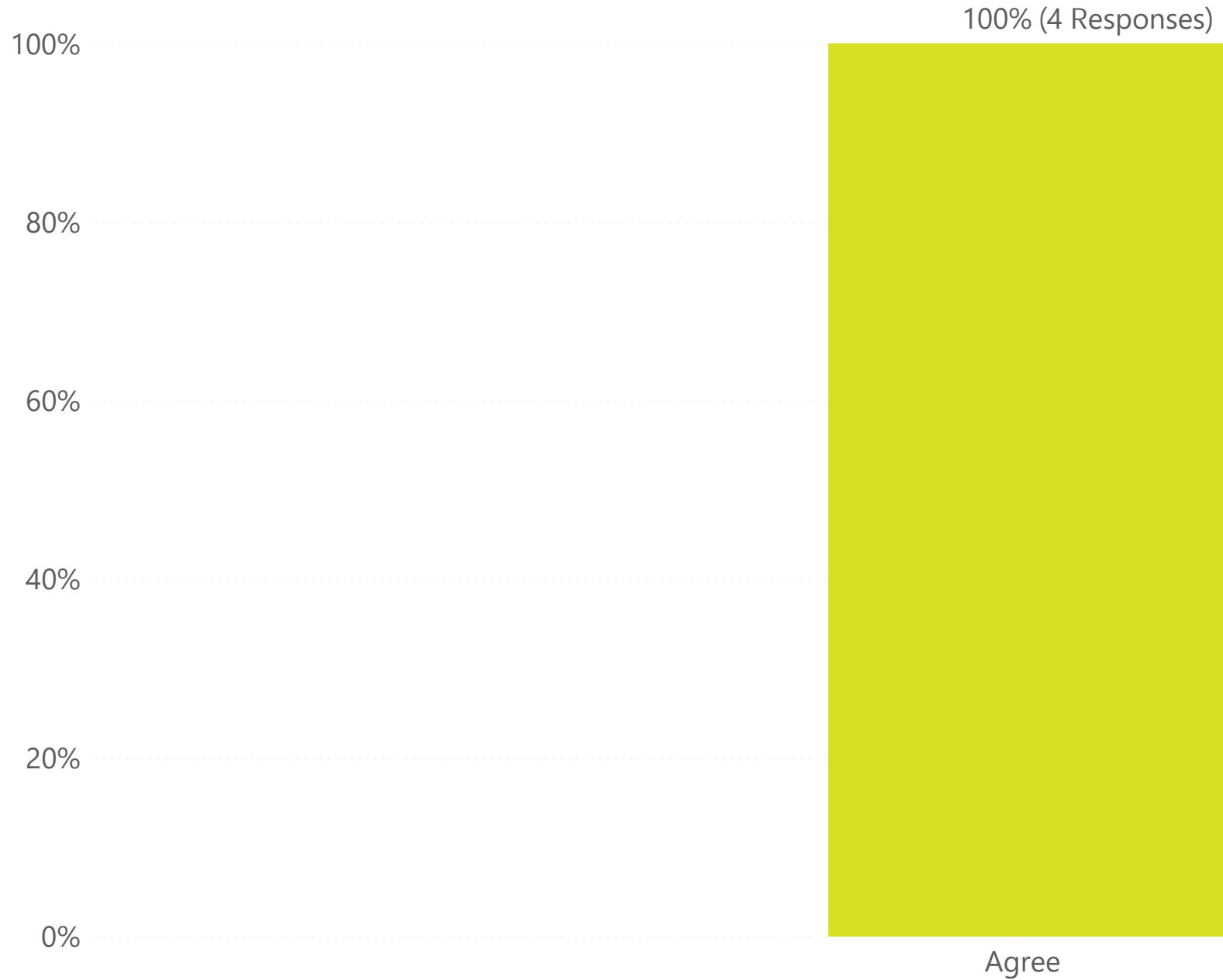
The current development rules are well-aligned with the City's Comprehensive Plan and the City Council's Goals.

Occupation:
Business Owner



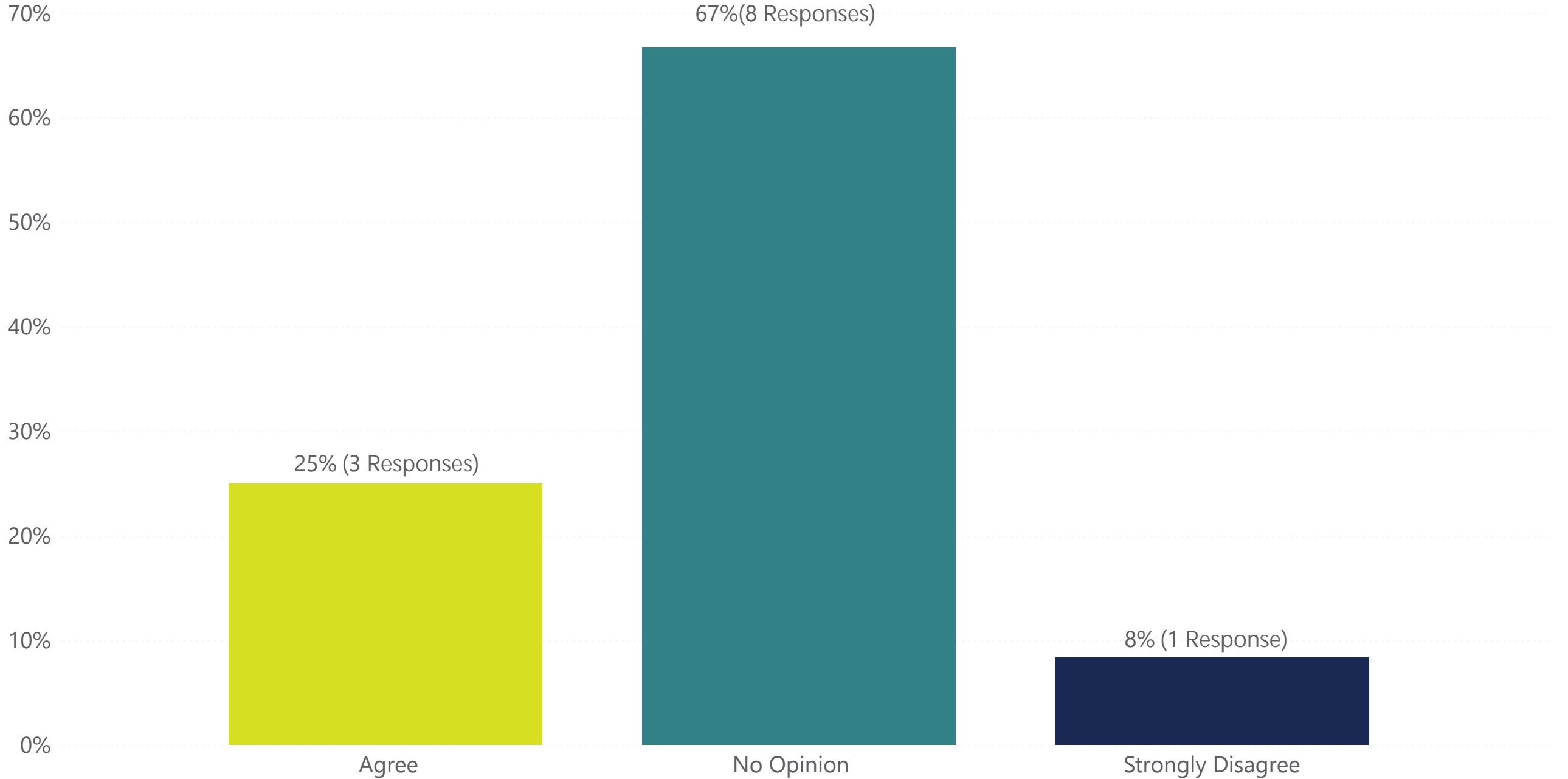
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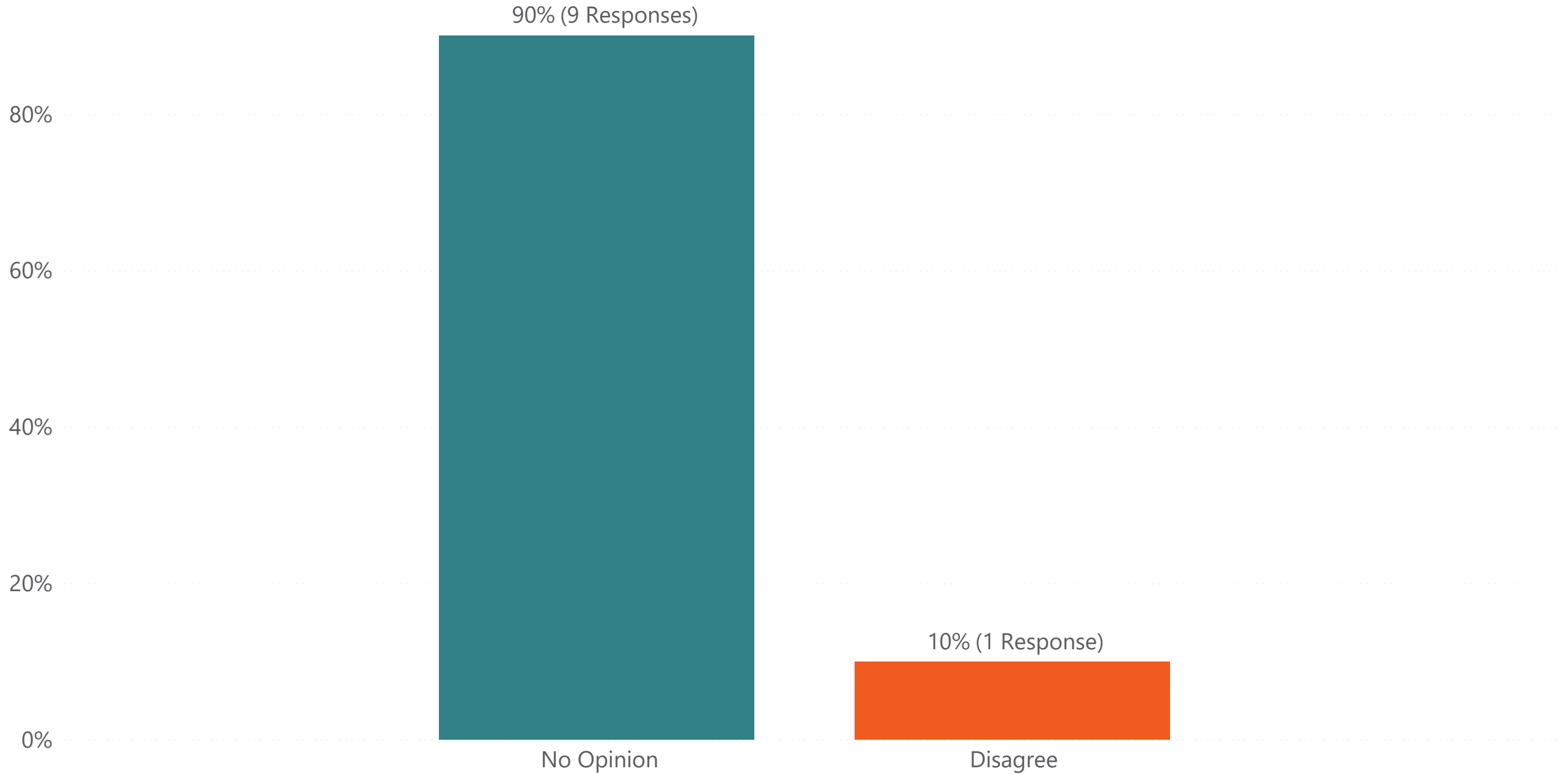
Occupation:
Engineer/Architect/Surveyor



**The current development rules are well-aligned with the
City's Comprehensive Plan and the City Council's Goals.**

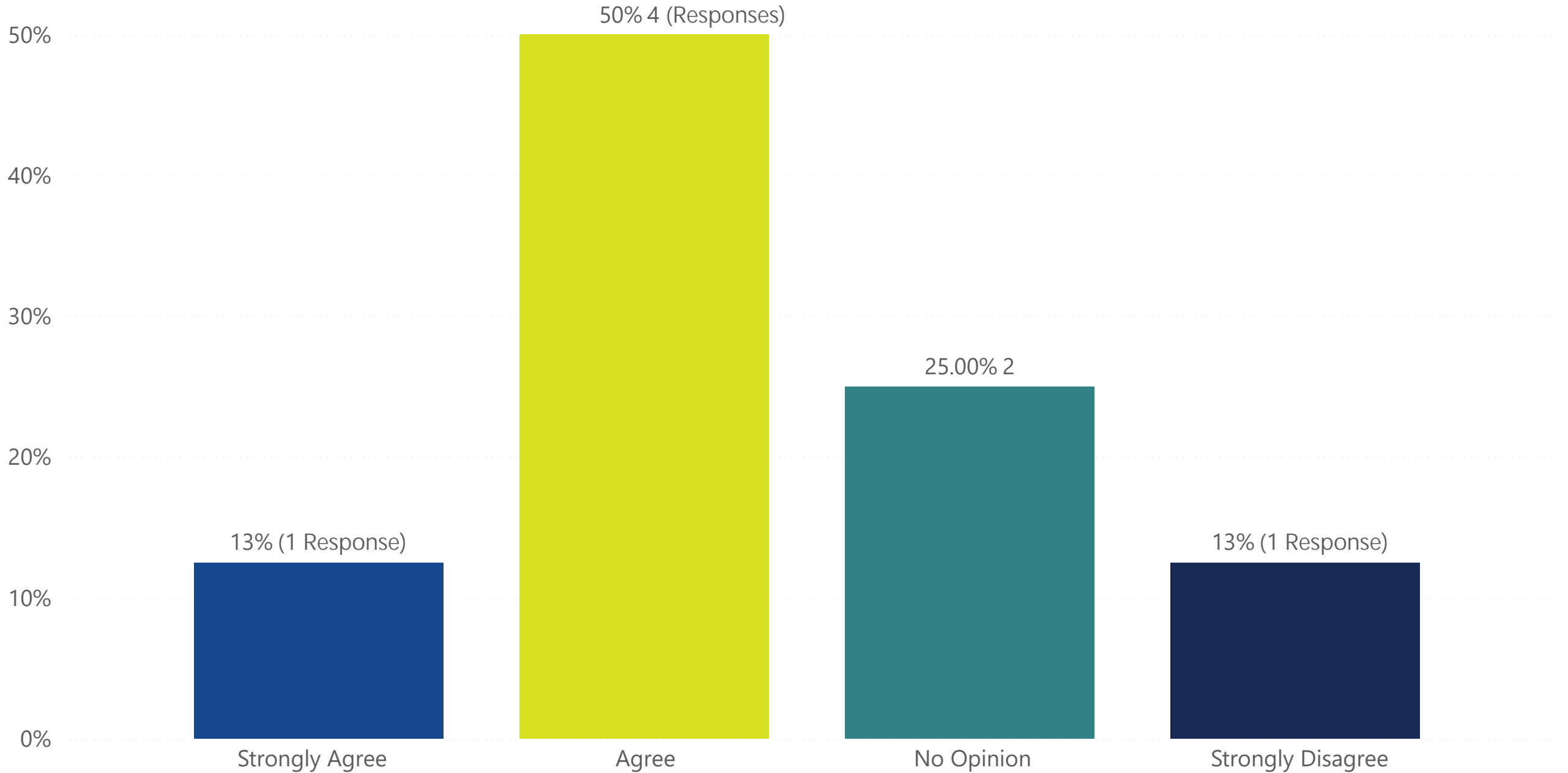
Occupation:

Realtor



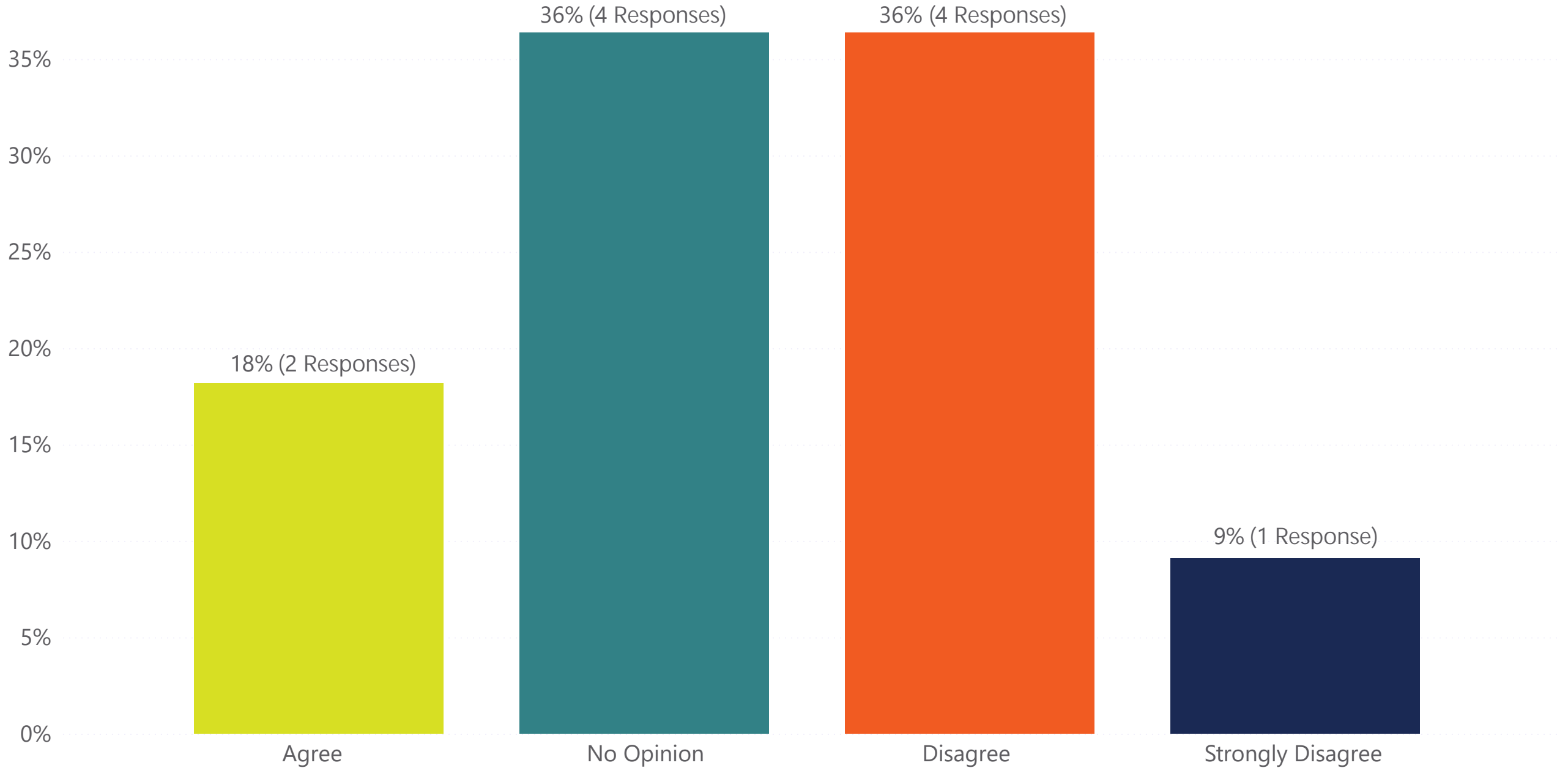
The current development rules are well-aligned with the City's Comprehensive Plan and the City Council's Goals.

Occupation:
other



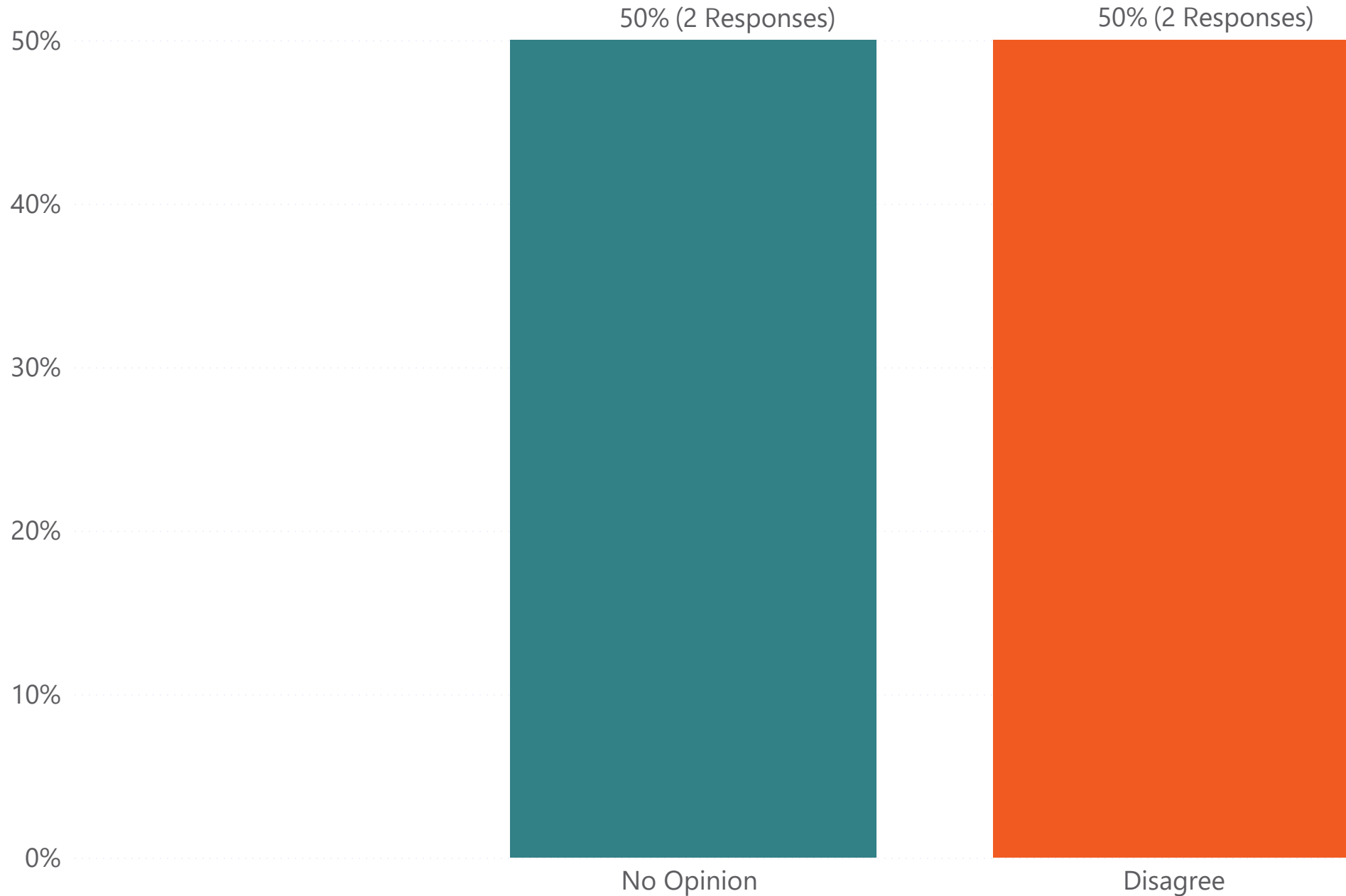
The zoning districts in the current Unified Development Code adequately address the diverse development needs and design characteristics throughout Dubuque.

Occupation:
Business Owner



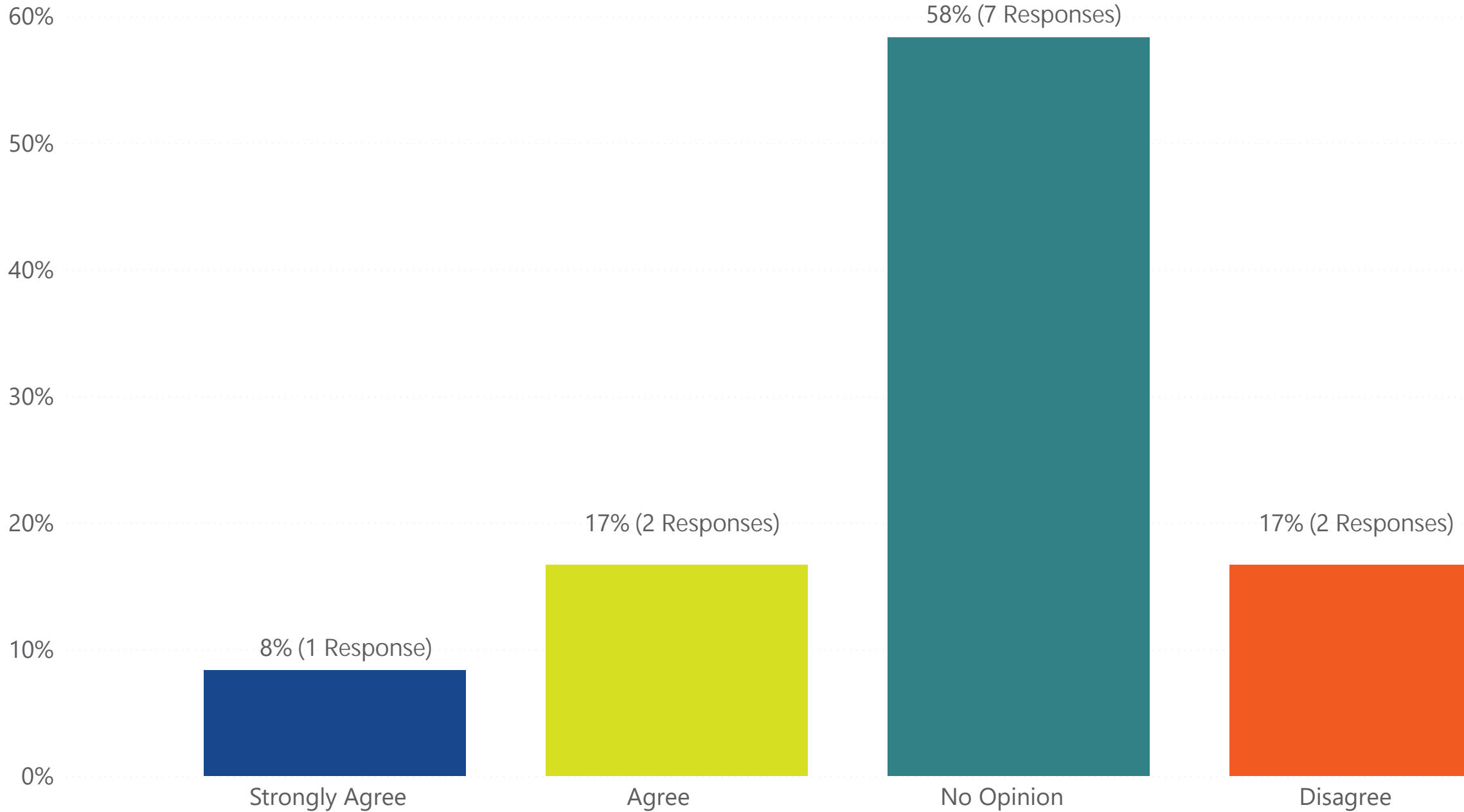
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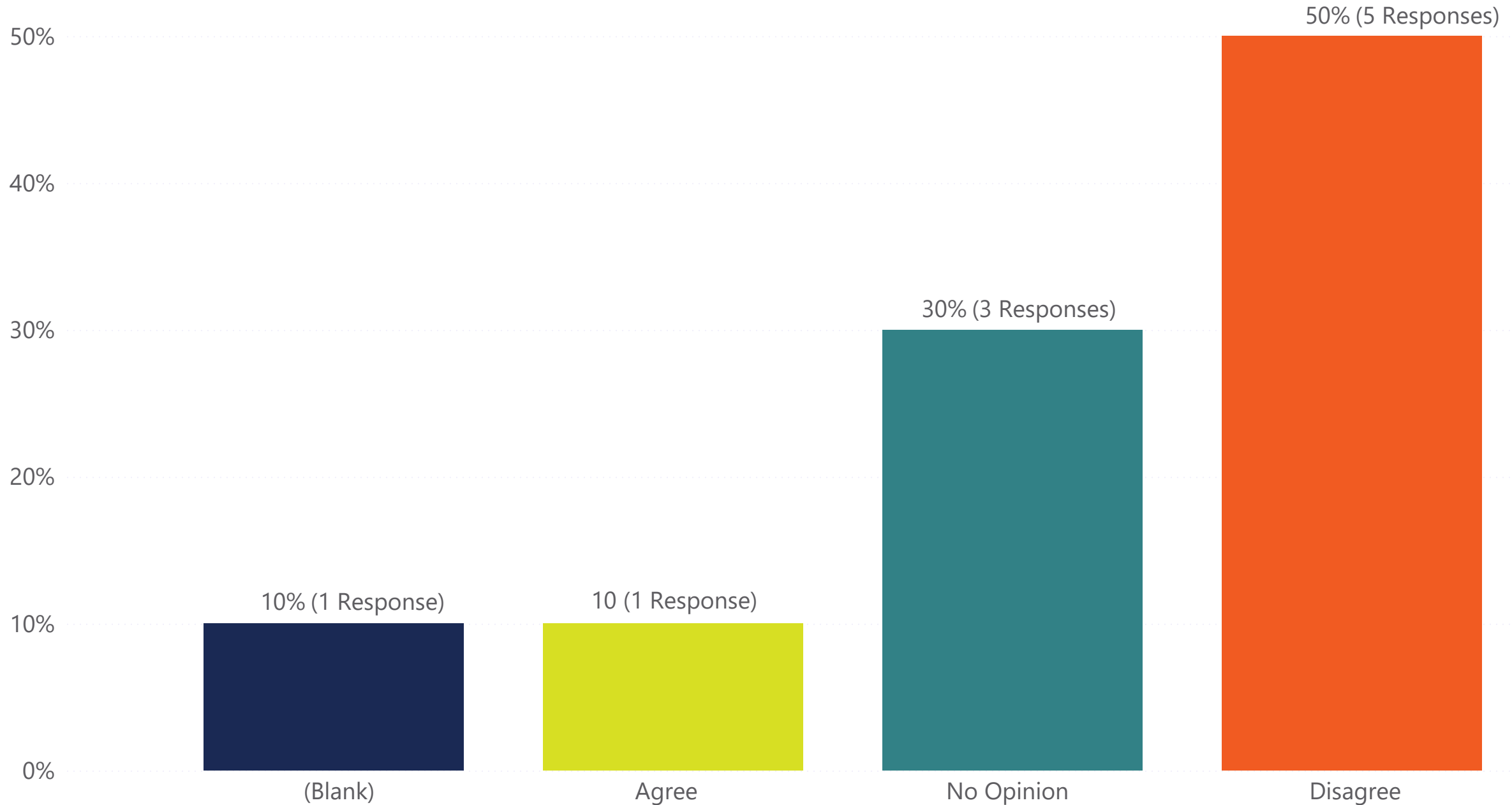
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Occupation:
Engineer/Architect/Surveyor



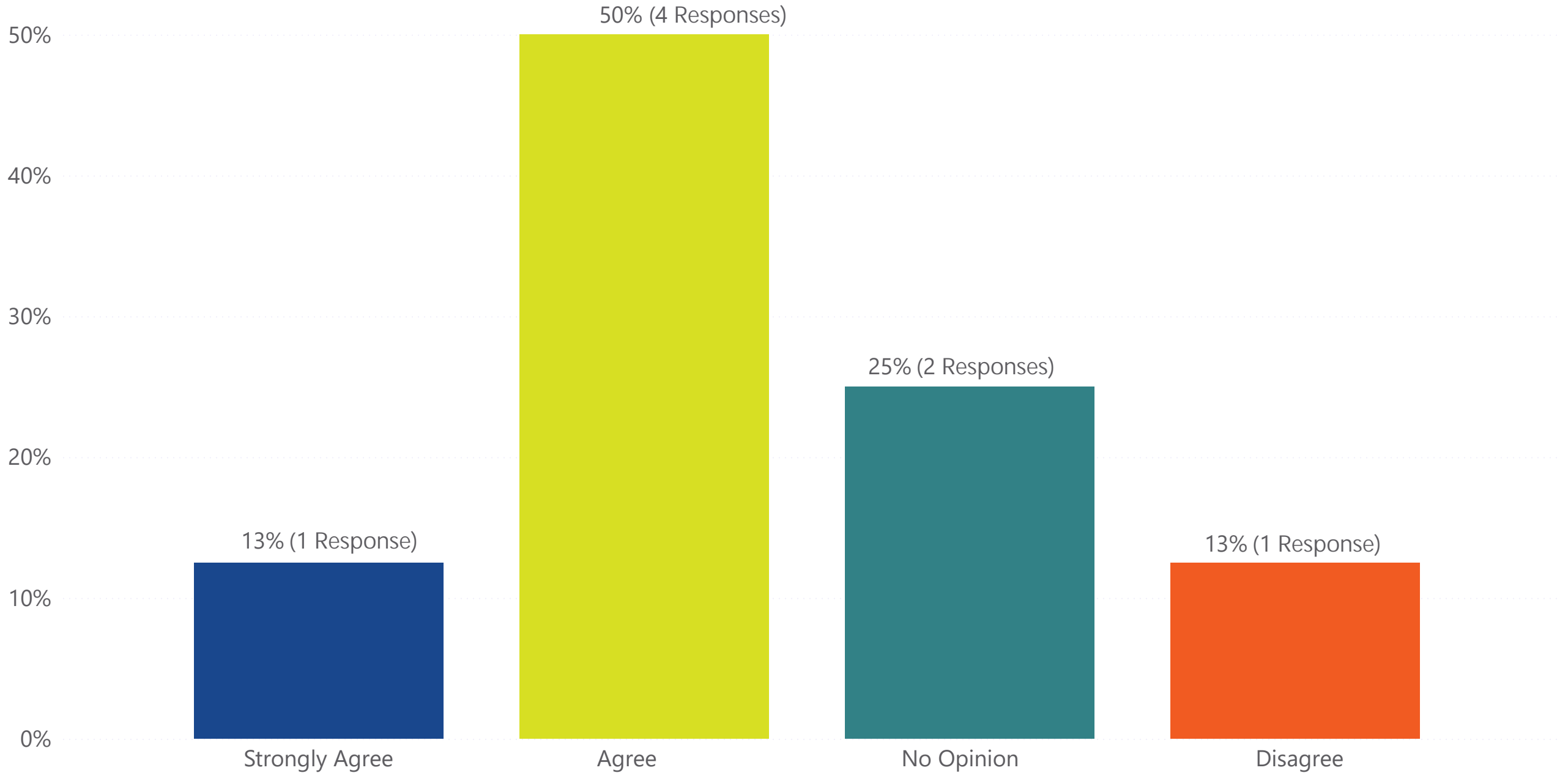
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Occupation:
Realtor



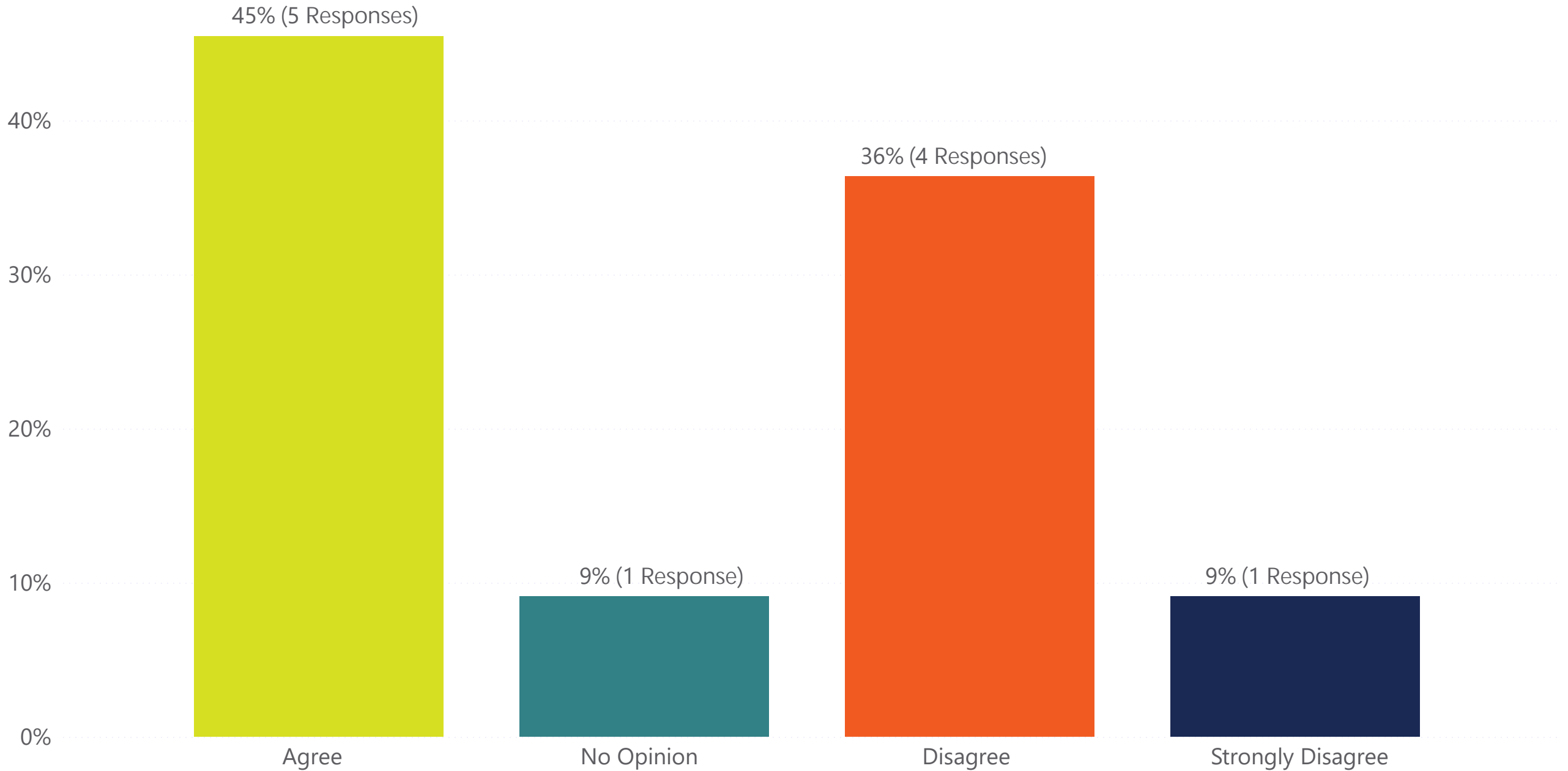
The zoning districts in the current Unified Development Code adequately address the diverse development needs and design characteristics throughout Dubuque.

Occupation:
other



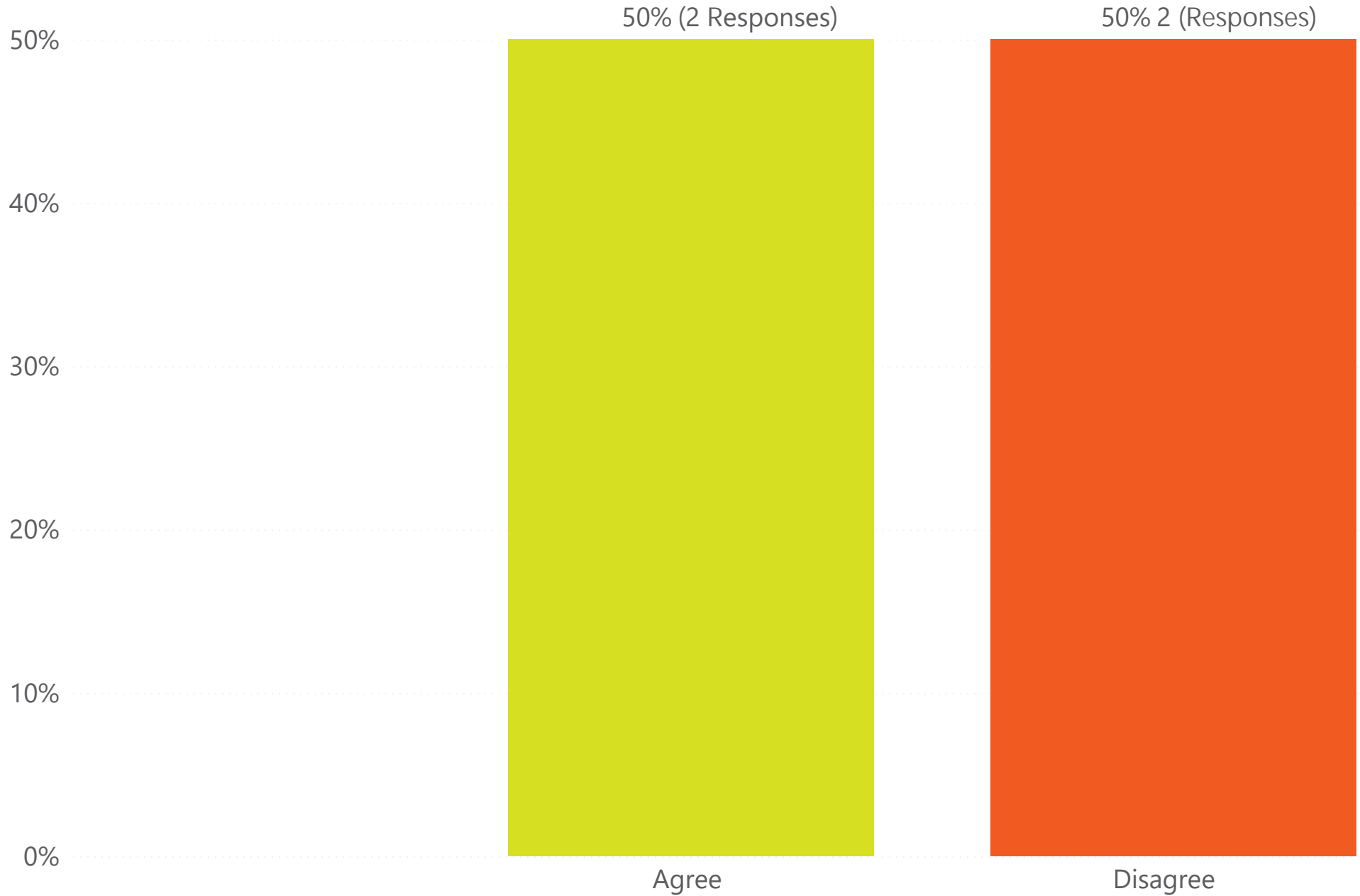
The current residential zoning districts are sufficient to provide a range of housing options at various price points throughout Dubuque.

Occupation:
Business Owner



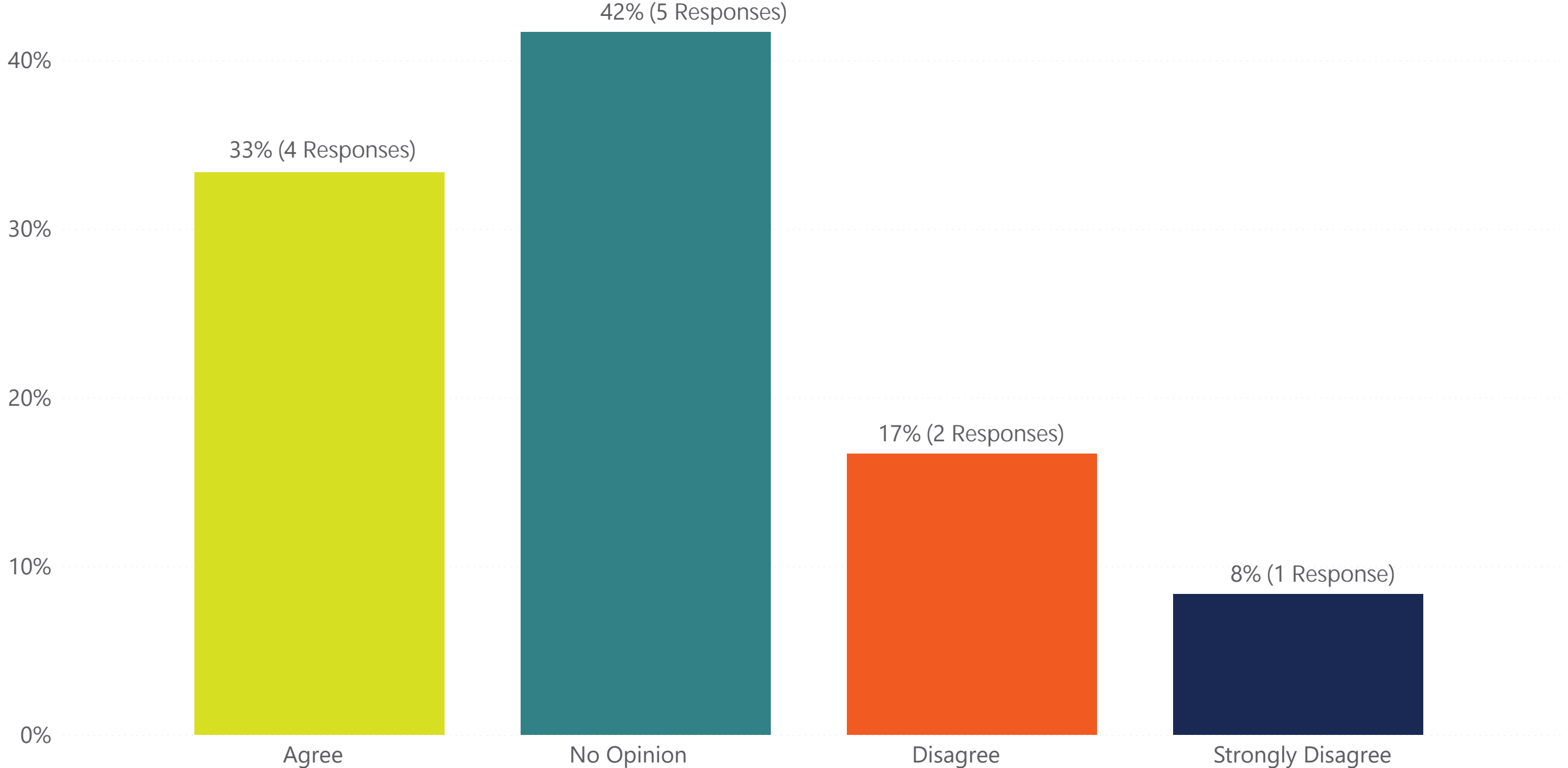
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Occupation:
Contractor/Developer



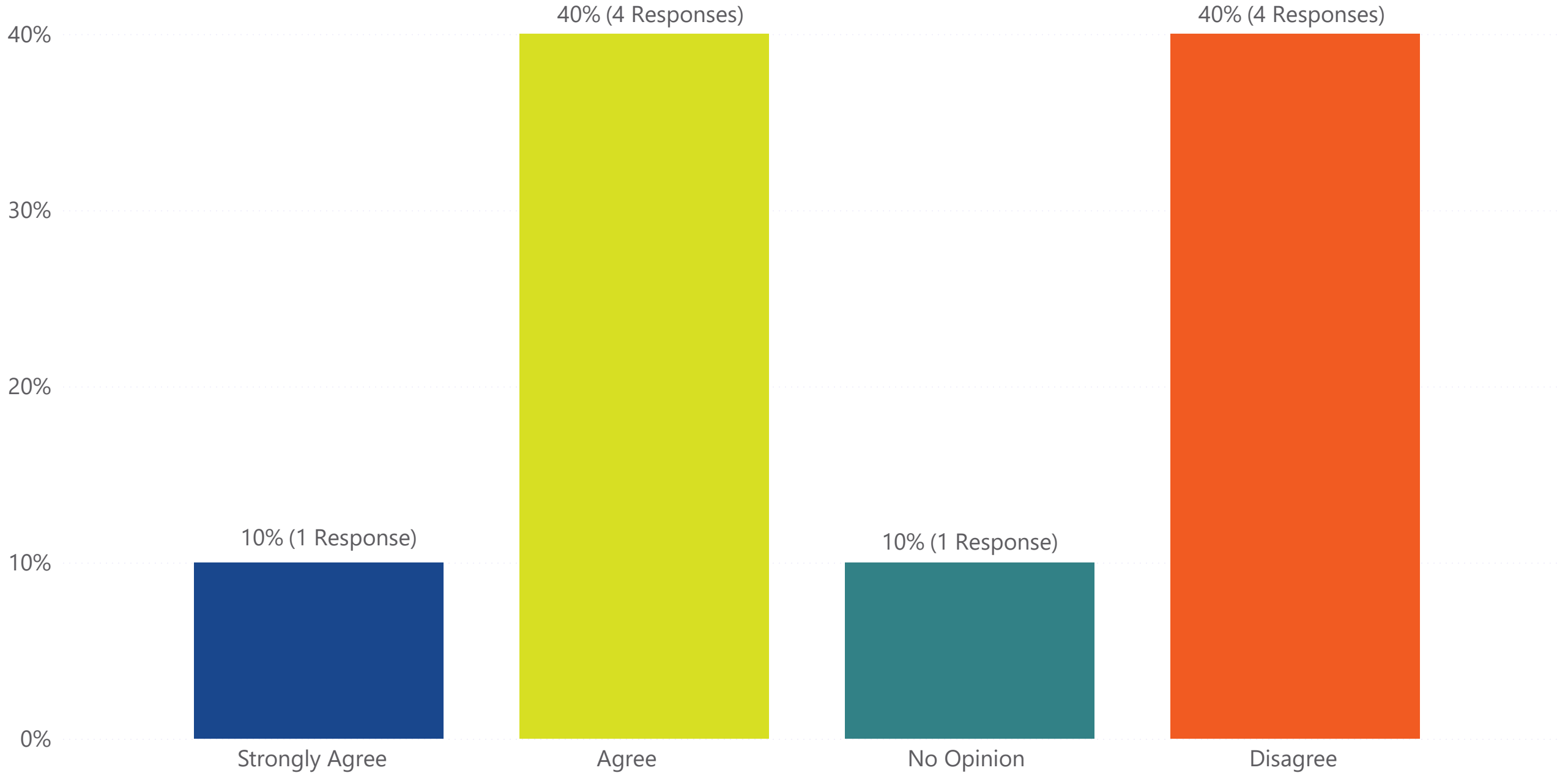
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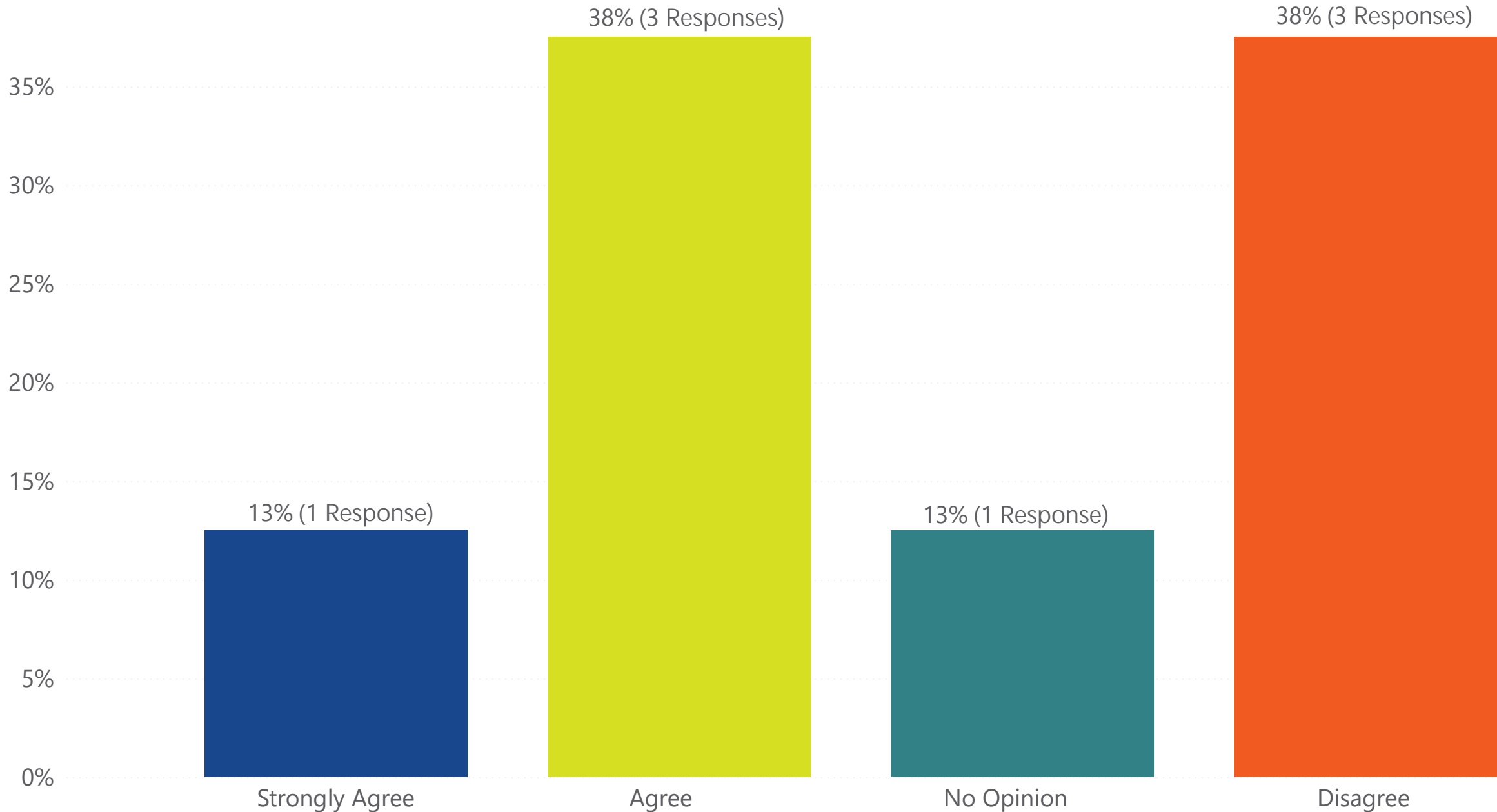
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Occupation:
Realtor



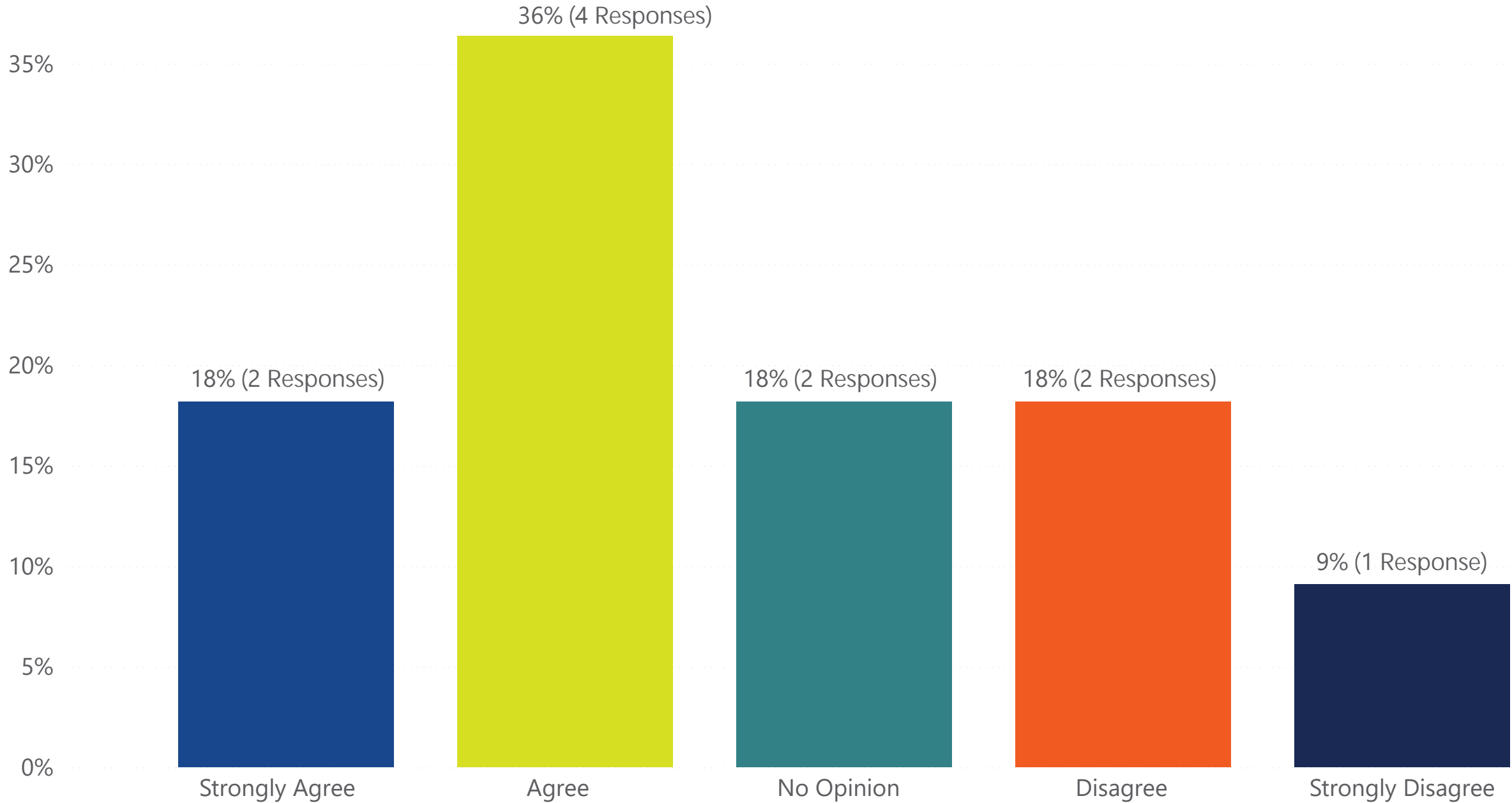
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Occupation:
other



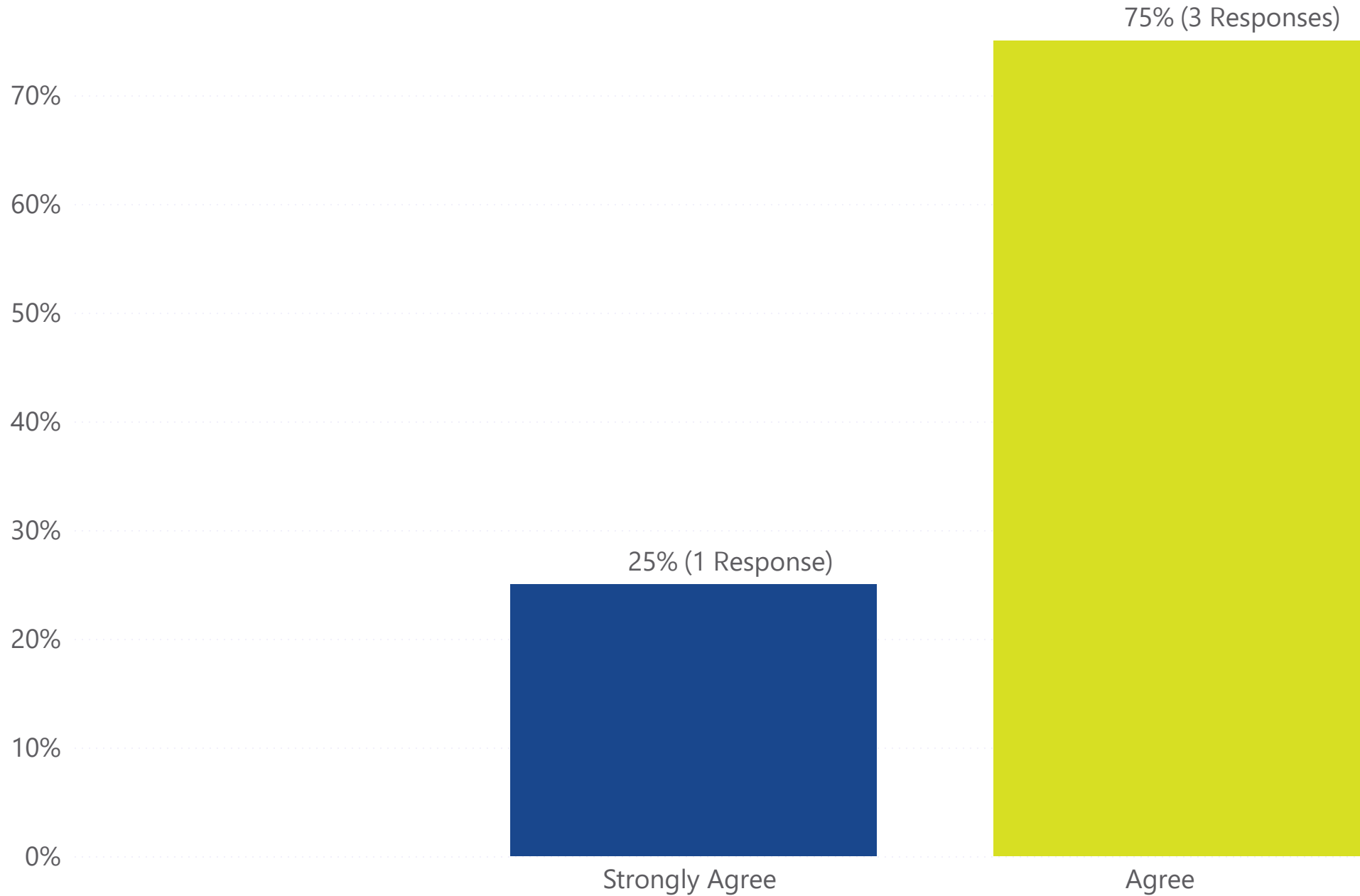
**The Unified Development Code should allow for smaller residential lot sizes
(less than 5,000 square feet) in urban areas to accommodate more housing options.**

Occupation:
Business Owner



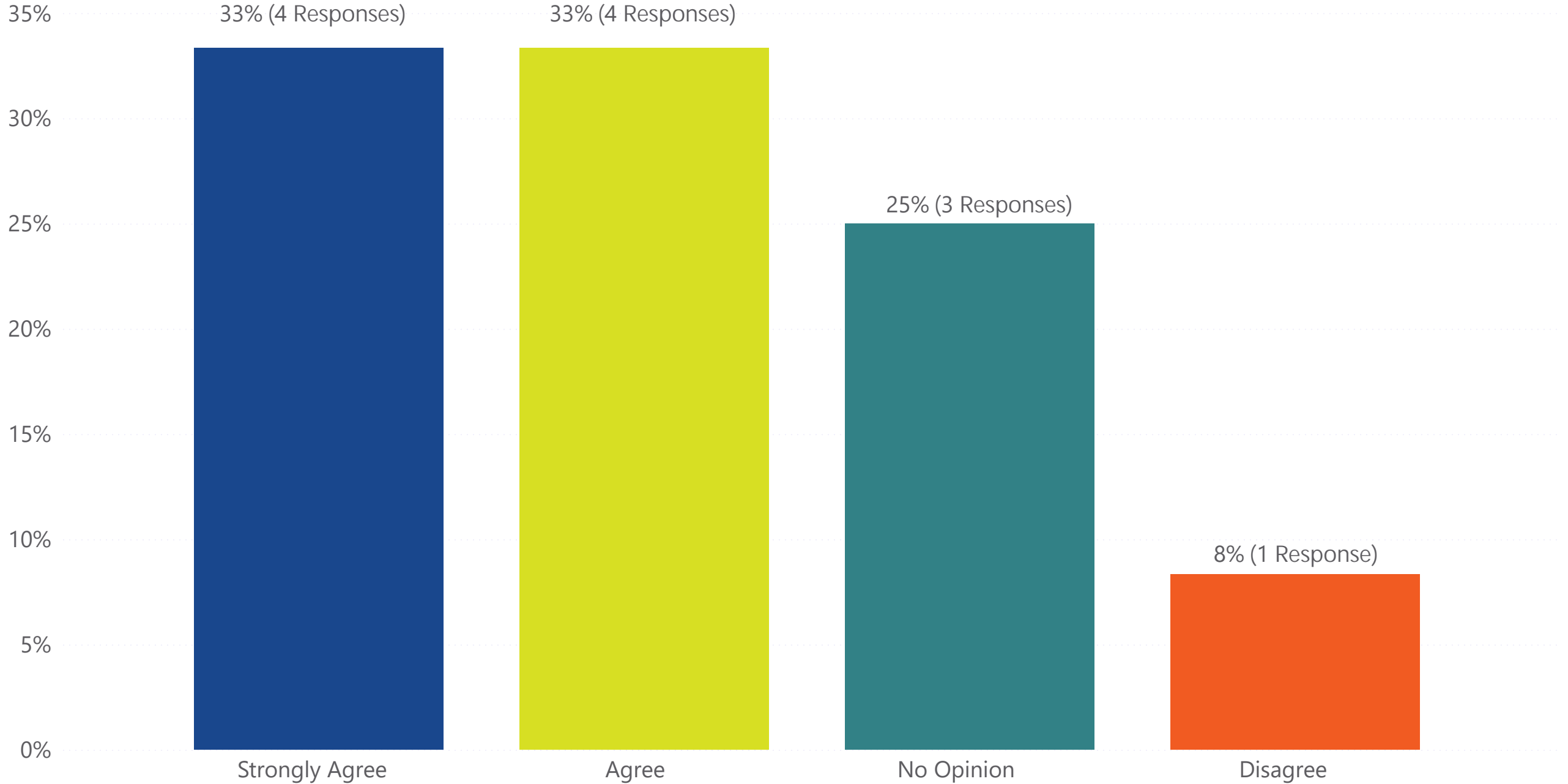
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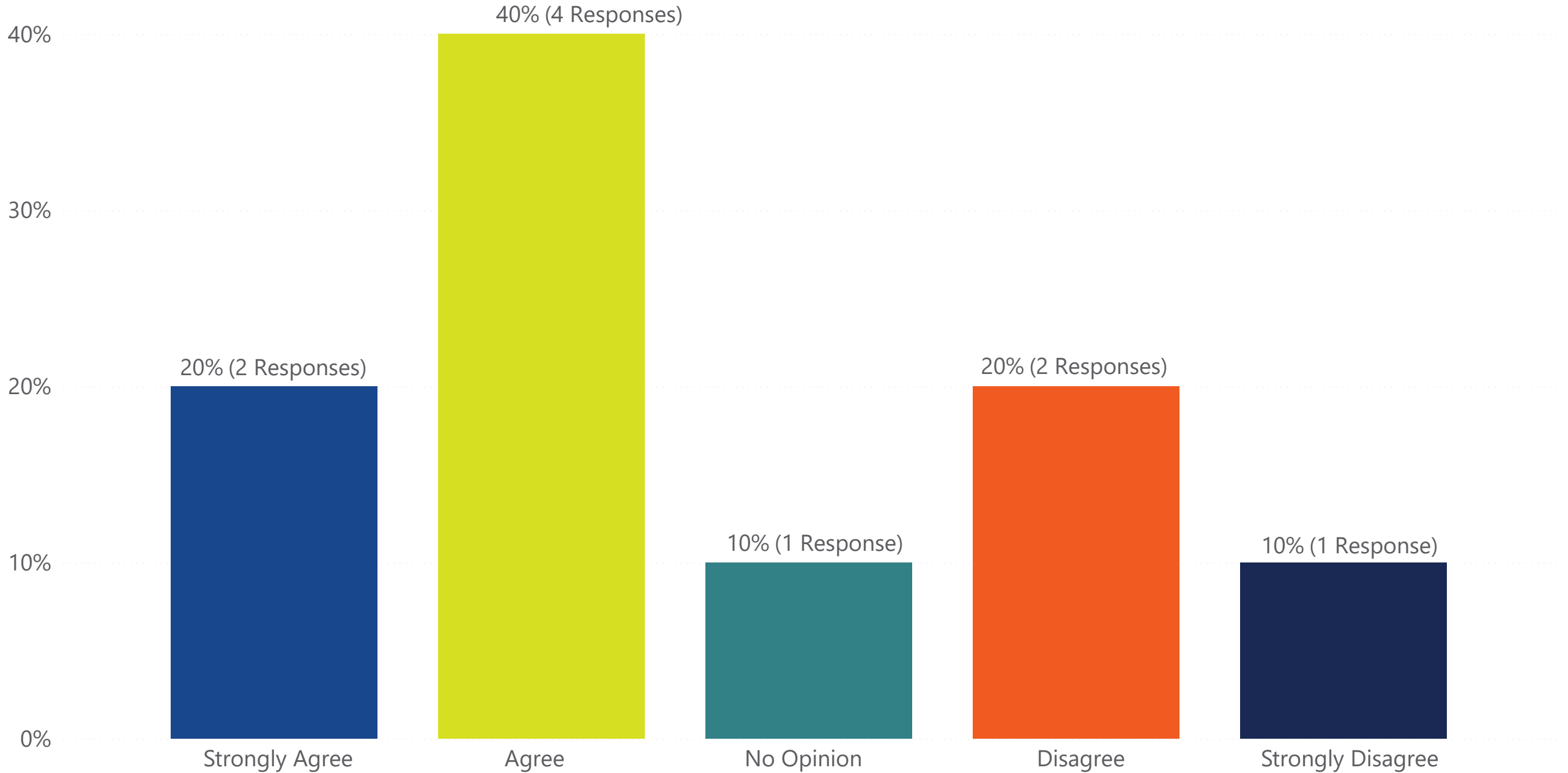
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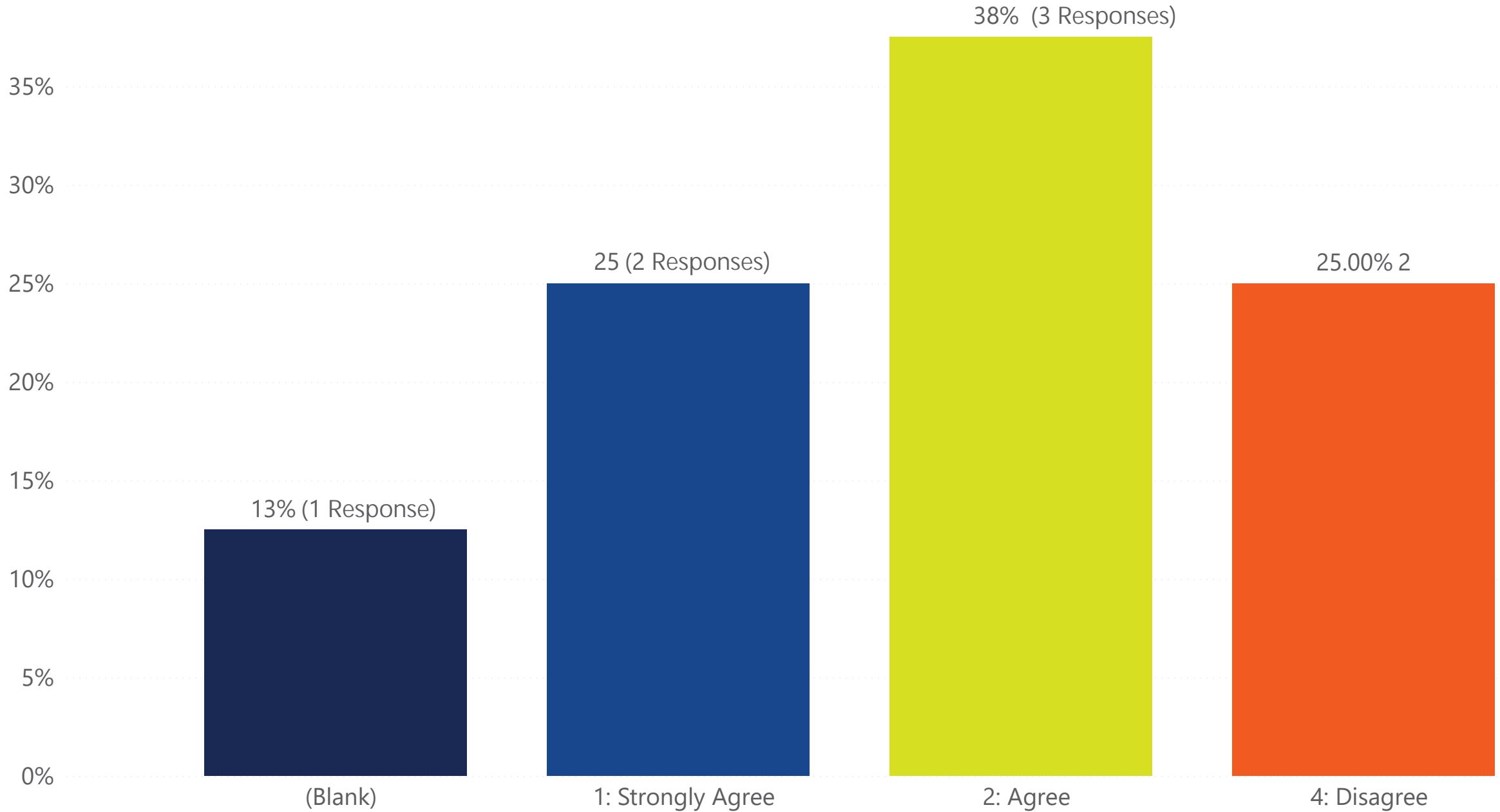
**The Unified Development Code should allow for smaller residential lot sizes
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Occupation:
Realtor



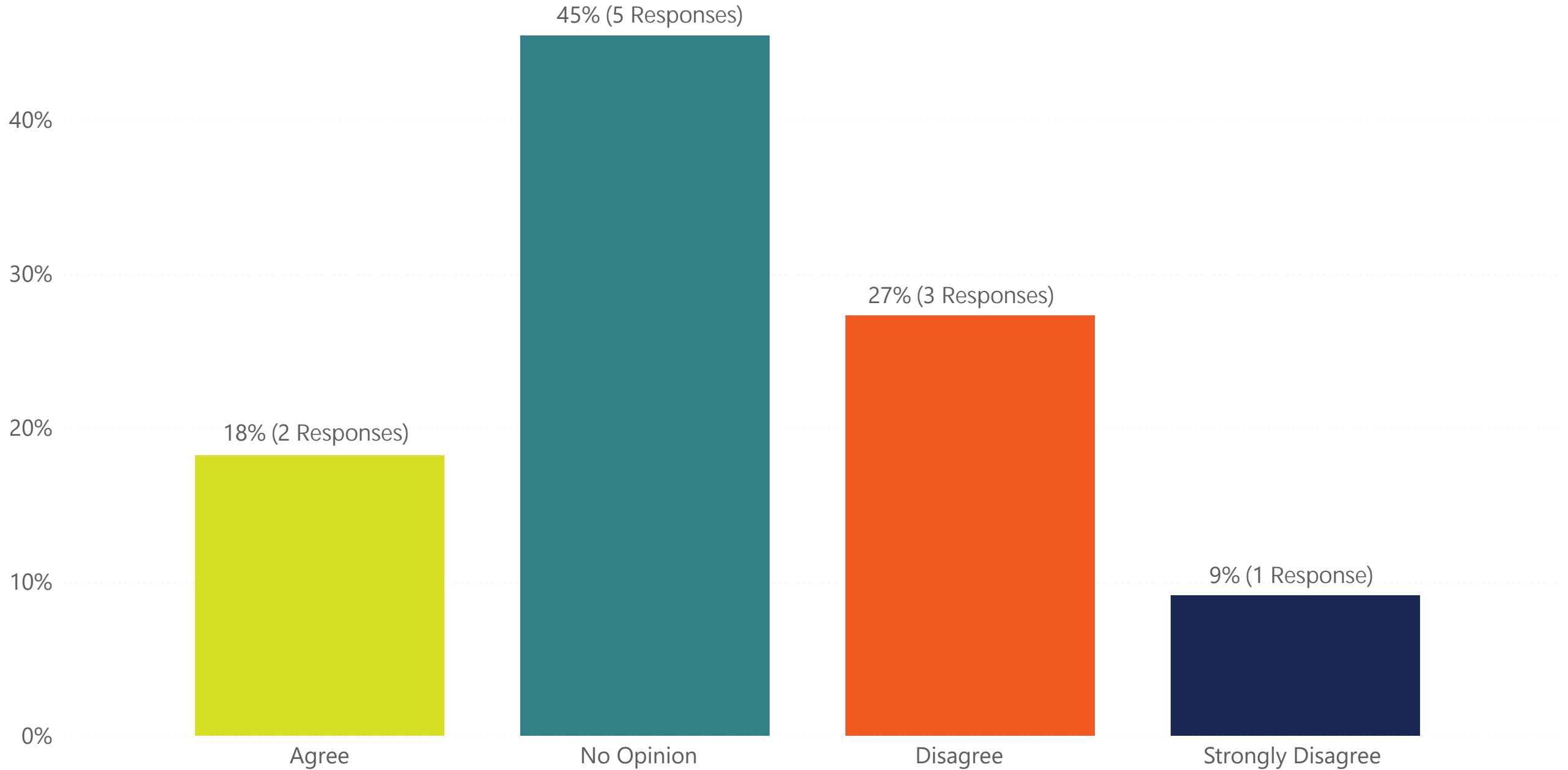
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Occupation:
other



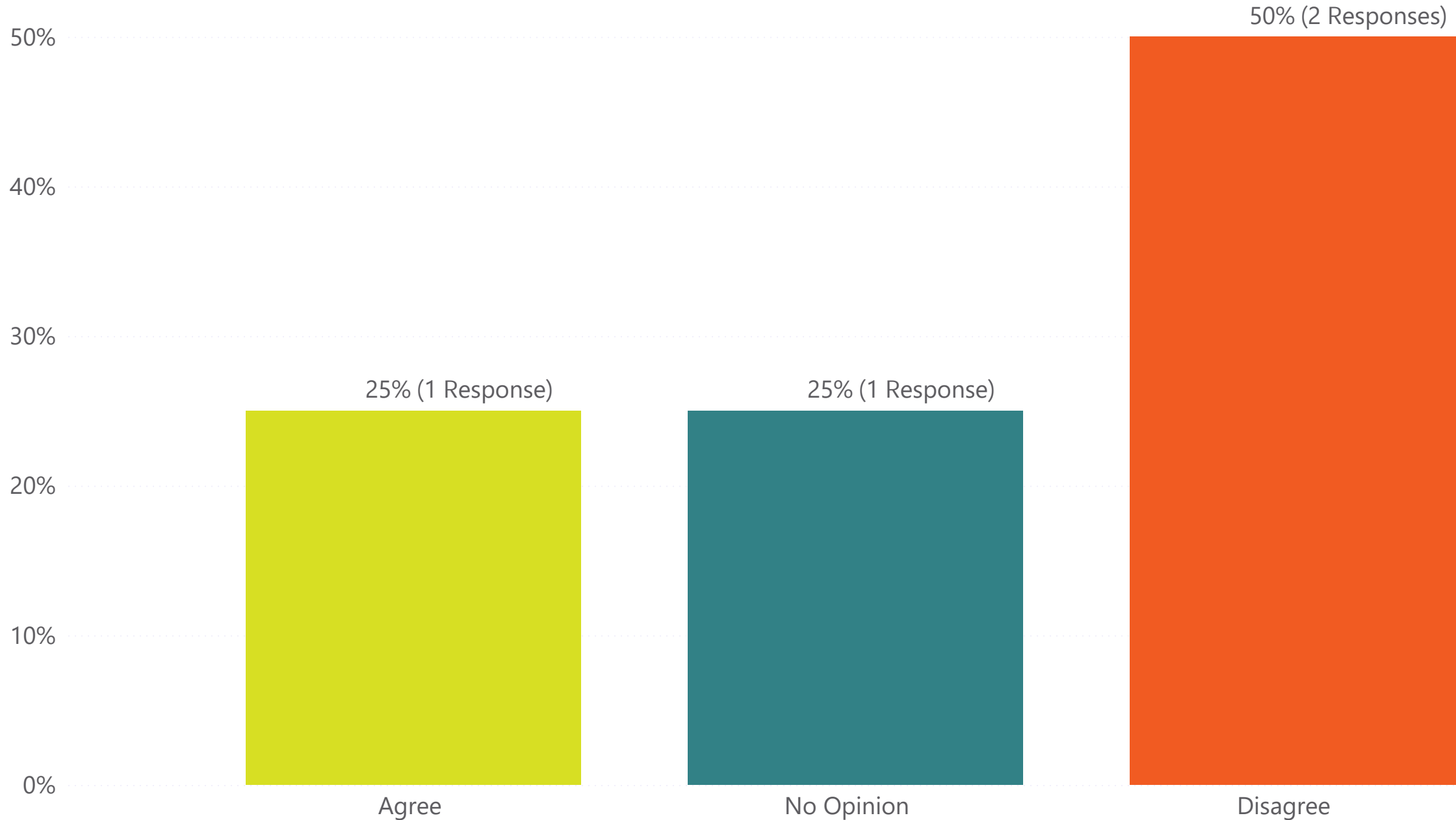
**The Unified Development Code supports inclusion of various housing types
(e.g., single-family homes, duplexes, townhomes) within residential neighborhoods.**

Occupation:
Business Owner



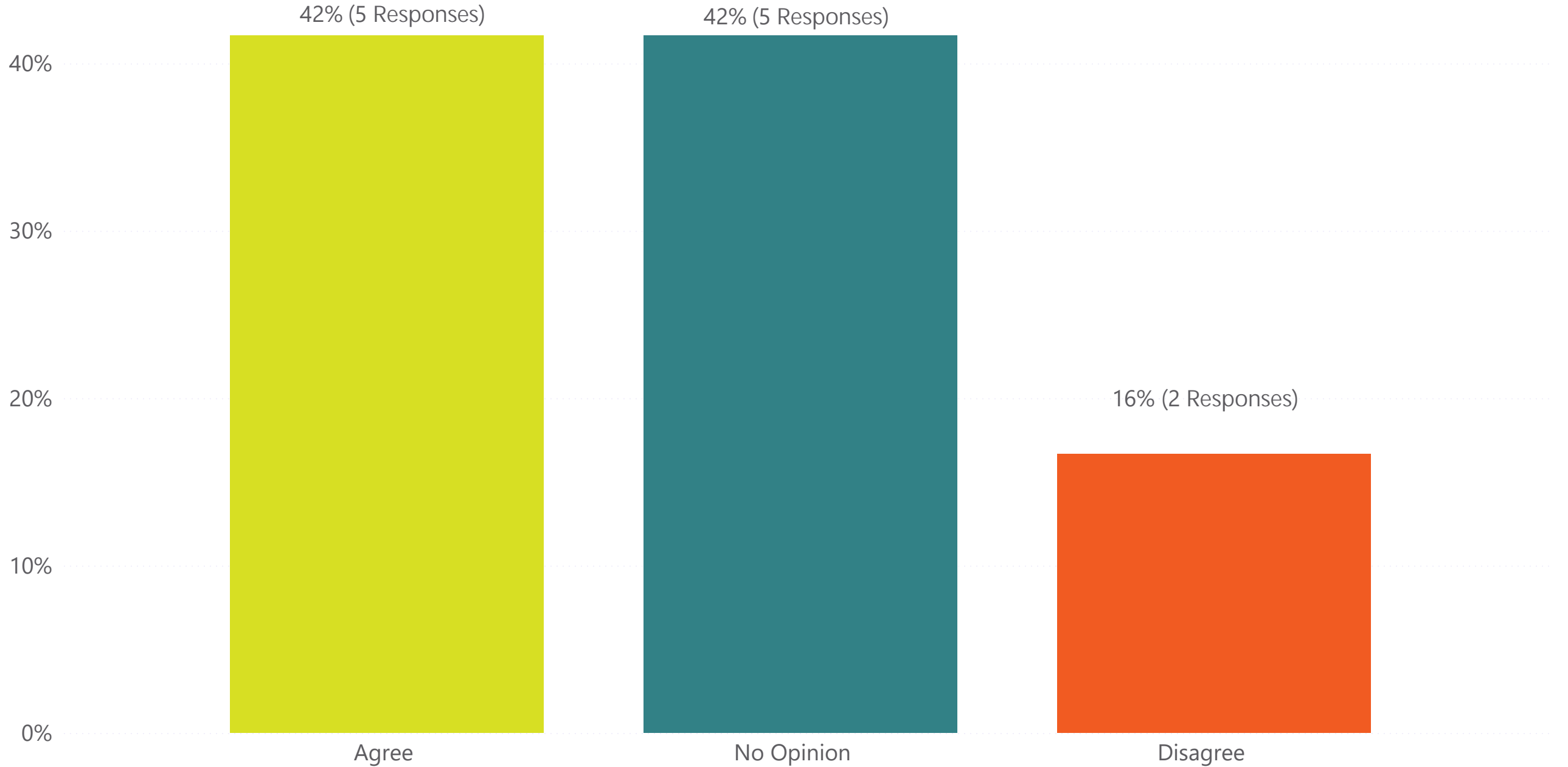
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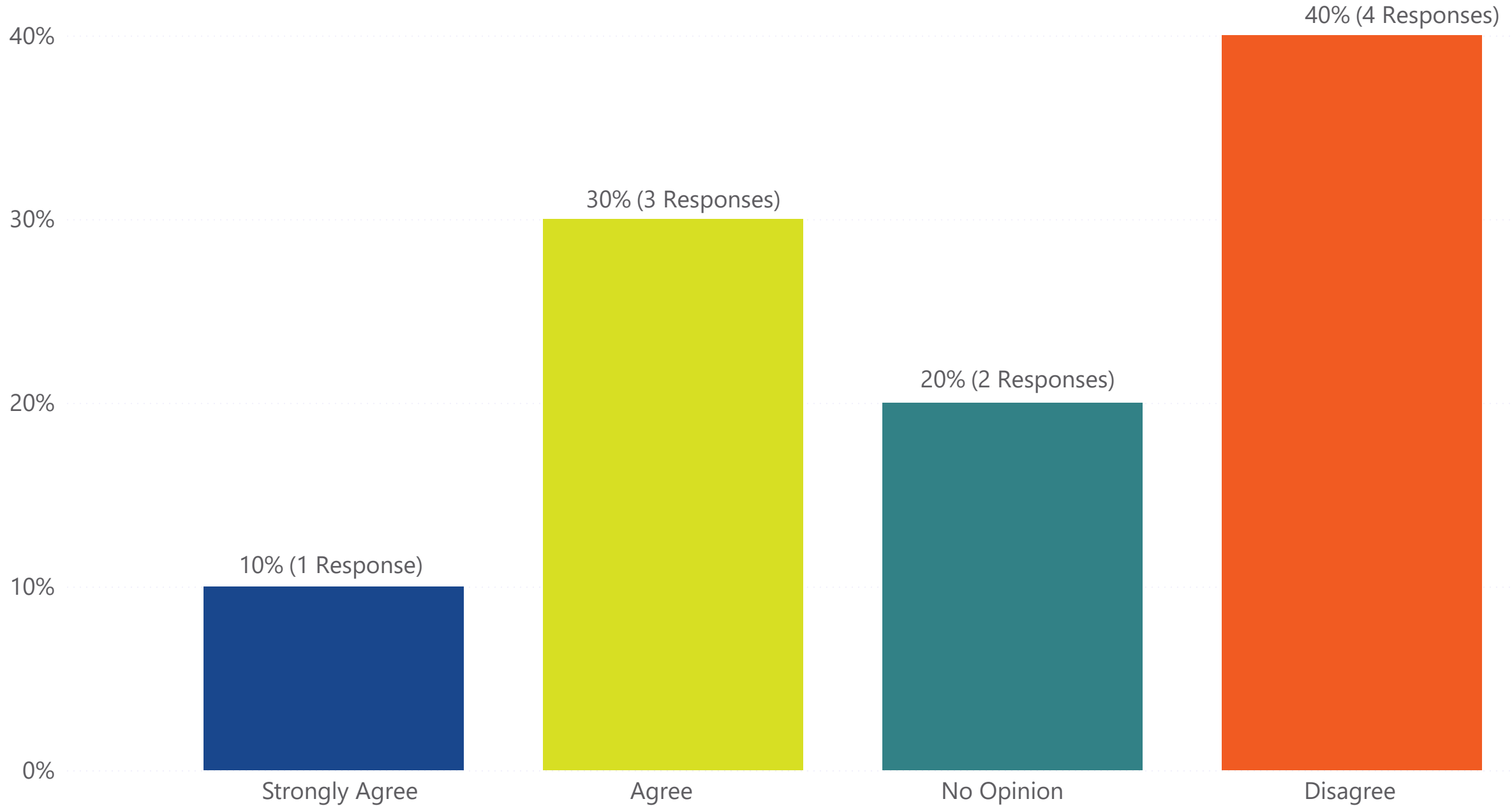
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Occupation:
Engineer/Architect/Surveyor



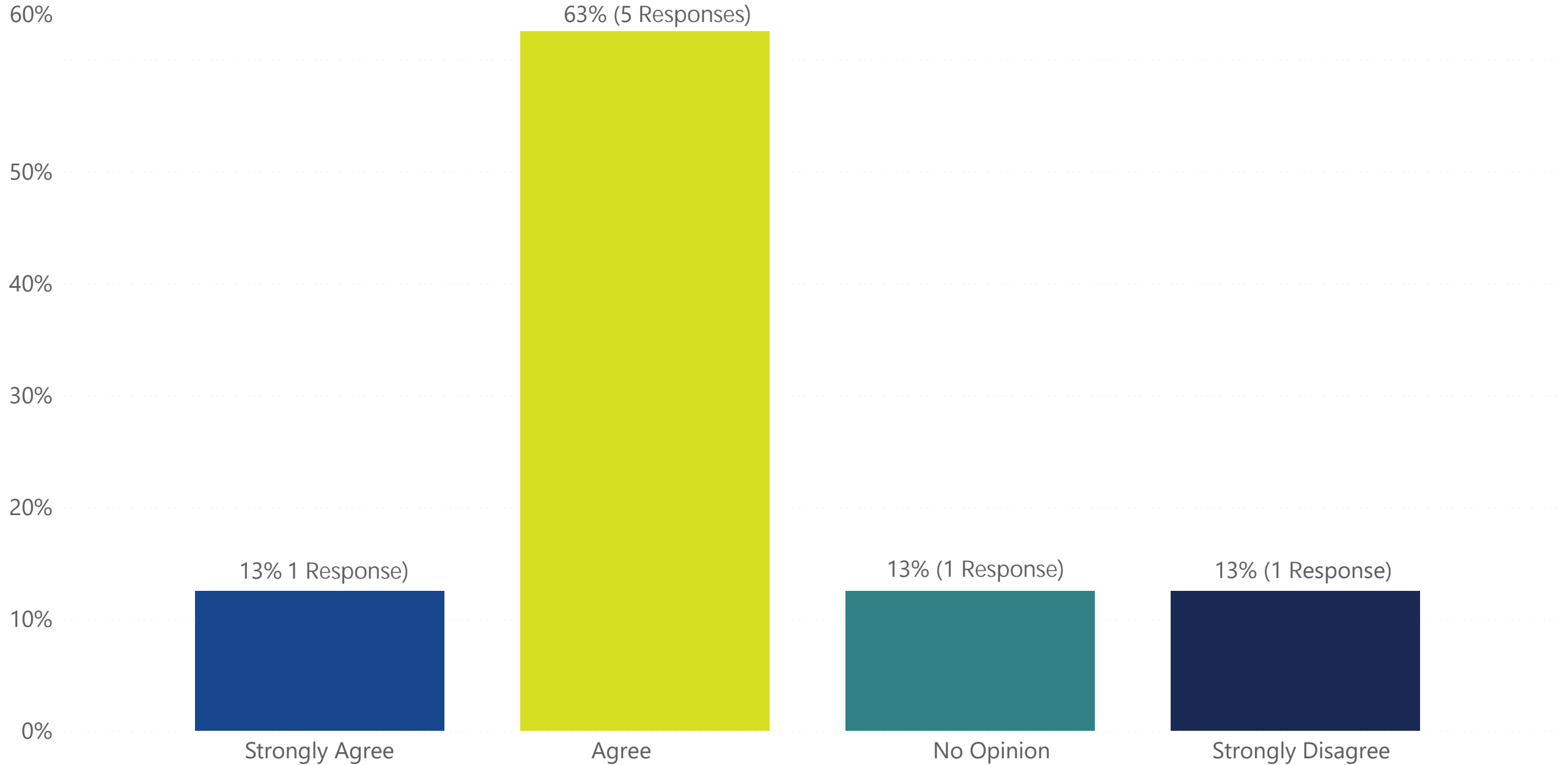
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Occupation:
Realtor



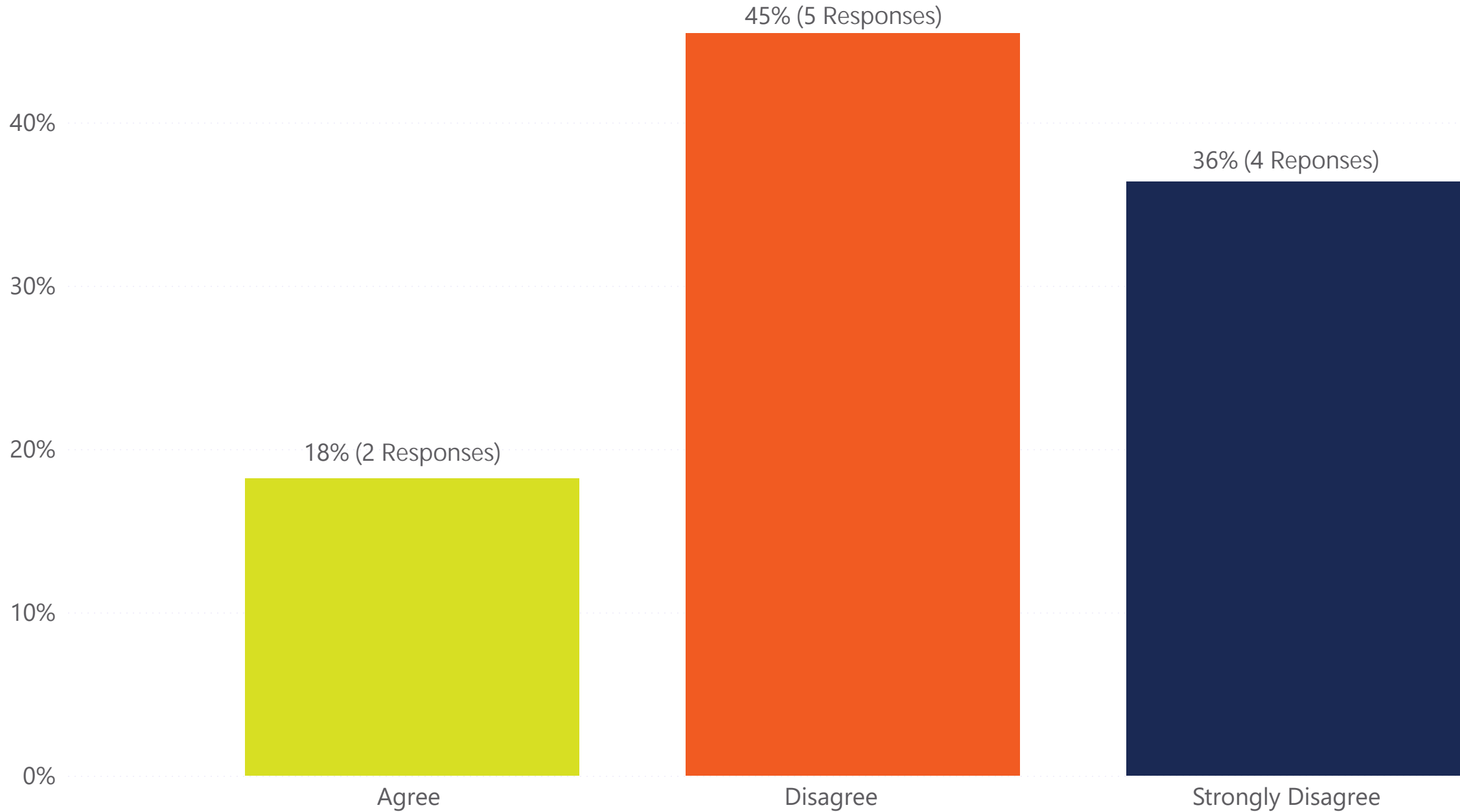
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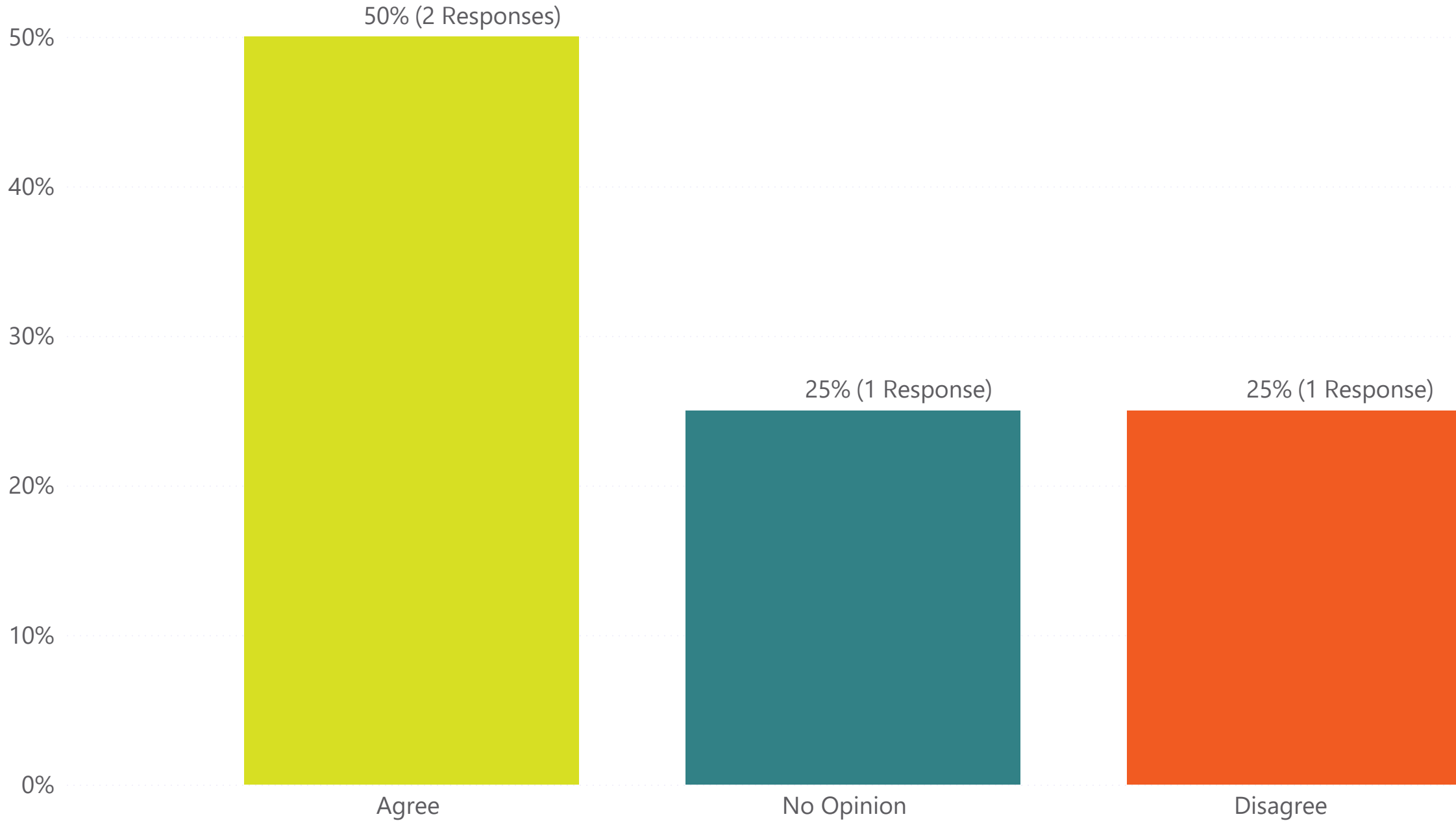
The current commercial zoning districts adequately support the variety of businesses and services needed in Dubuque, and in the appropriate locations.

Occupation:
Business Owner



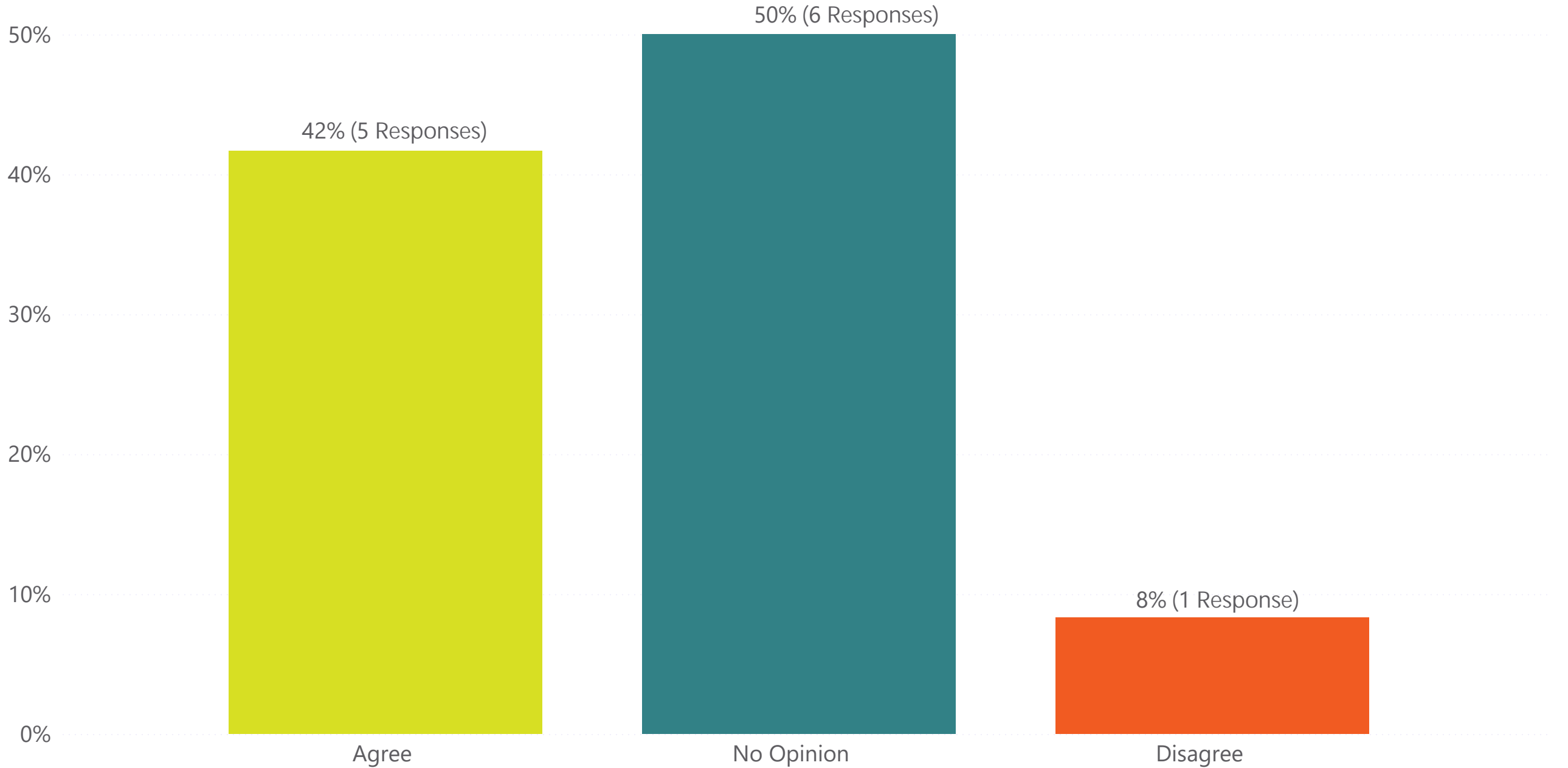
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Occupation:
Contractor/Developer



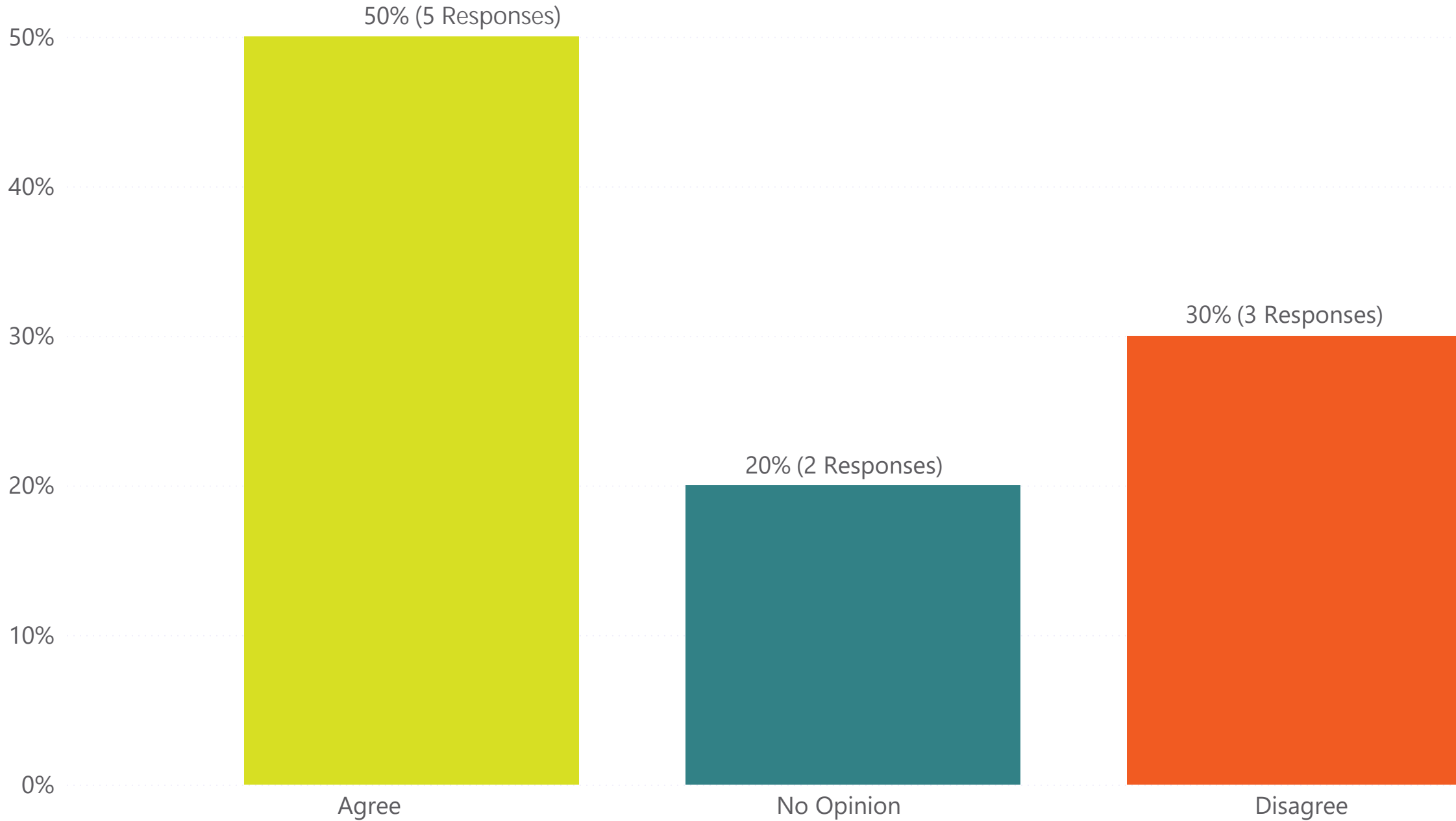
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Occupation:
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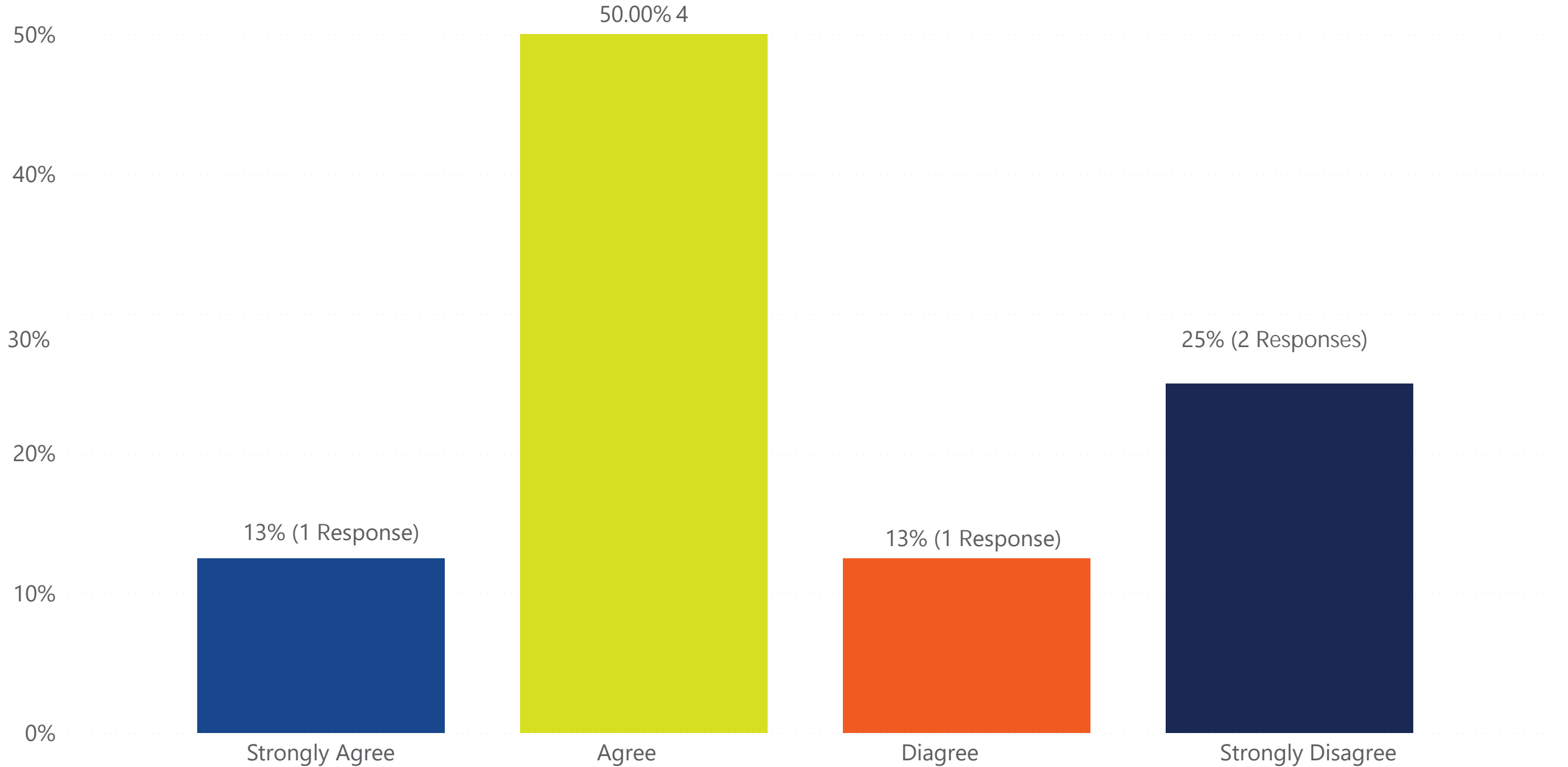
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Occupation:
Realtor



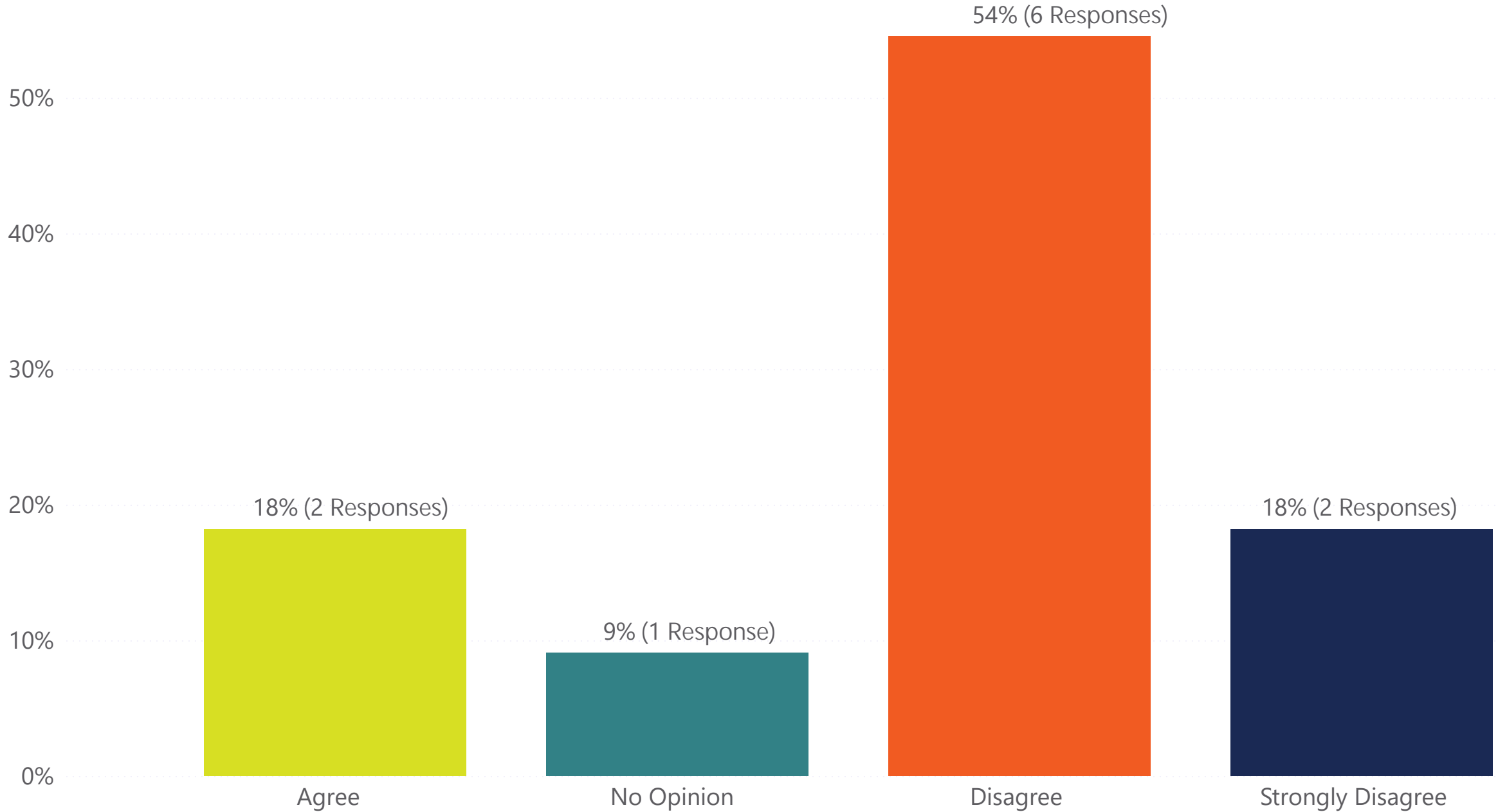
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other



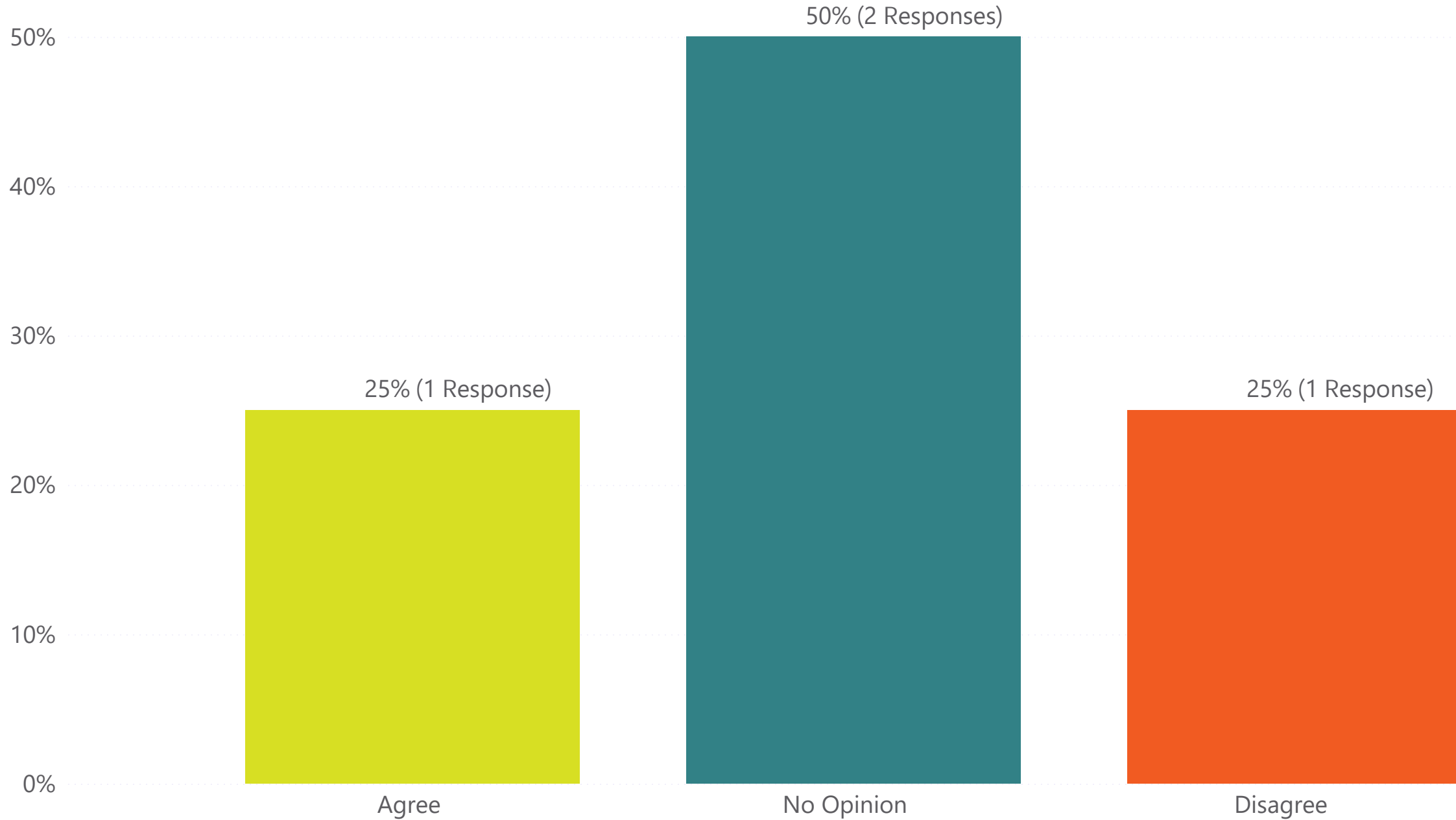
**The commercial districts are currently designed to result in
development that is compatible with surrounding neighborhoods.**

Occupation:
Business Owner



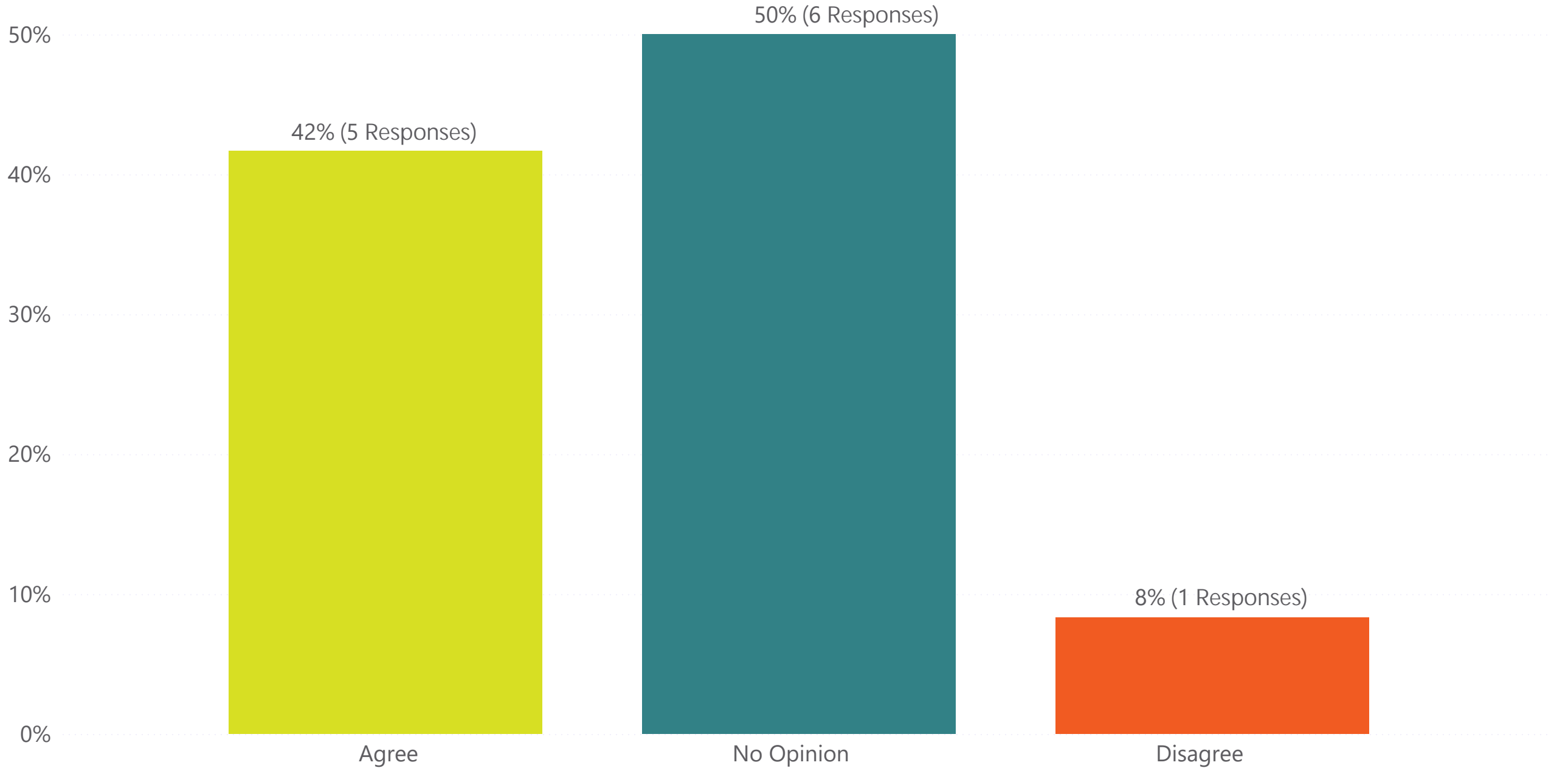
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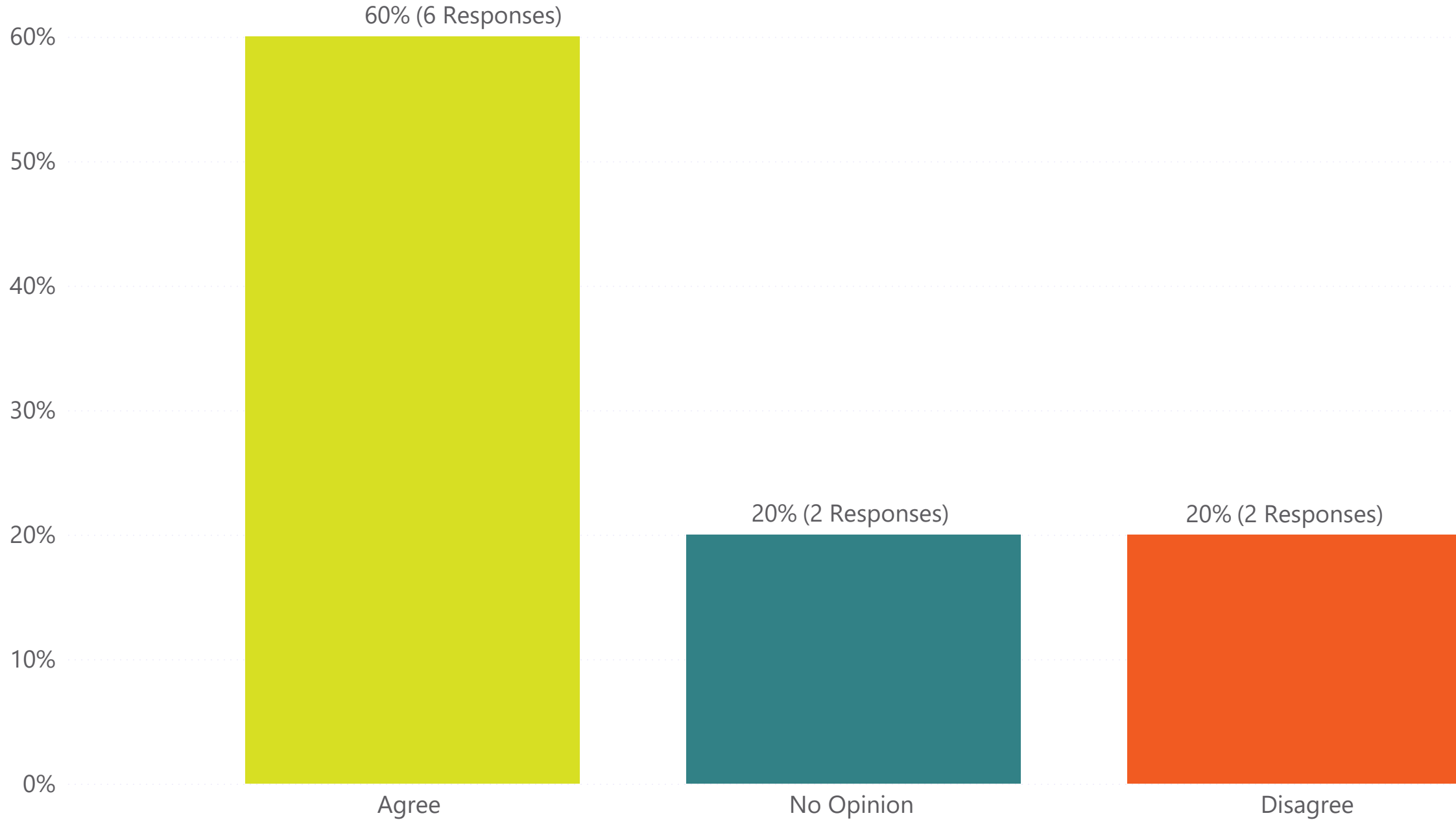
Occupation:
Engineer/Architect/Surveyor



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development that is compatible with surrounding neighborhoods.**

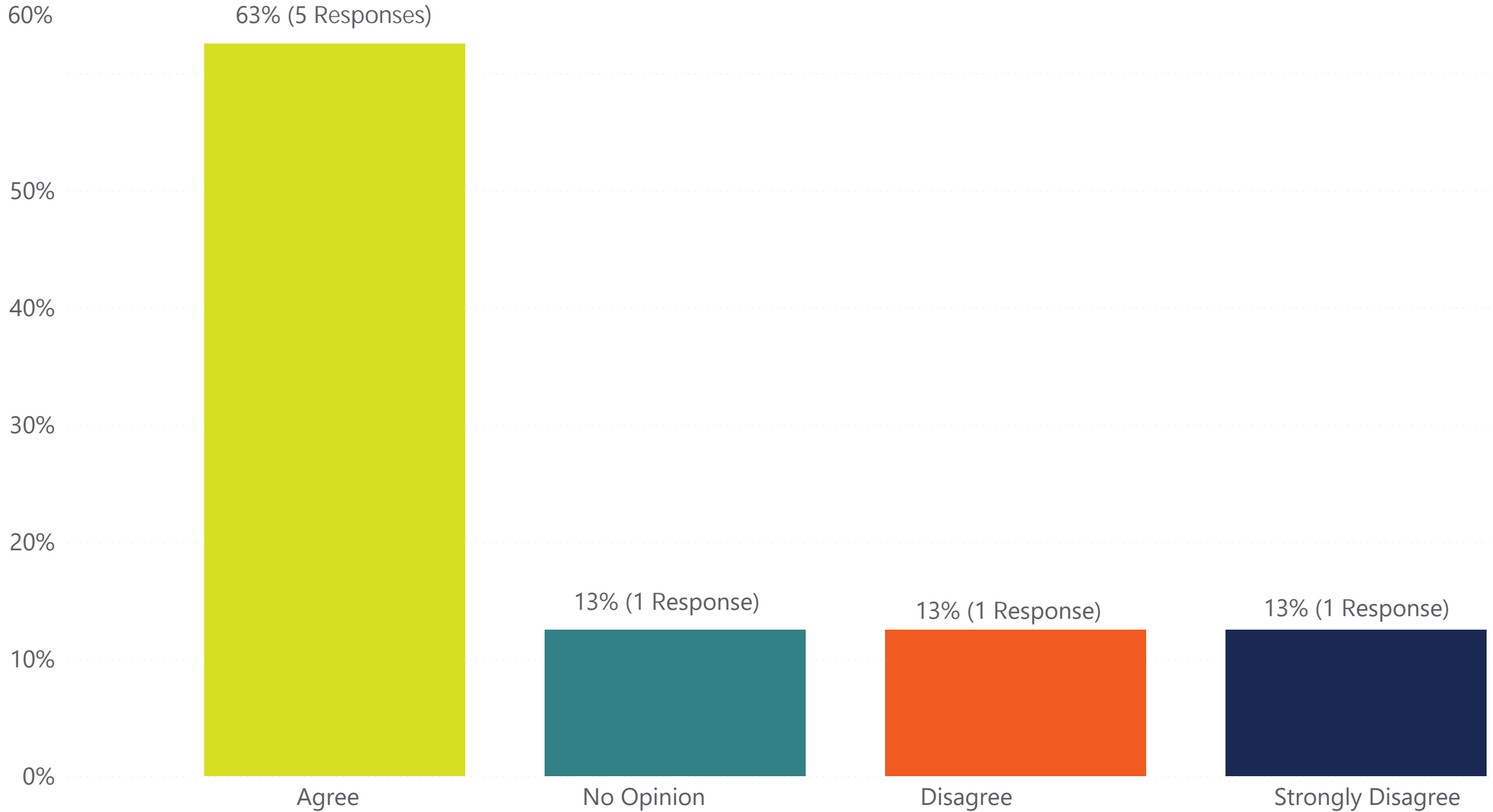
Occupation:

Realtor



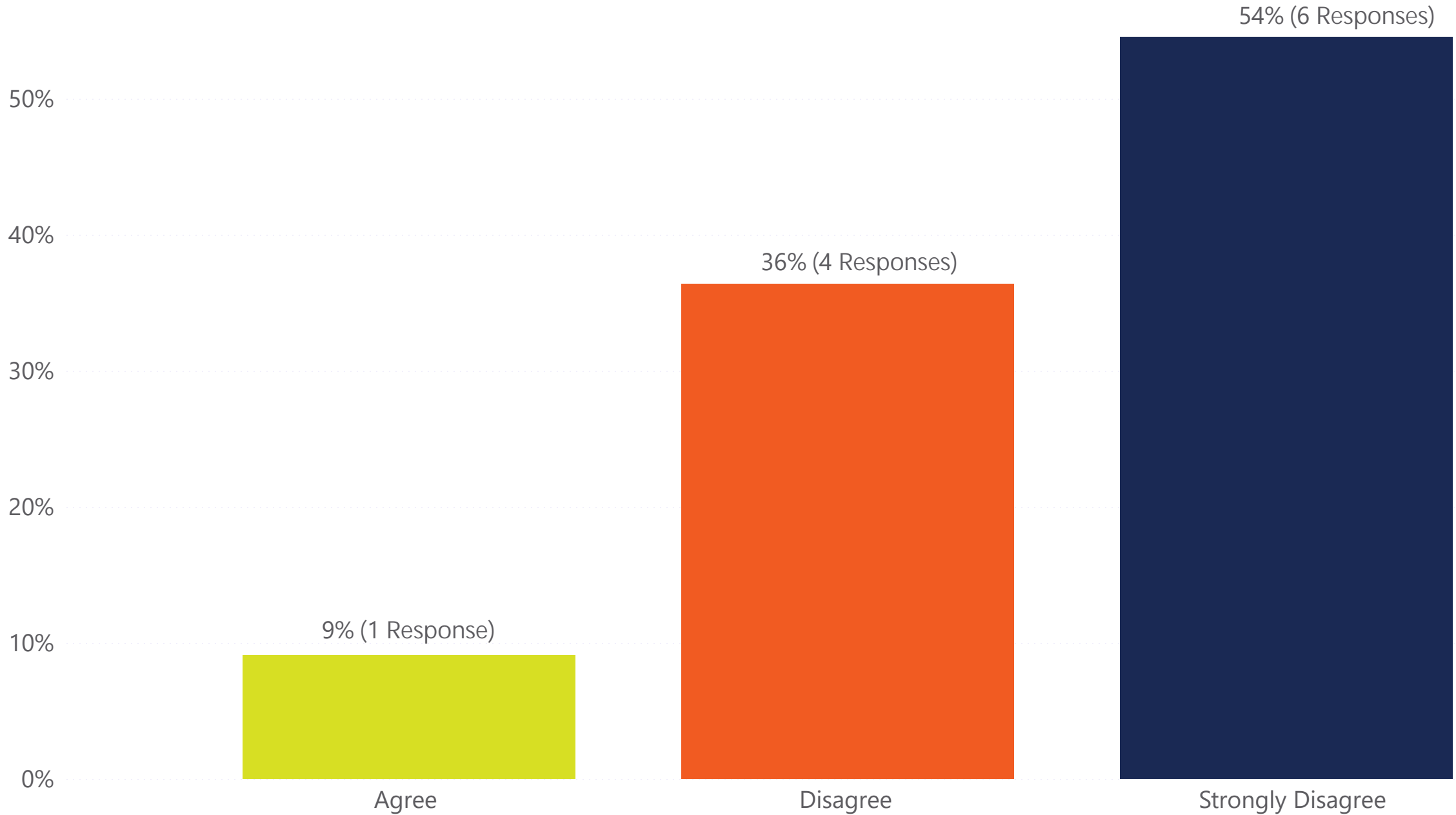
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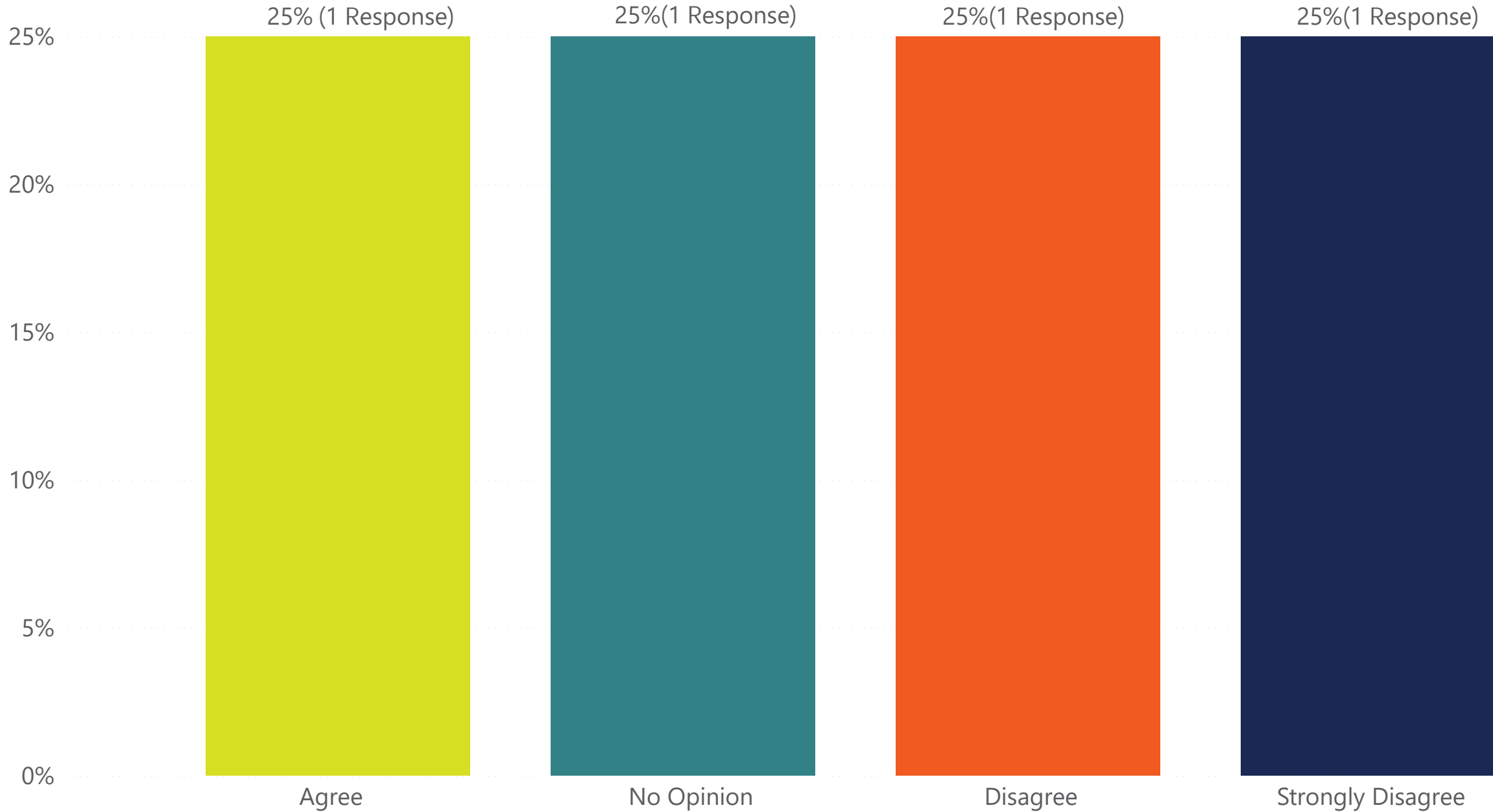
The current Unified Development Code supports and encourages the growth of small and local businesses in Dubuque.

Occupation:
Business Owner



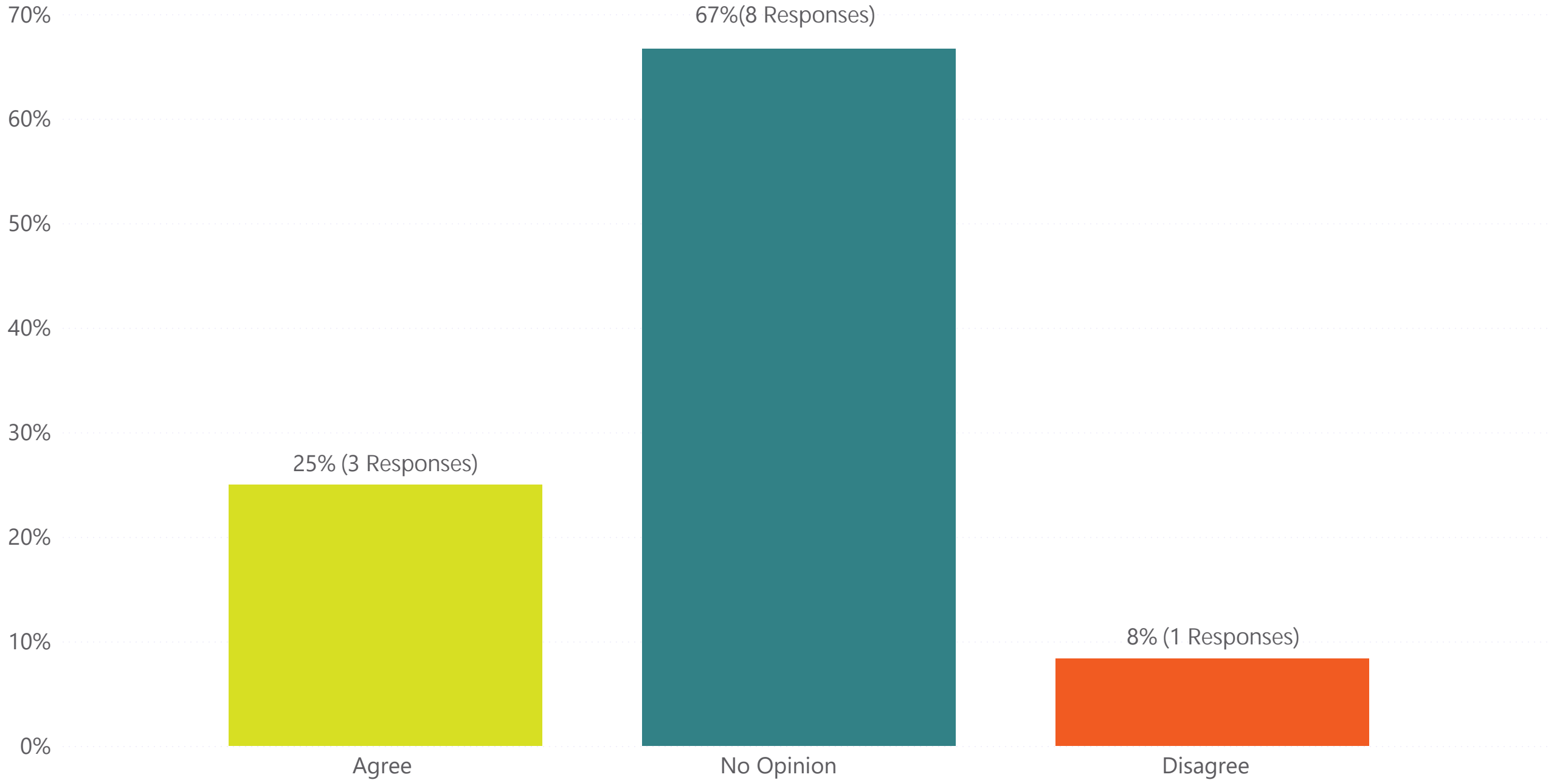
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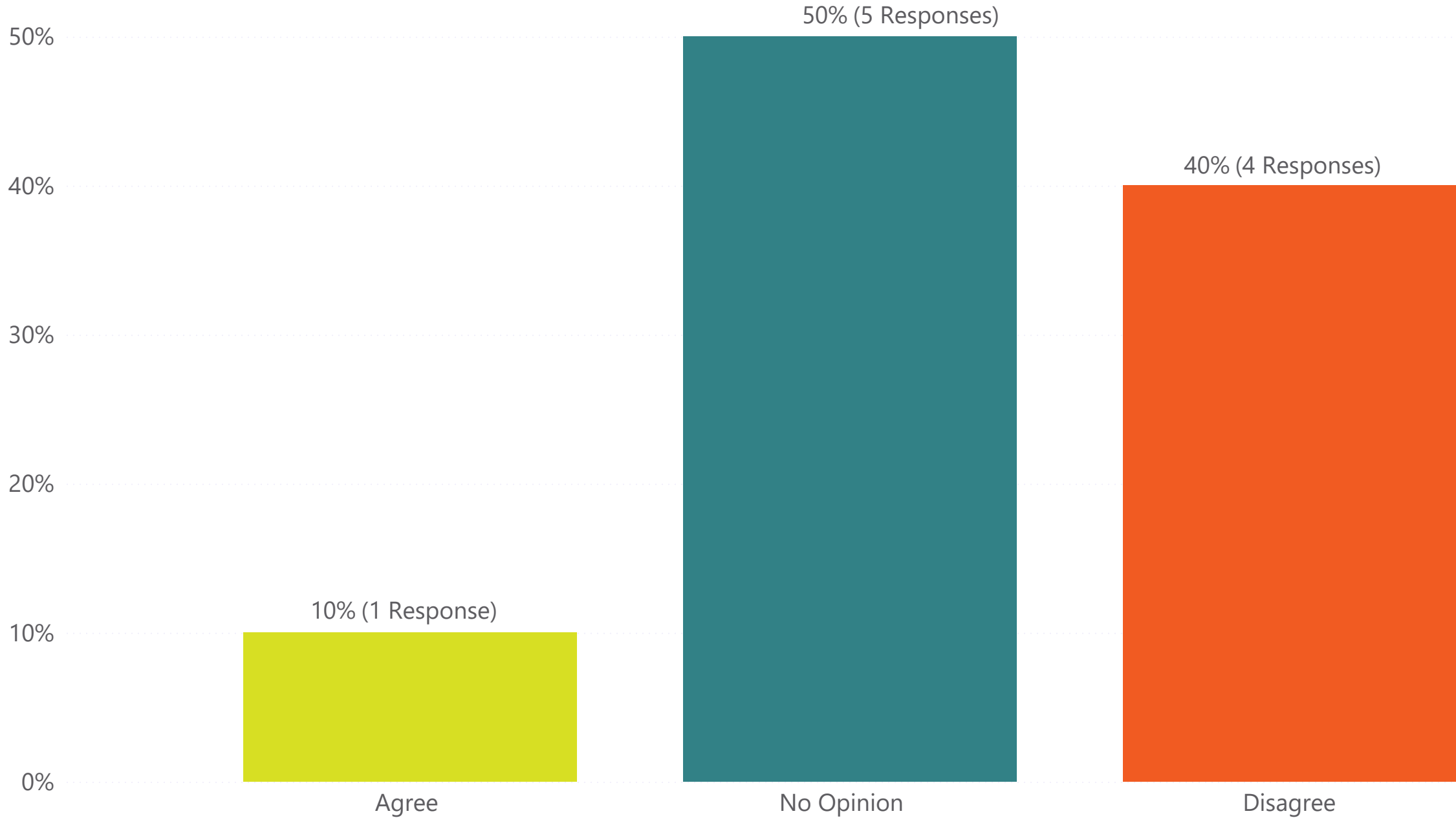
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Engineer/Architect/Surveyor



The current Unified Development Code supports and encourages the growth of small and local businesses in Dubuque.

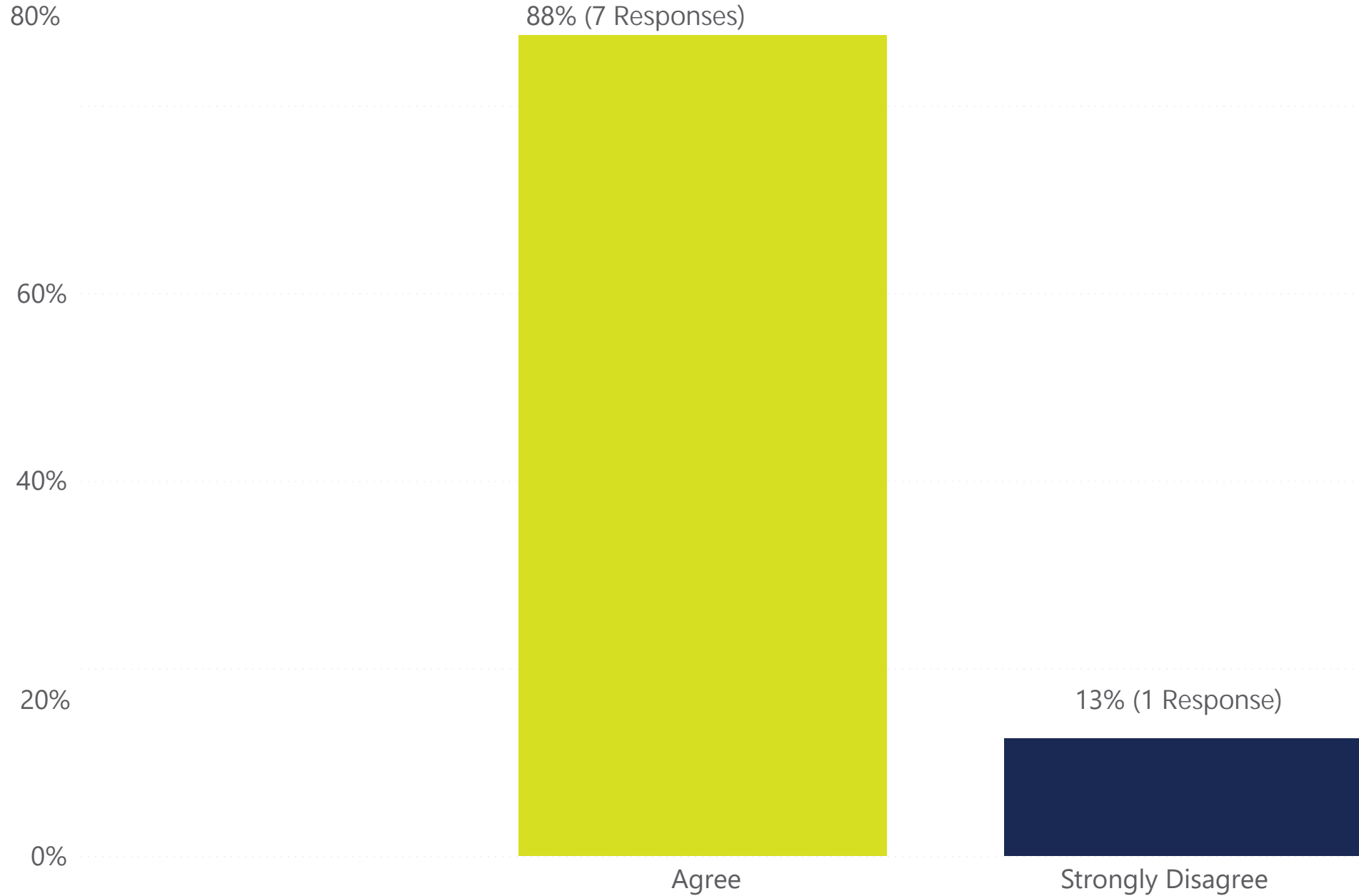
Occupation:

Realtor



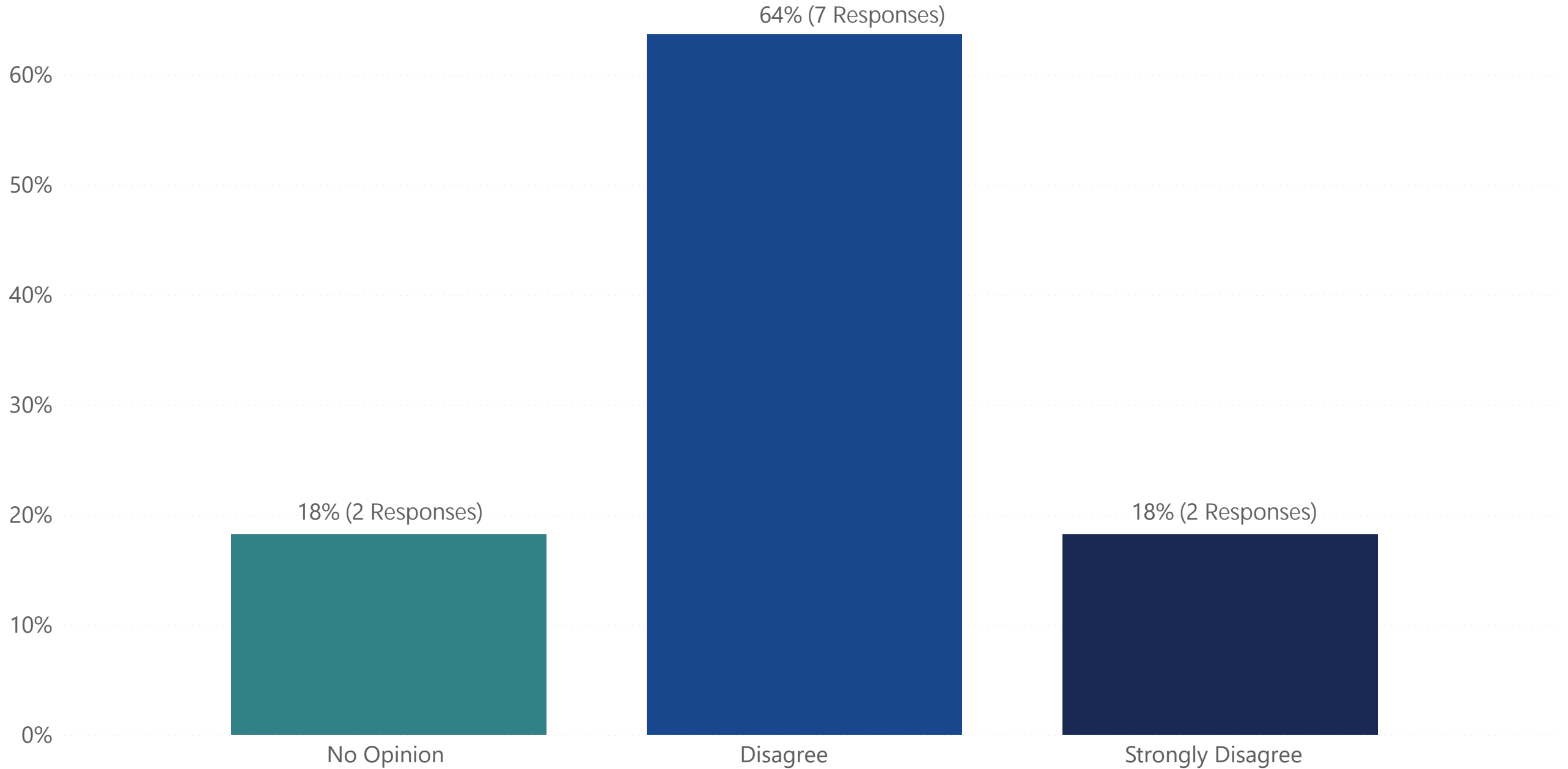
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Occupation:
other



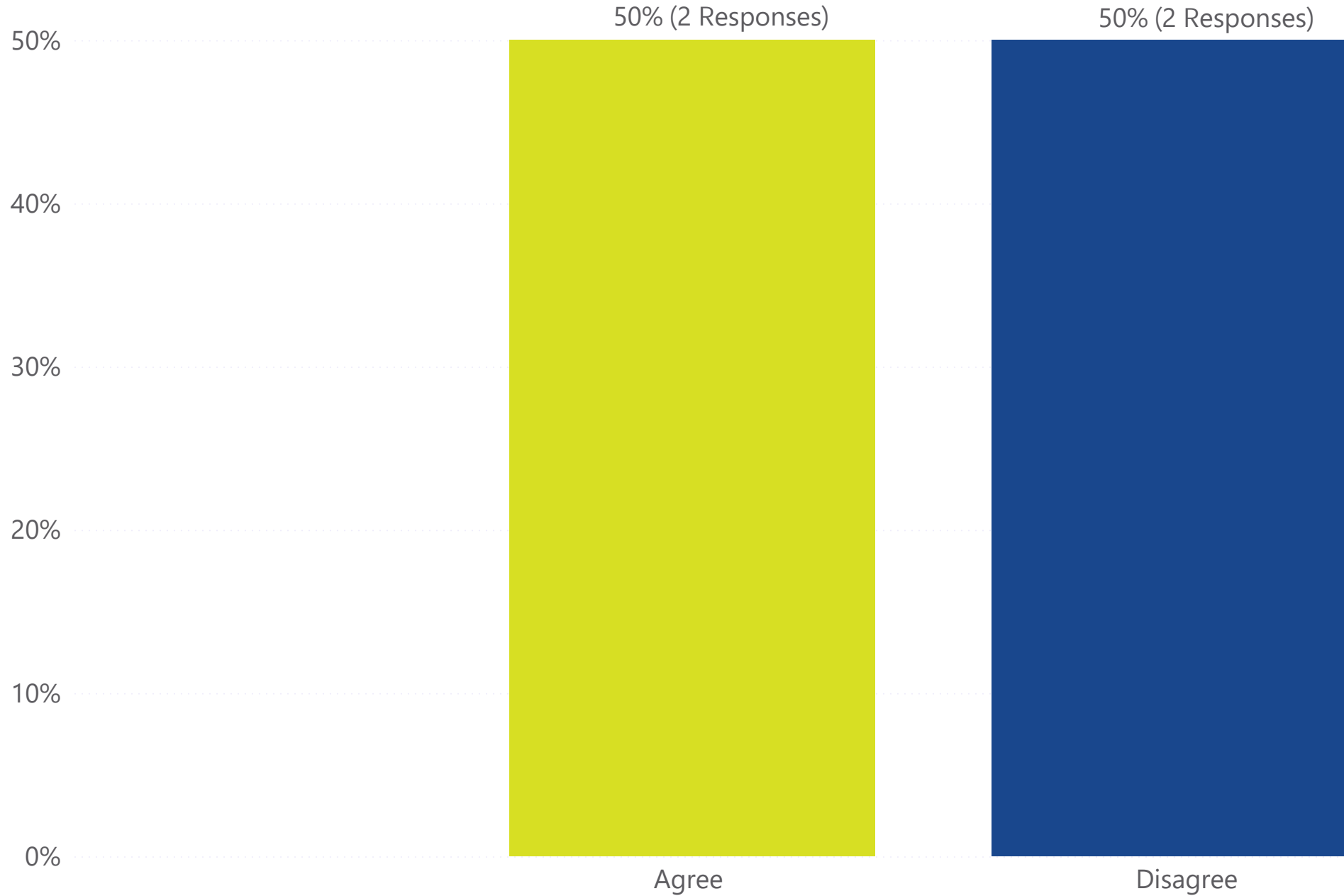
**The process for reusing and renovating existing buildings in
Dubuque is clear and effective under the current Unified Development Code.**

Occupation:
Business Owner



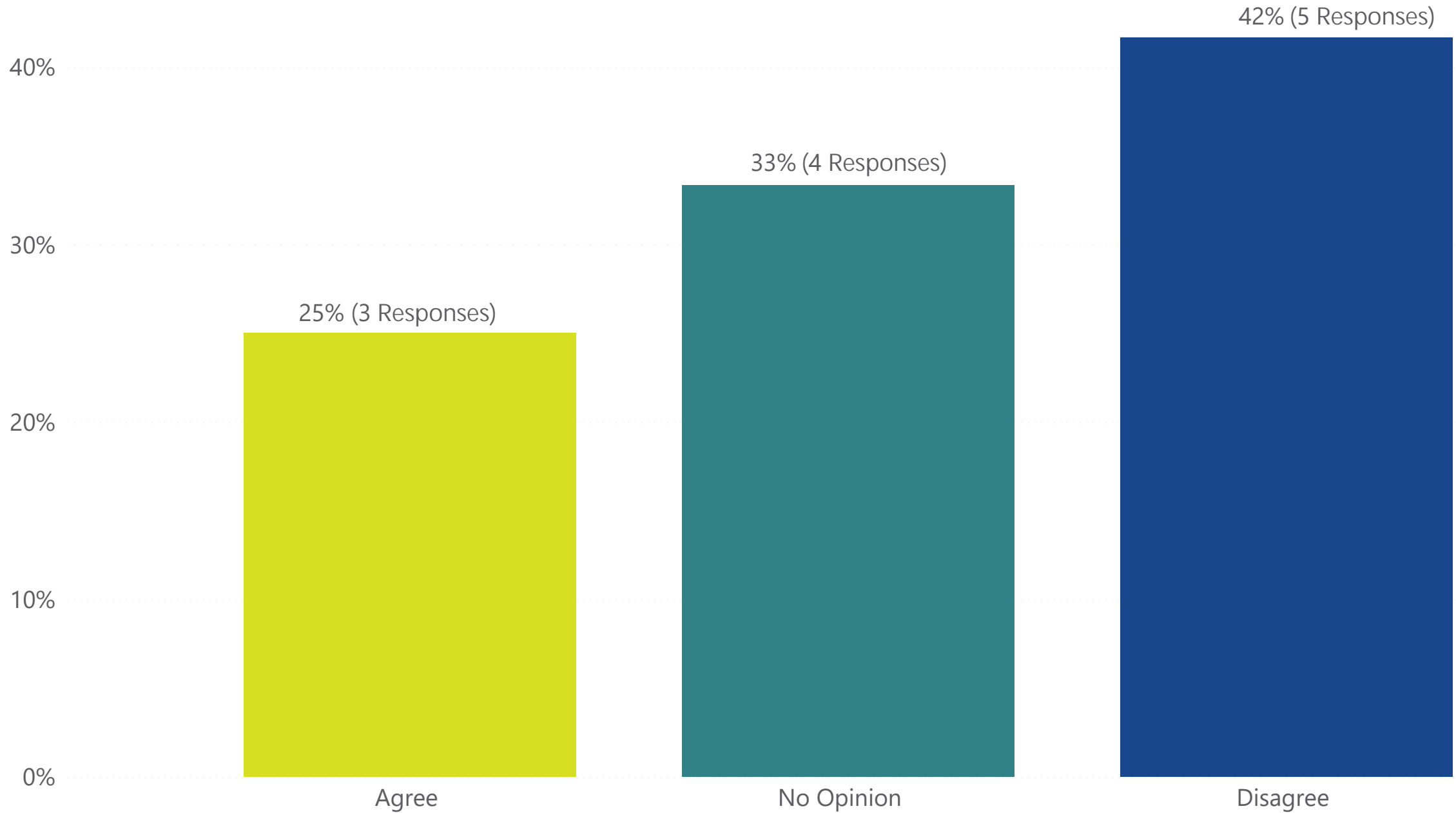
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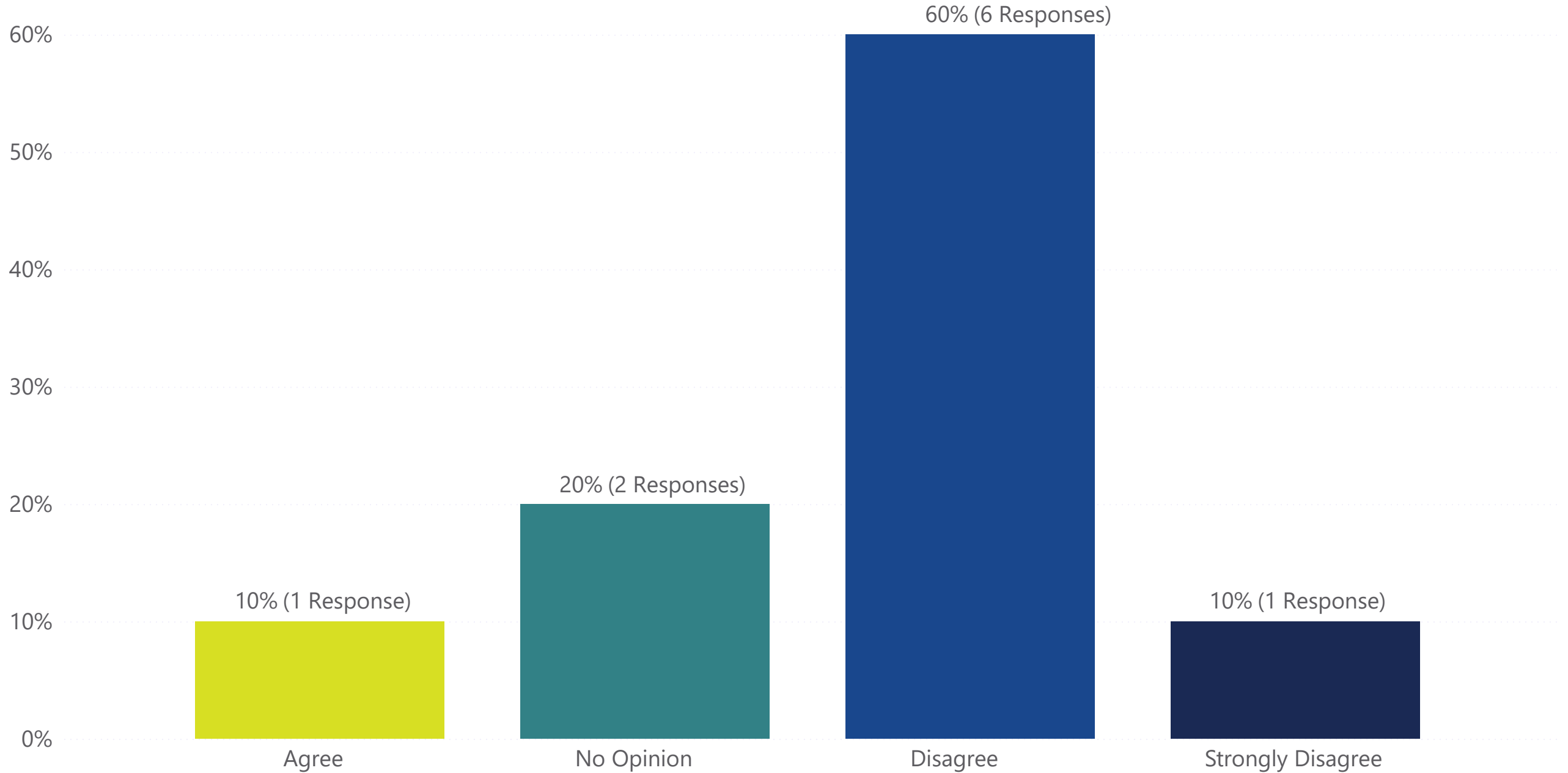
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Occupation:
Engineer/Architect/Surveyor



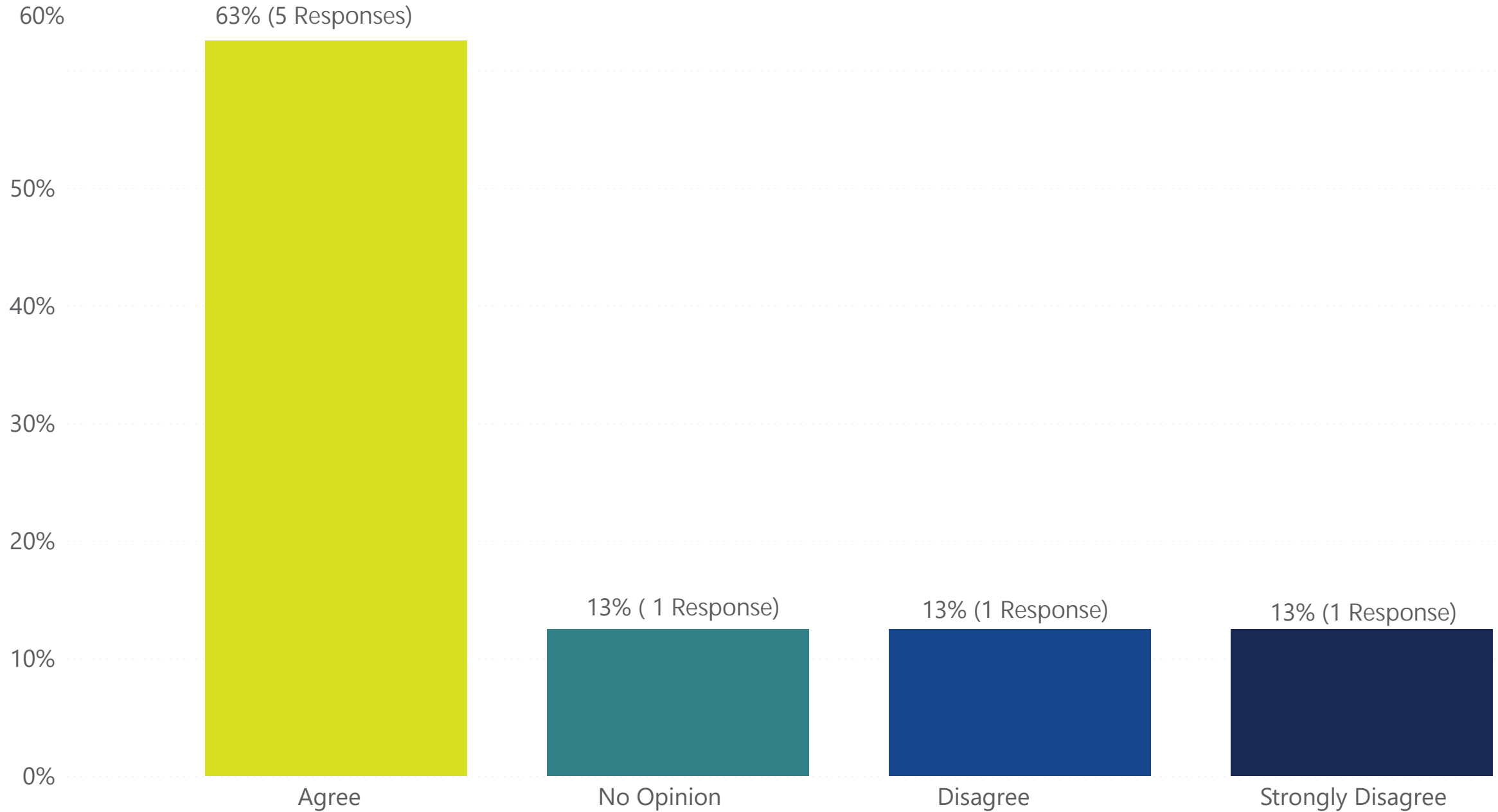
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Occupation:
Realtor



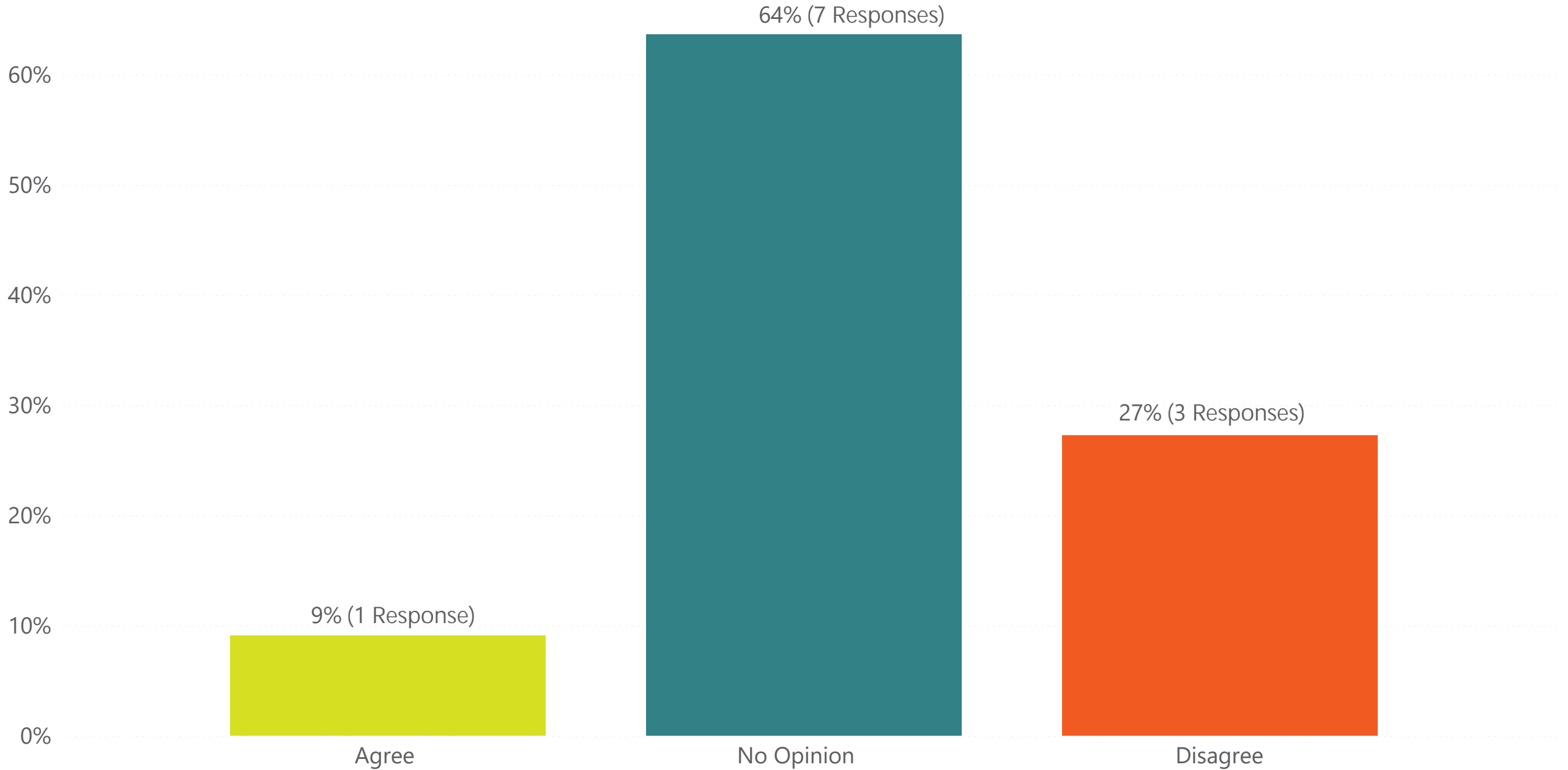
**The process for reusing and renovating existing buildings in
Dubuque is clear and effective under the current Unified Development Code.**

Occupation:
other



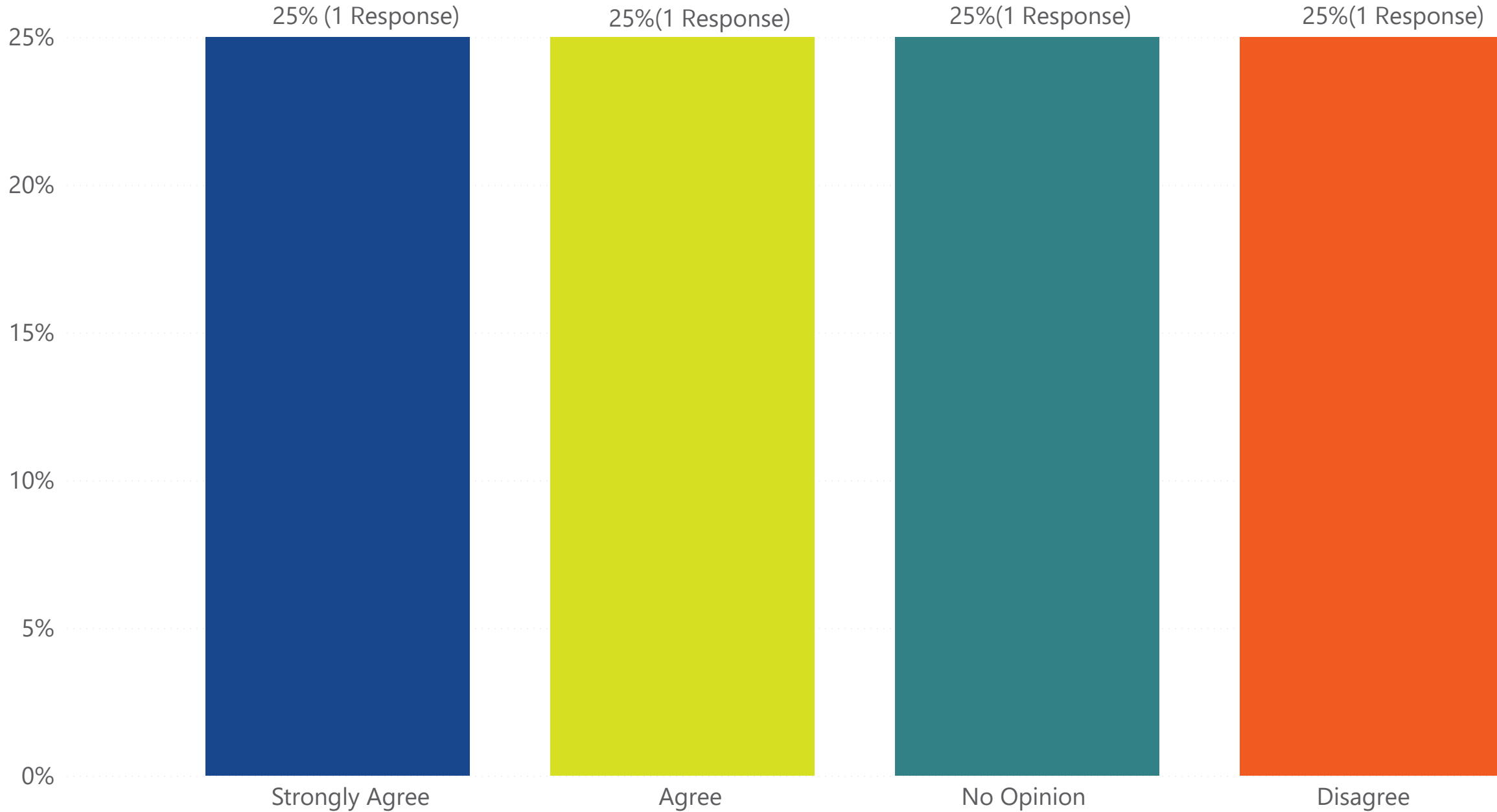
The current Unified Development Code clearly addresses the regulations for accessory structures (e.g., detached garages, carports, solar panels, sheds).

Occupation:
Business Owner



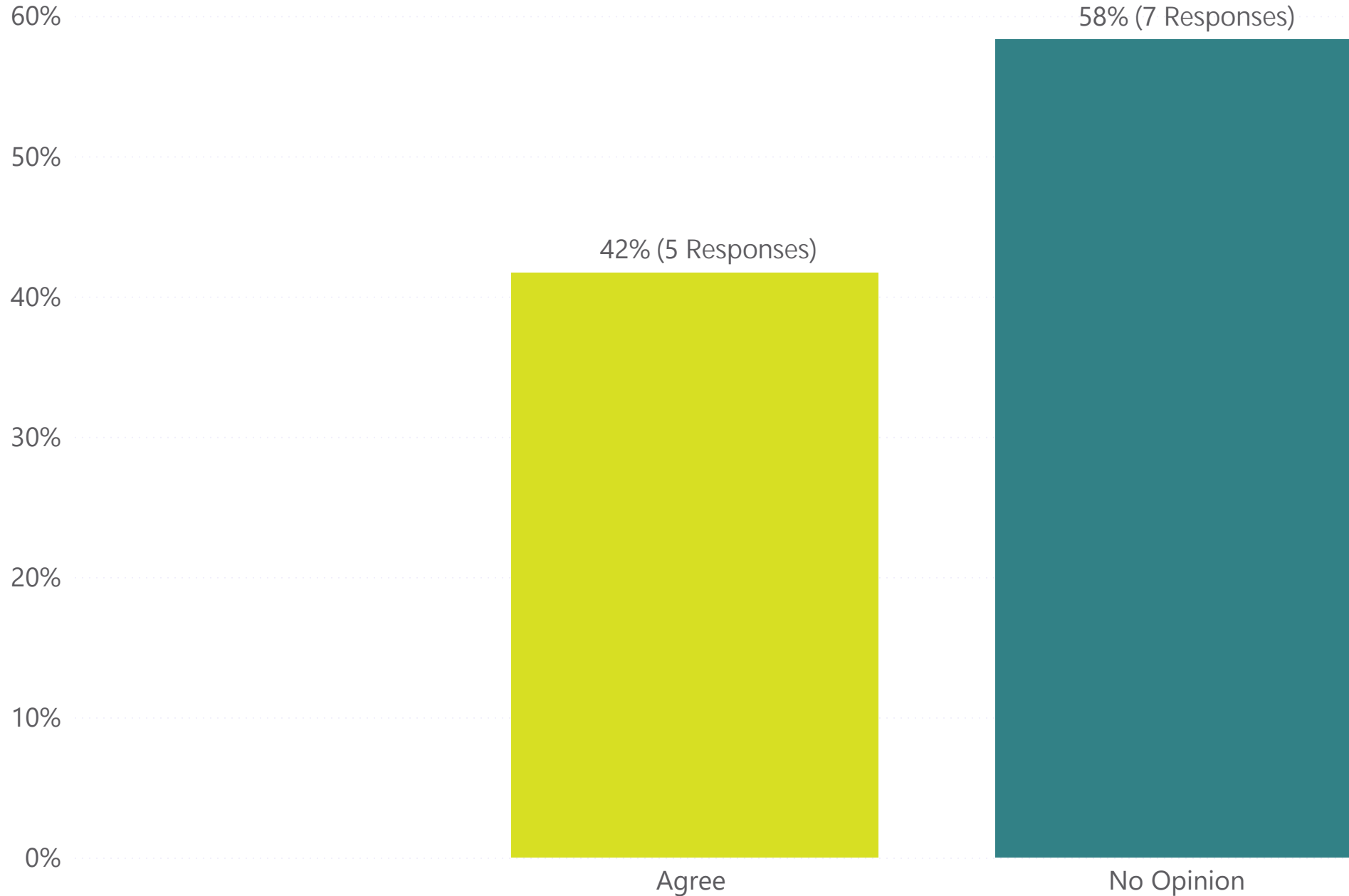
**The current Unified Development Code clearly addresses the regulations for
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Occupation:
Contractor/Developer



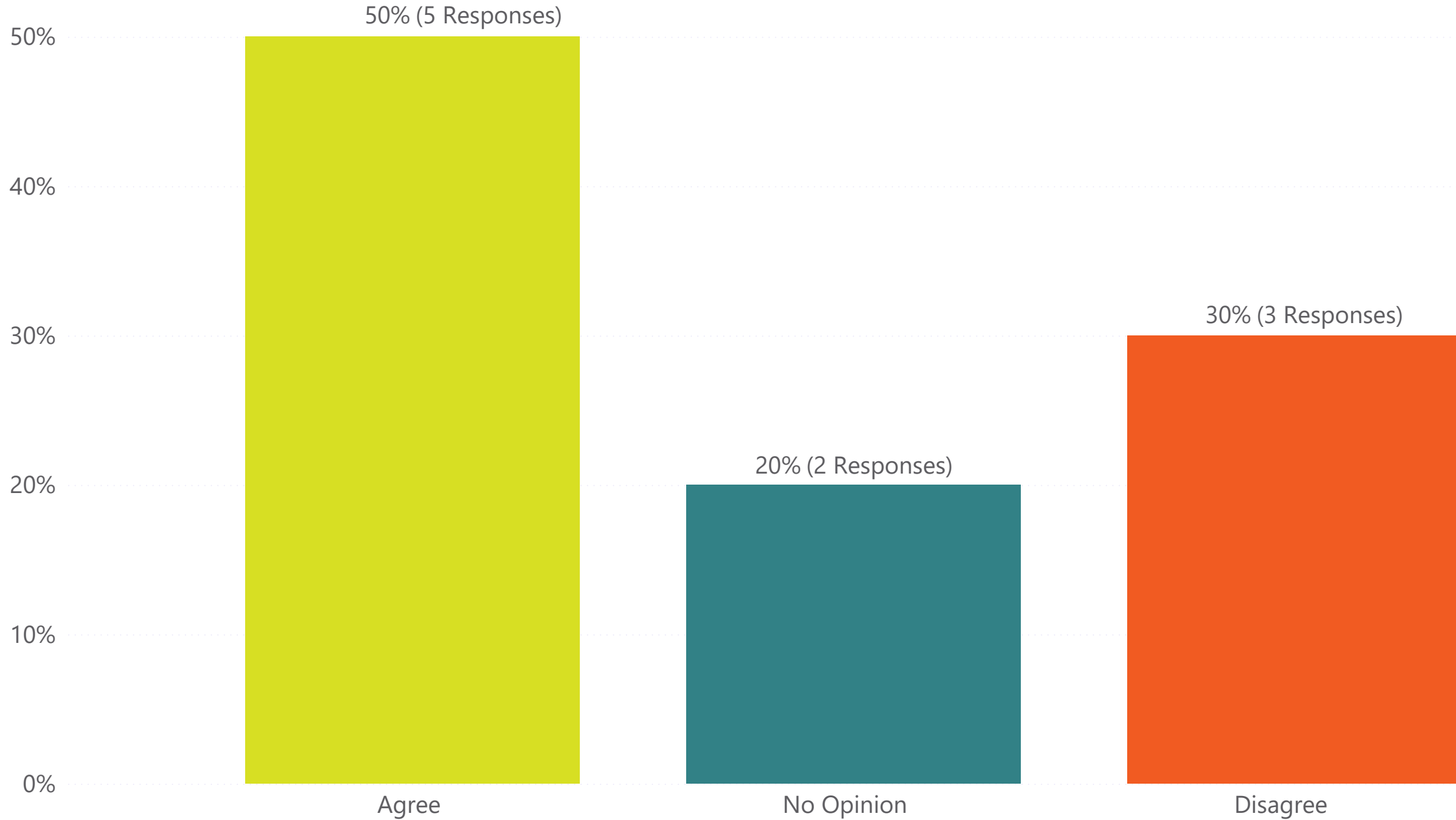
The current Unified Development Code clearly addresses the regulations for accessory structures (e.g., detached garages, carports, solar panels, sheds).

Occupation:
Engineer/Architect/Surveyor



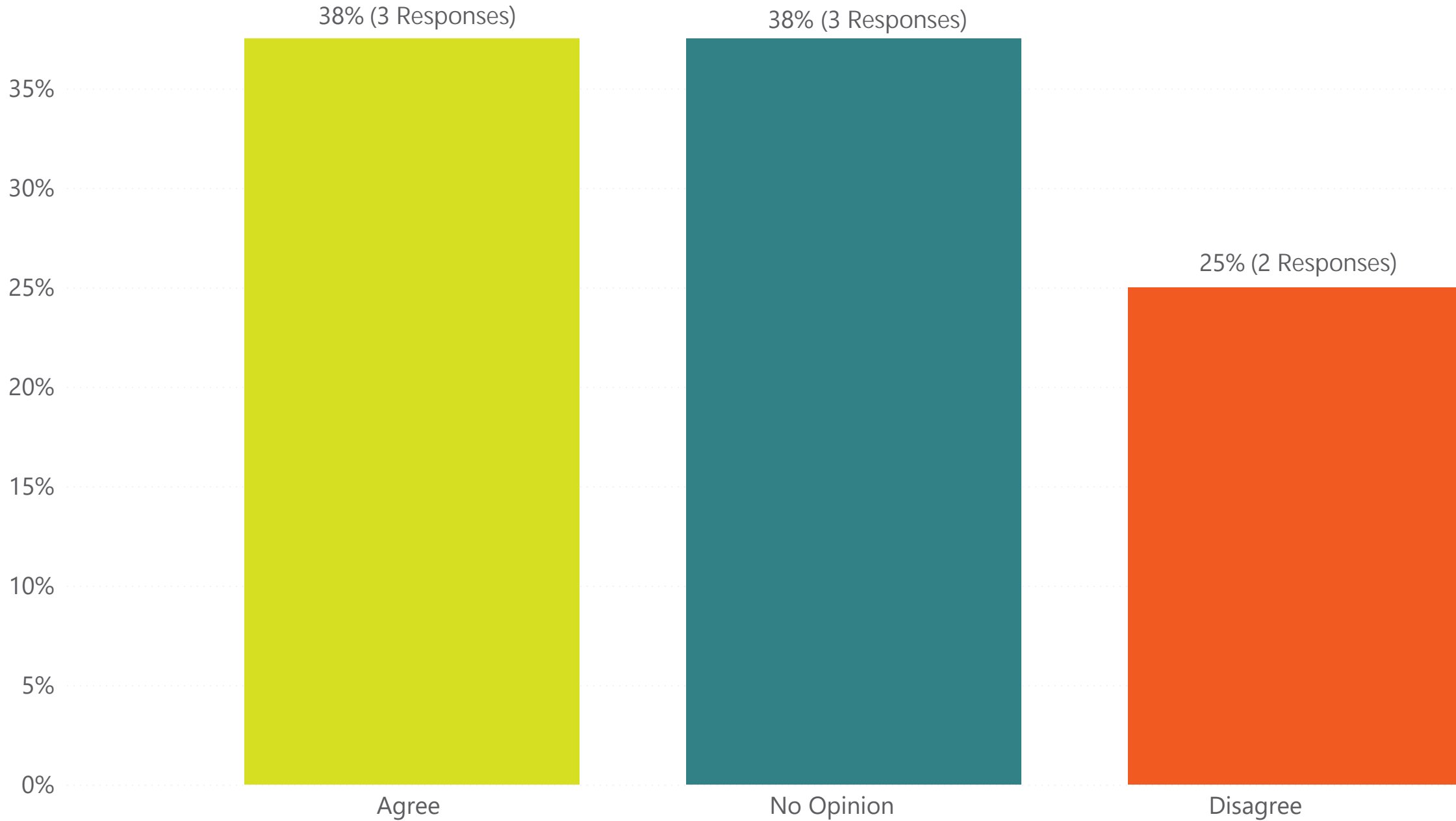
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Occupation:
Realtor



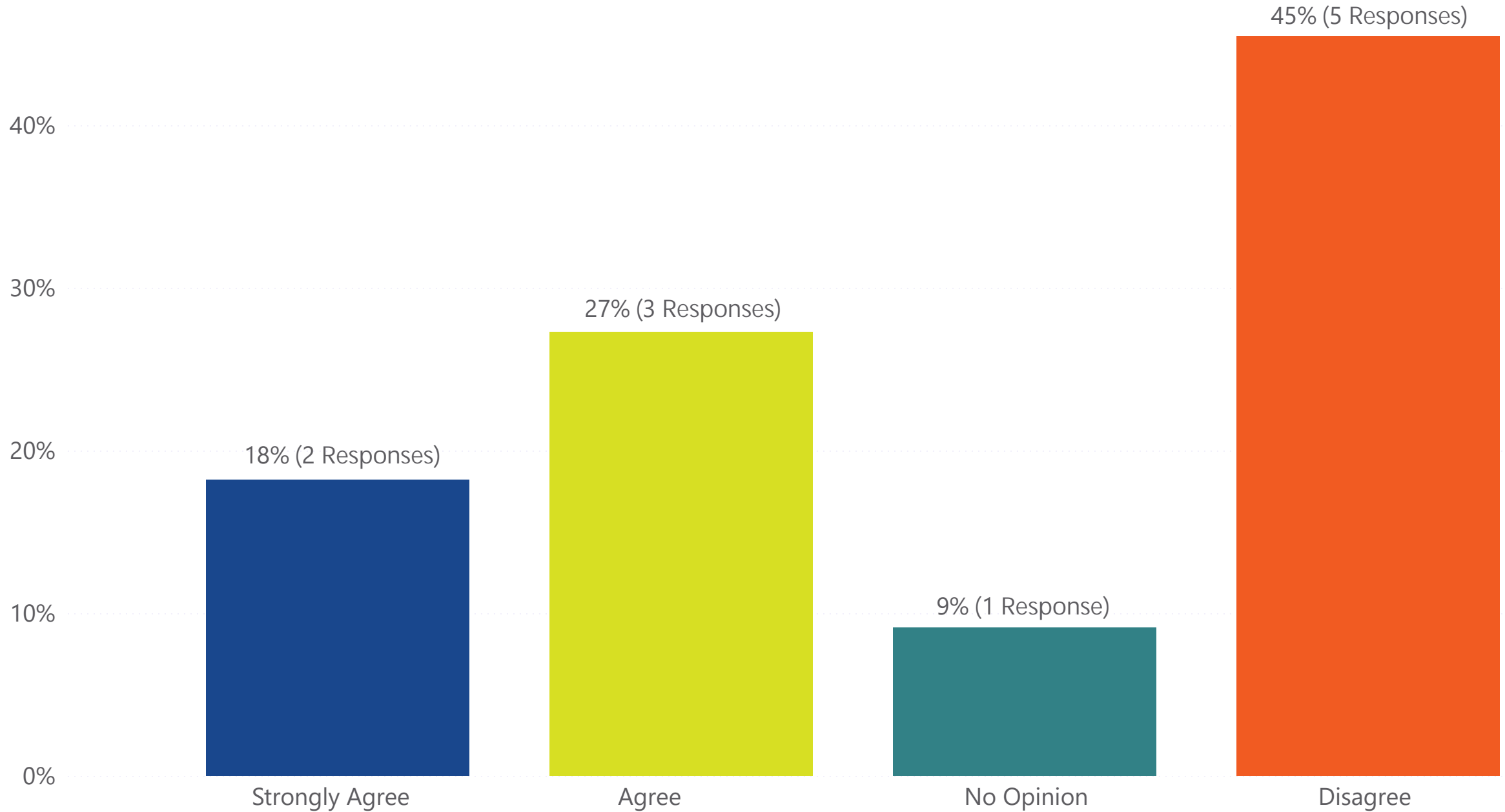
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Occupation:
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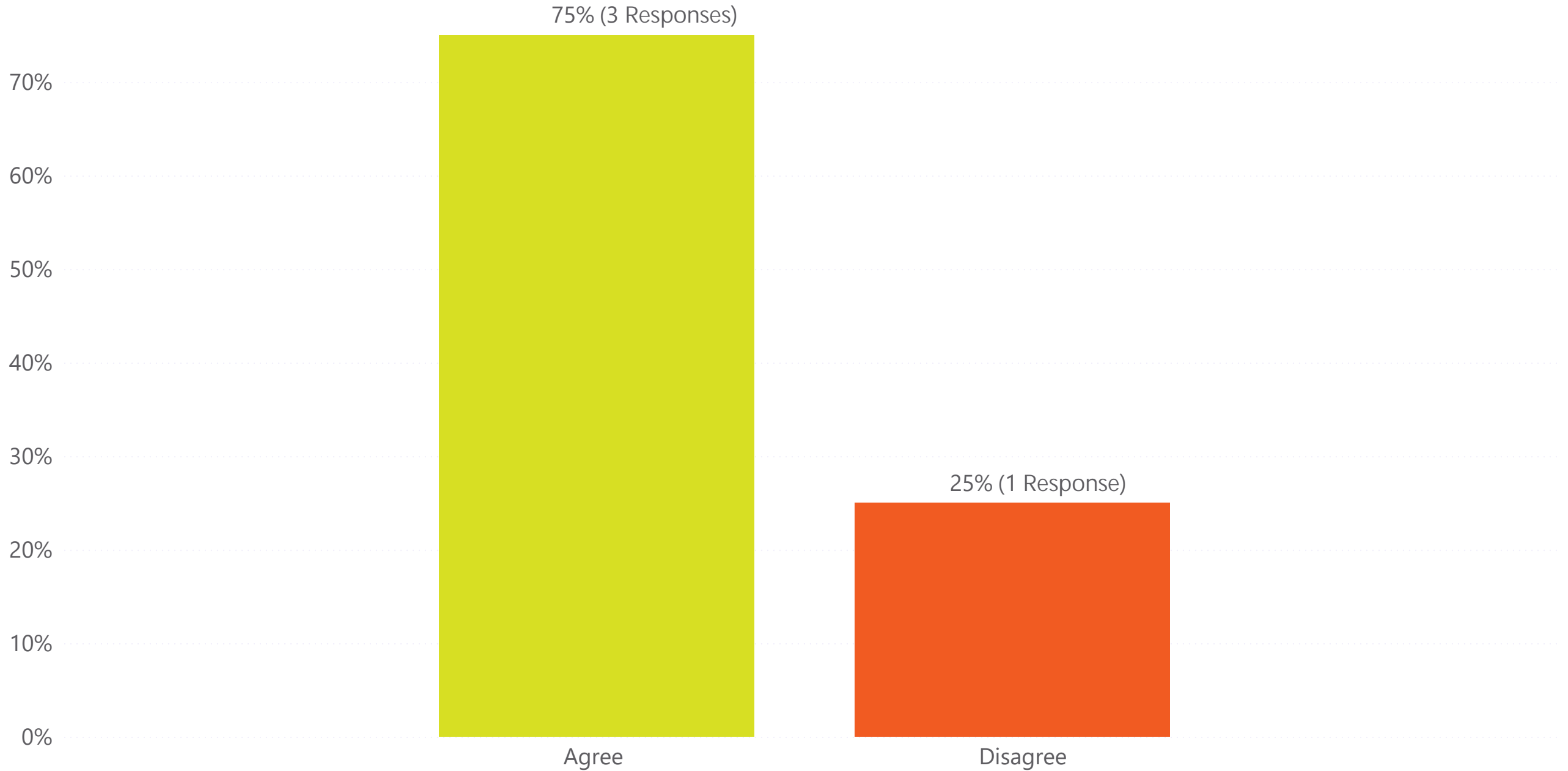
The parking requirements for new developments are adequate.

Occupation:
Business Owner



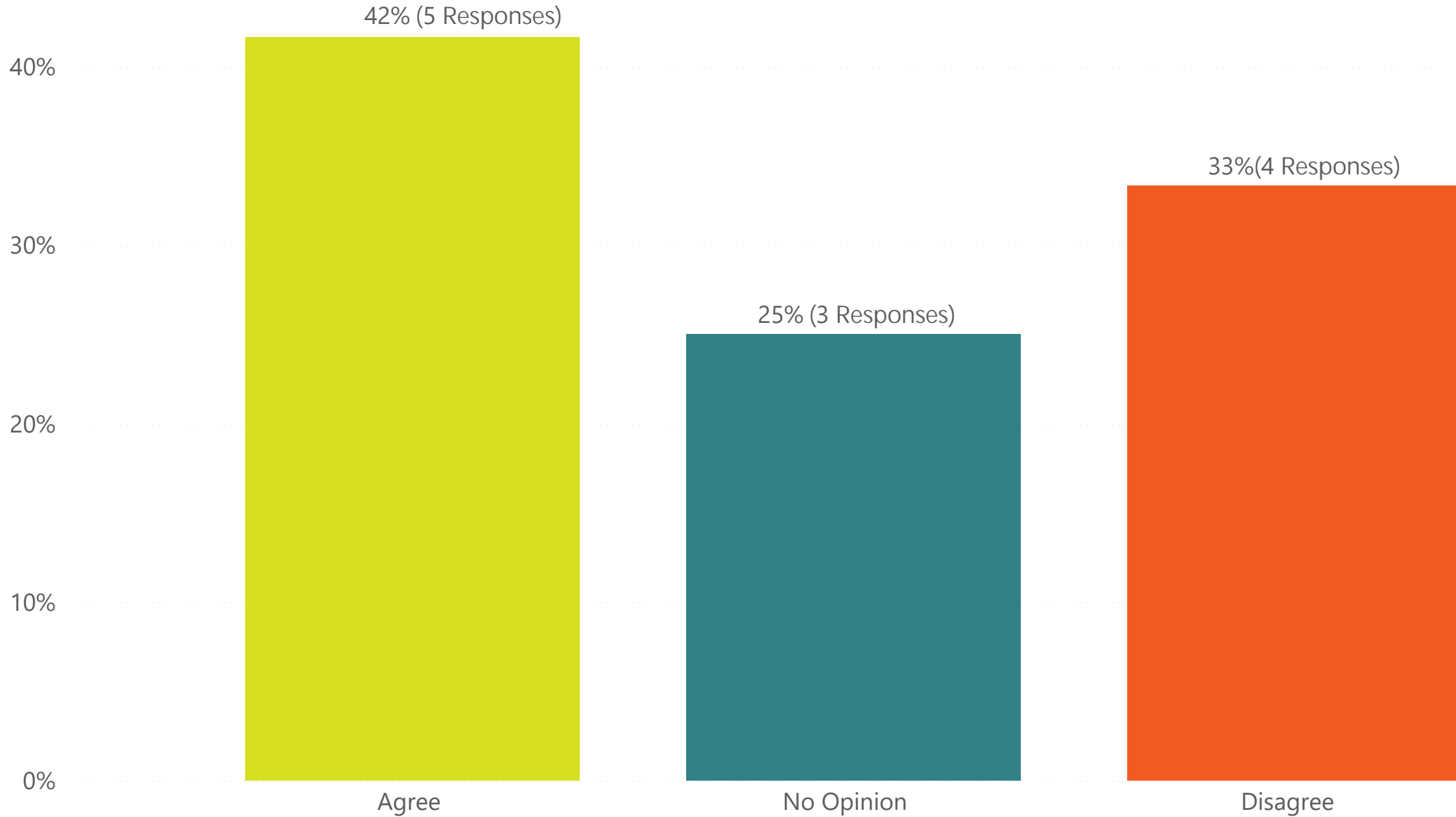
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Contractor/Developer



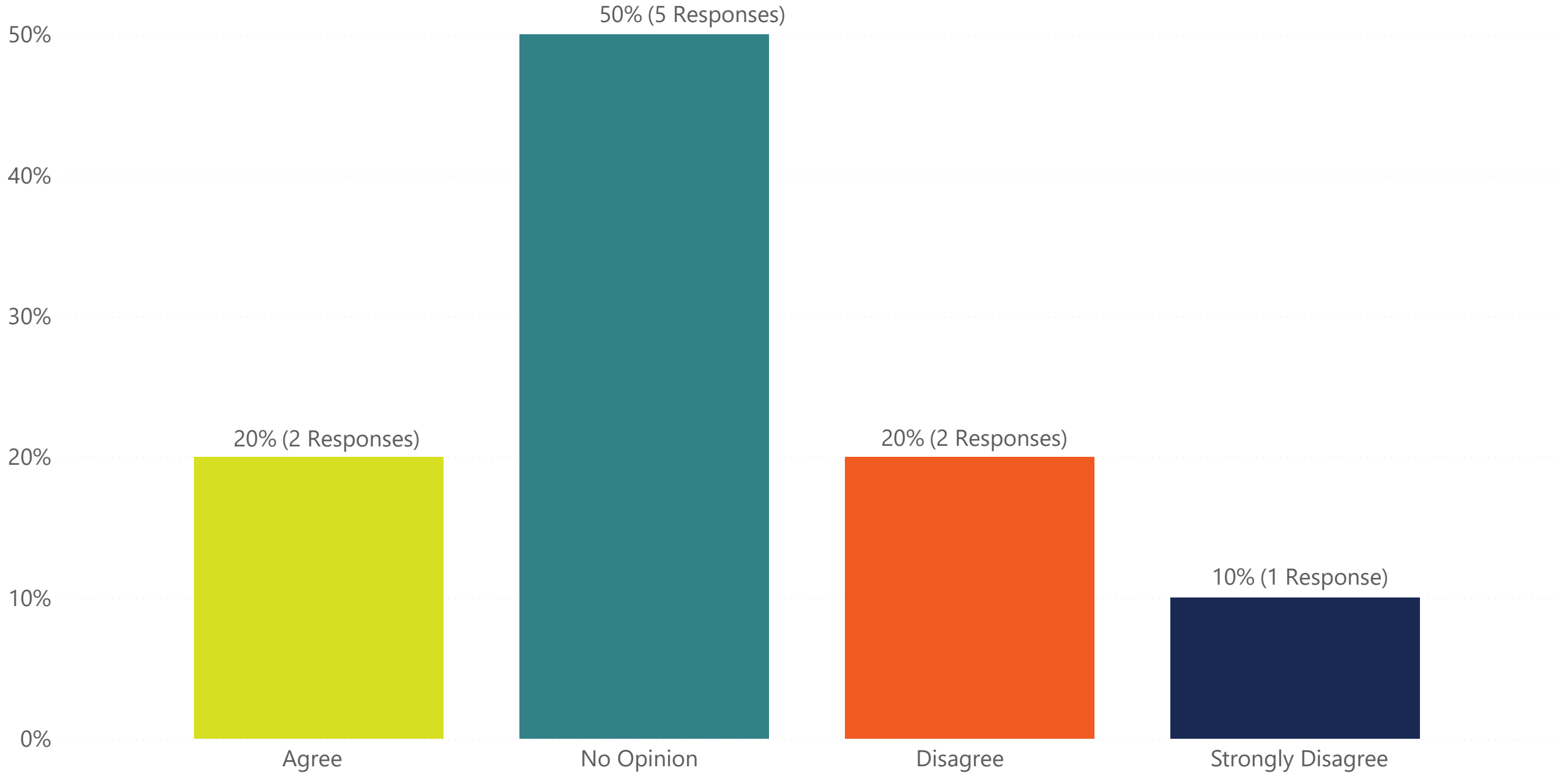
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Occupation:
Engineer/Architect/Surveyor



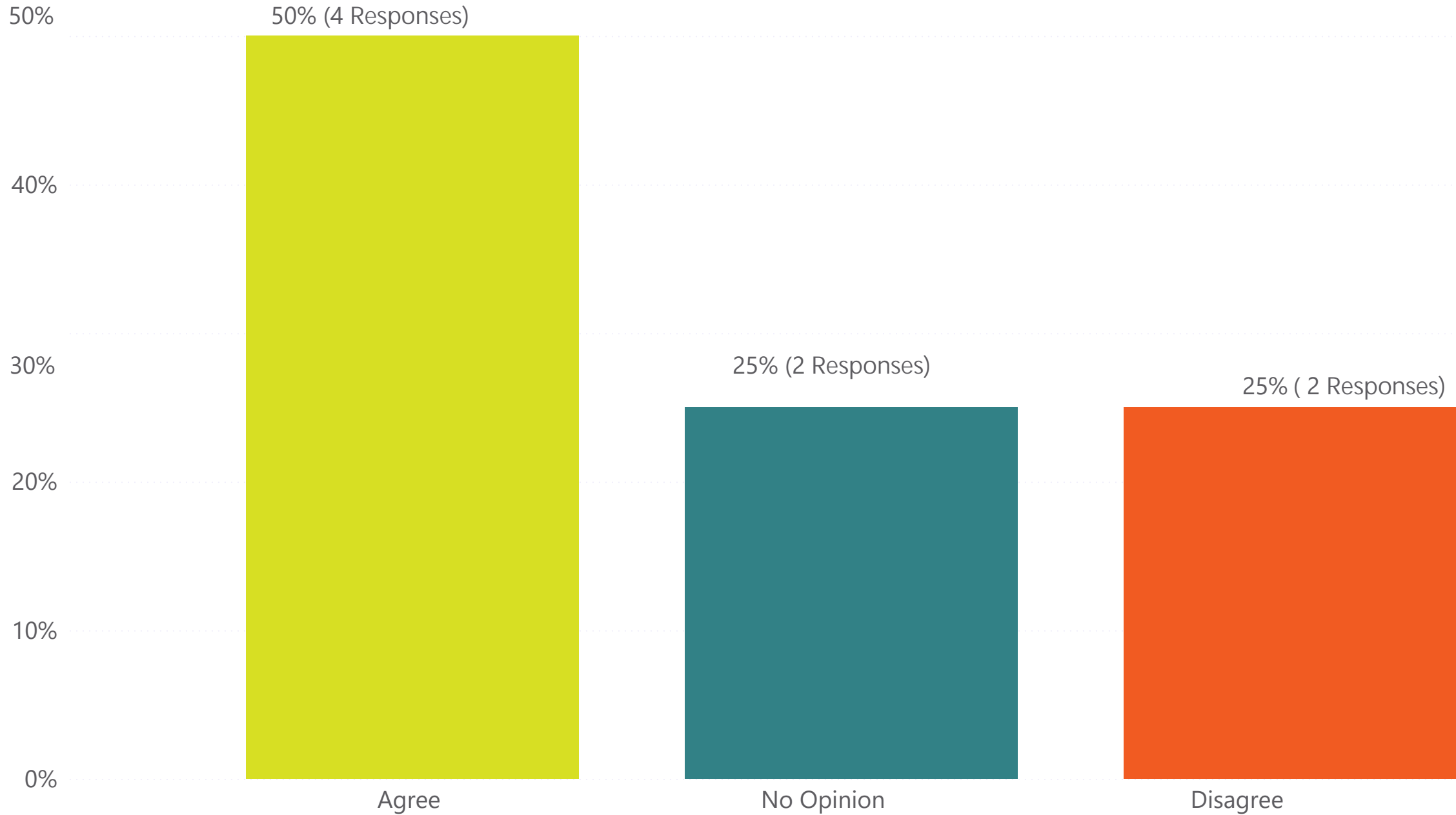
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Occupation:
Realtor



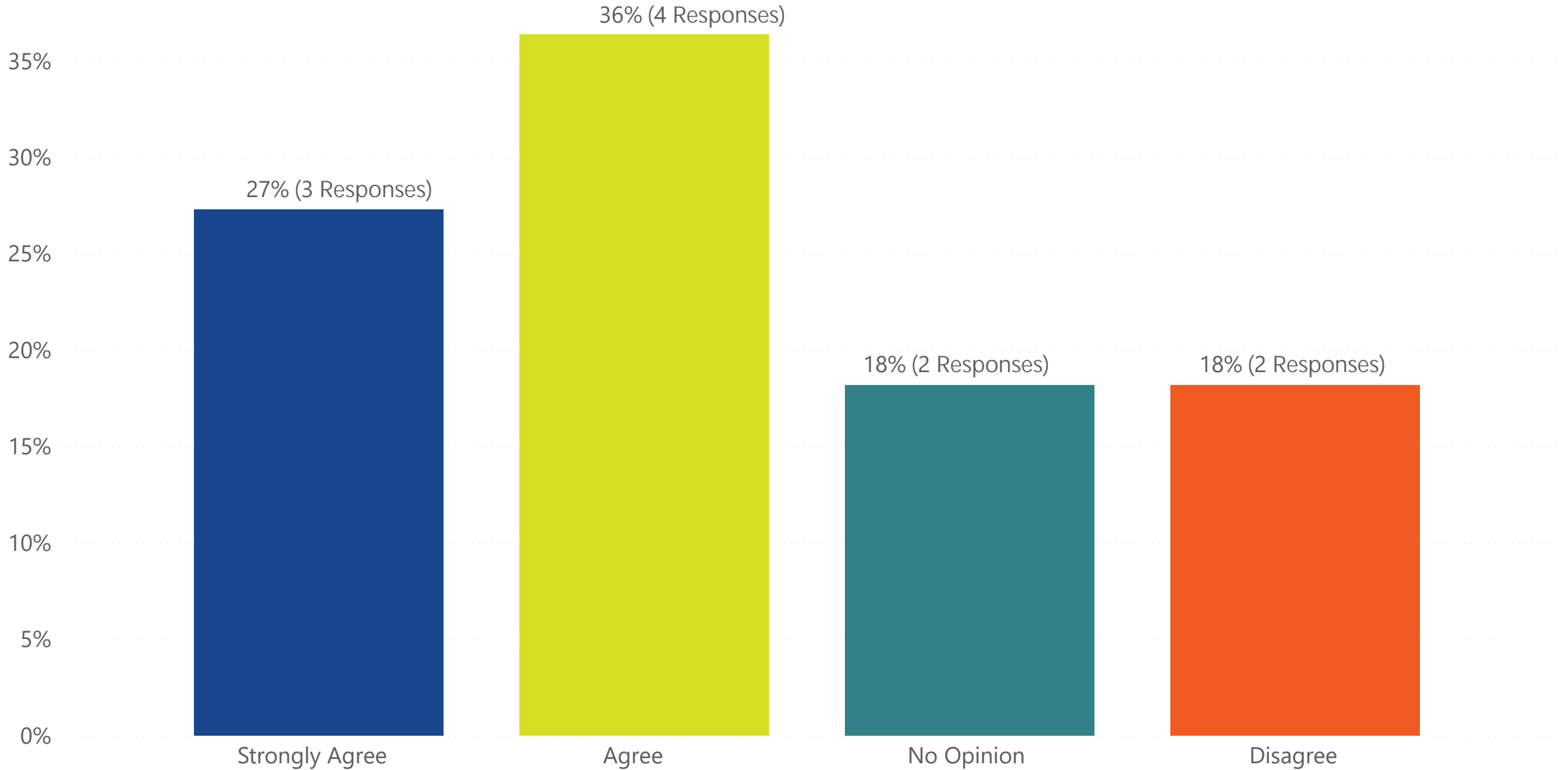
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Occupation:
other



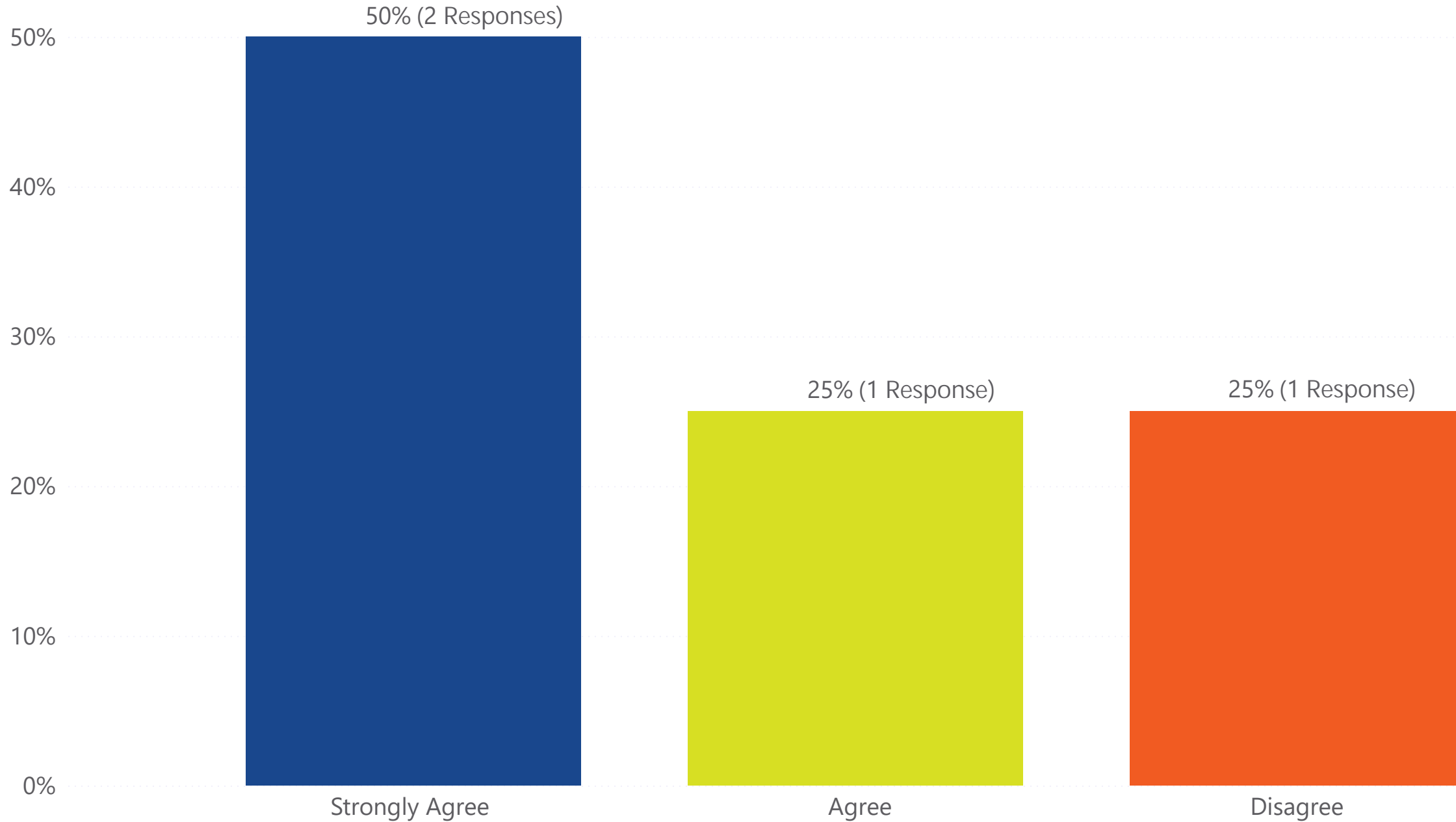
**The City should reduce the parking requirements for new developments
to promote more efficient land use, particularly in urban areas.**

Occupation:
Business Owner



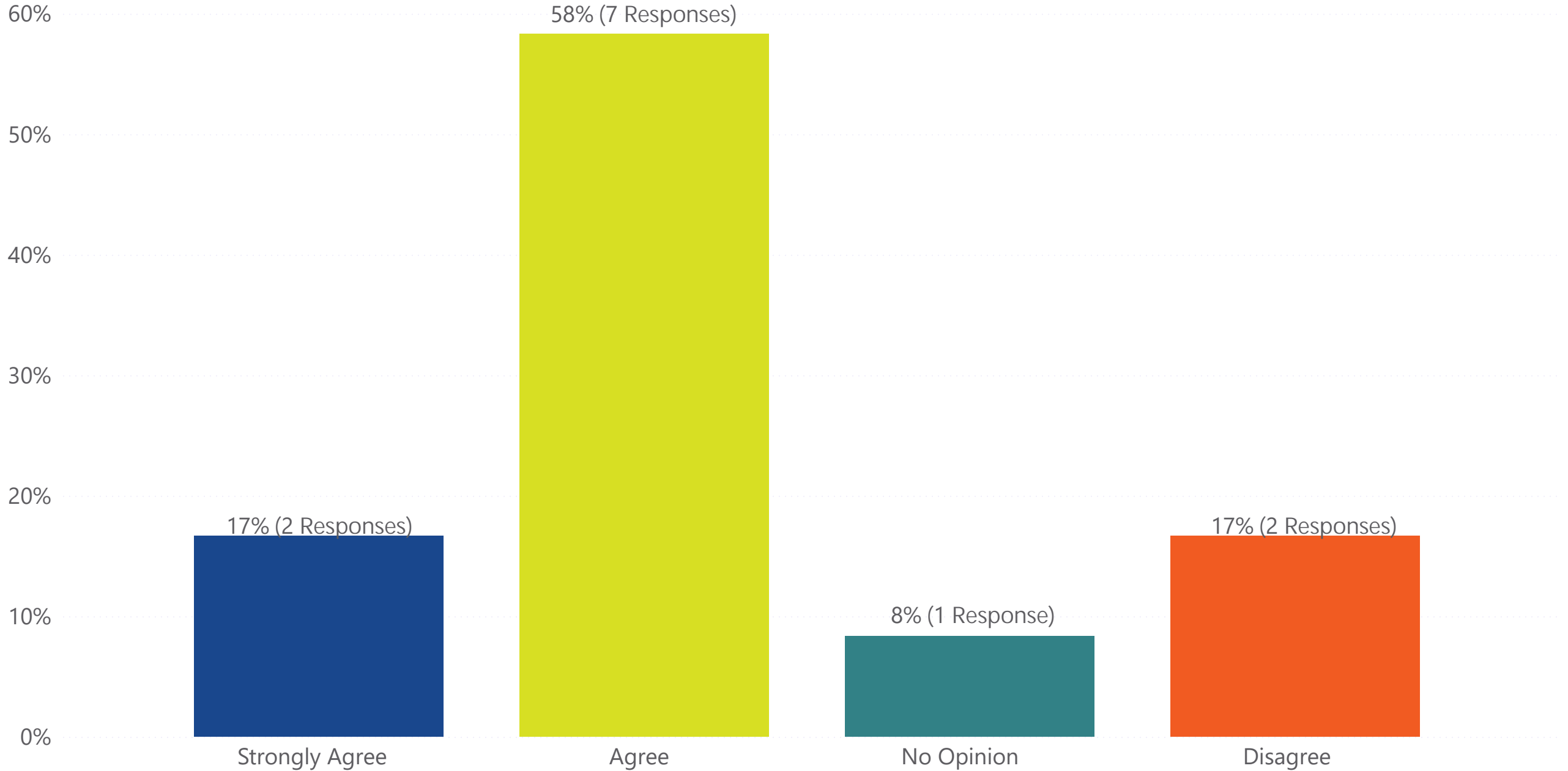
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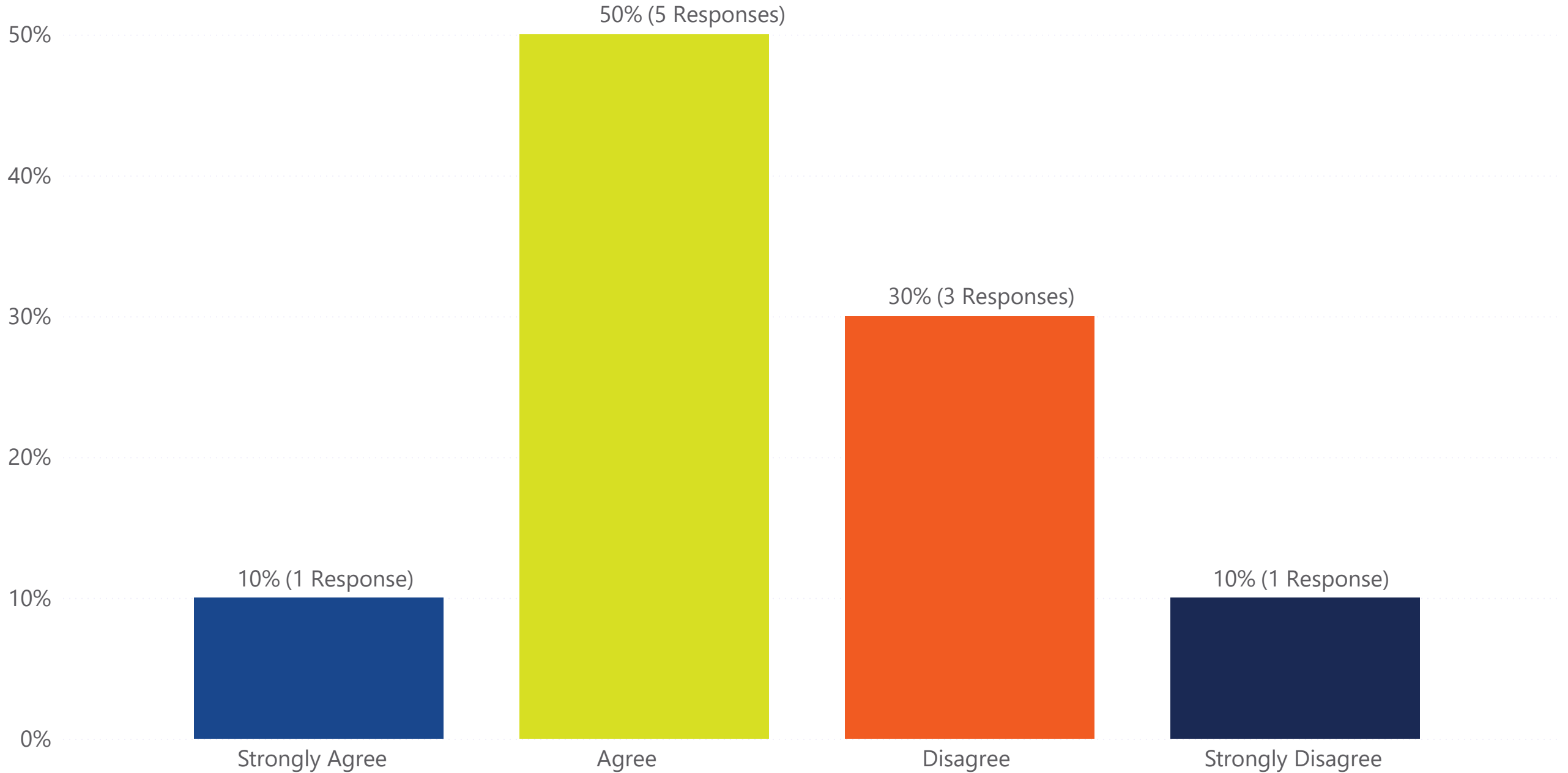
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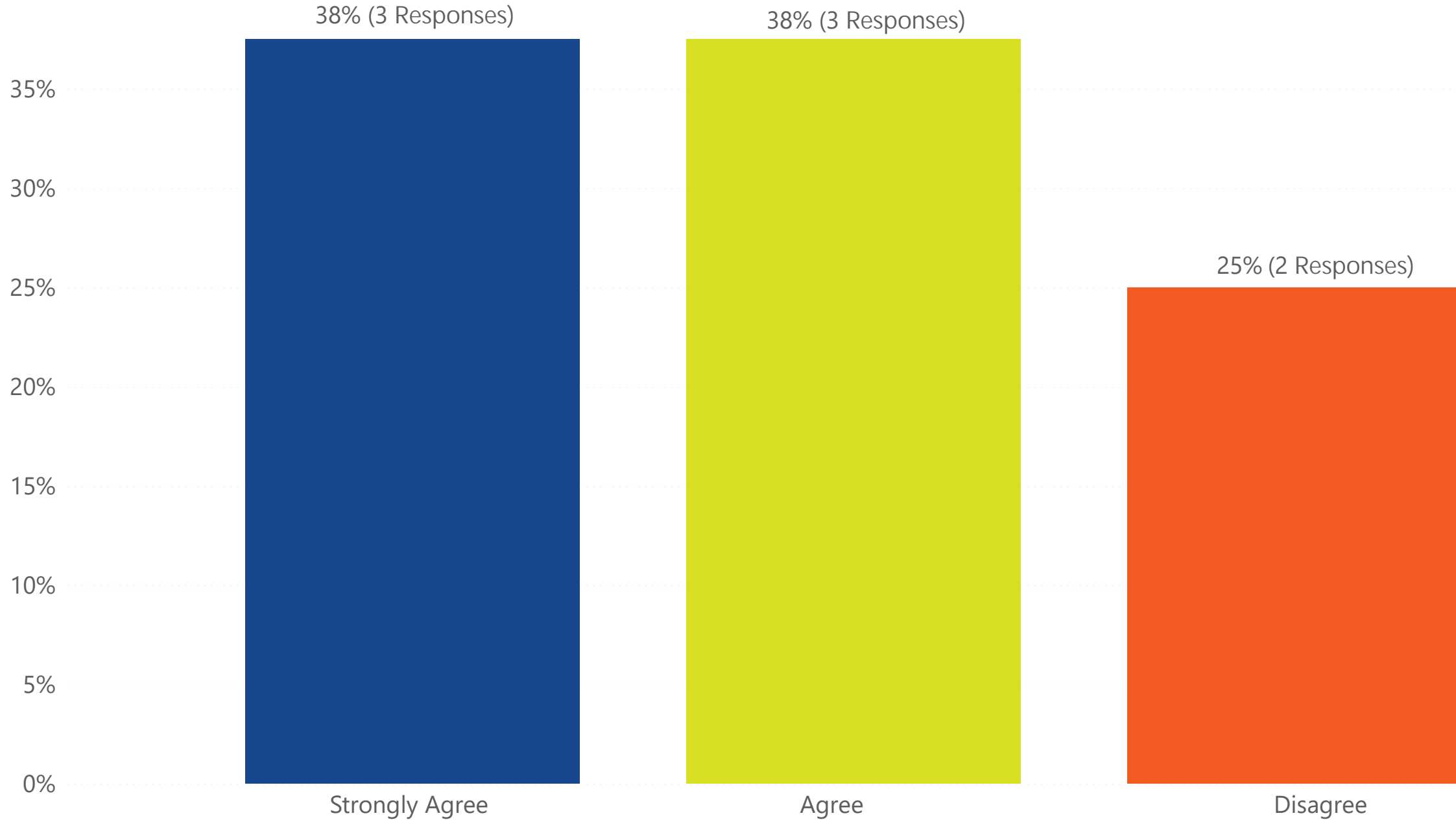
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Realtor



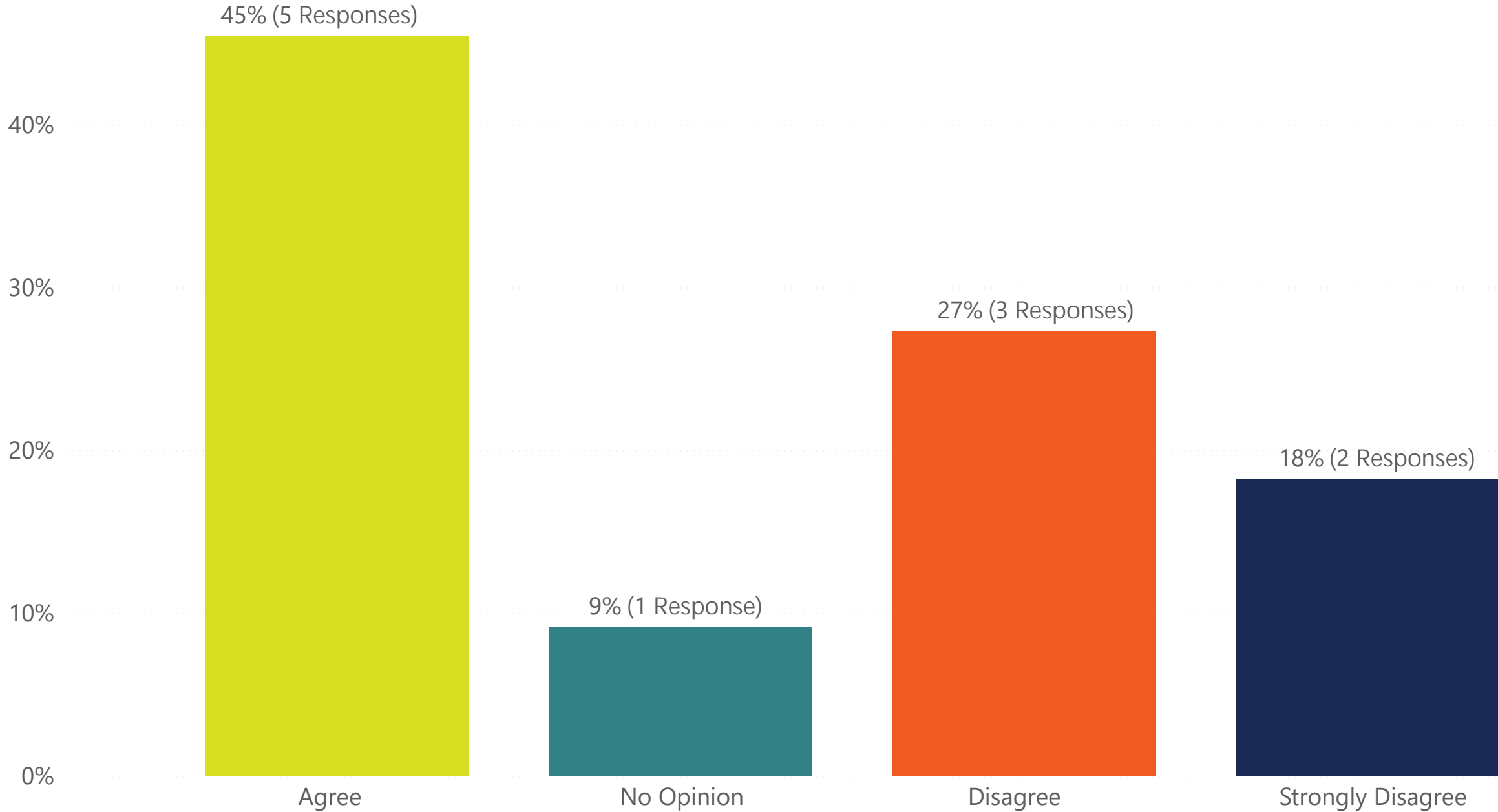
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Occupation:
other



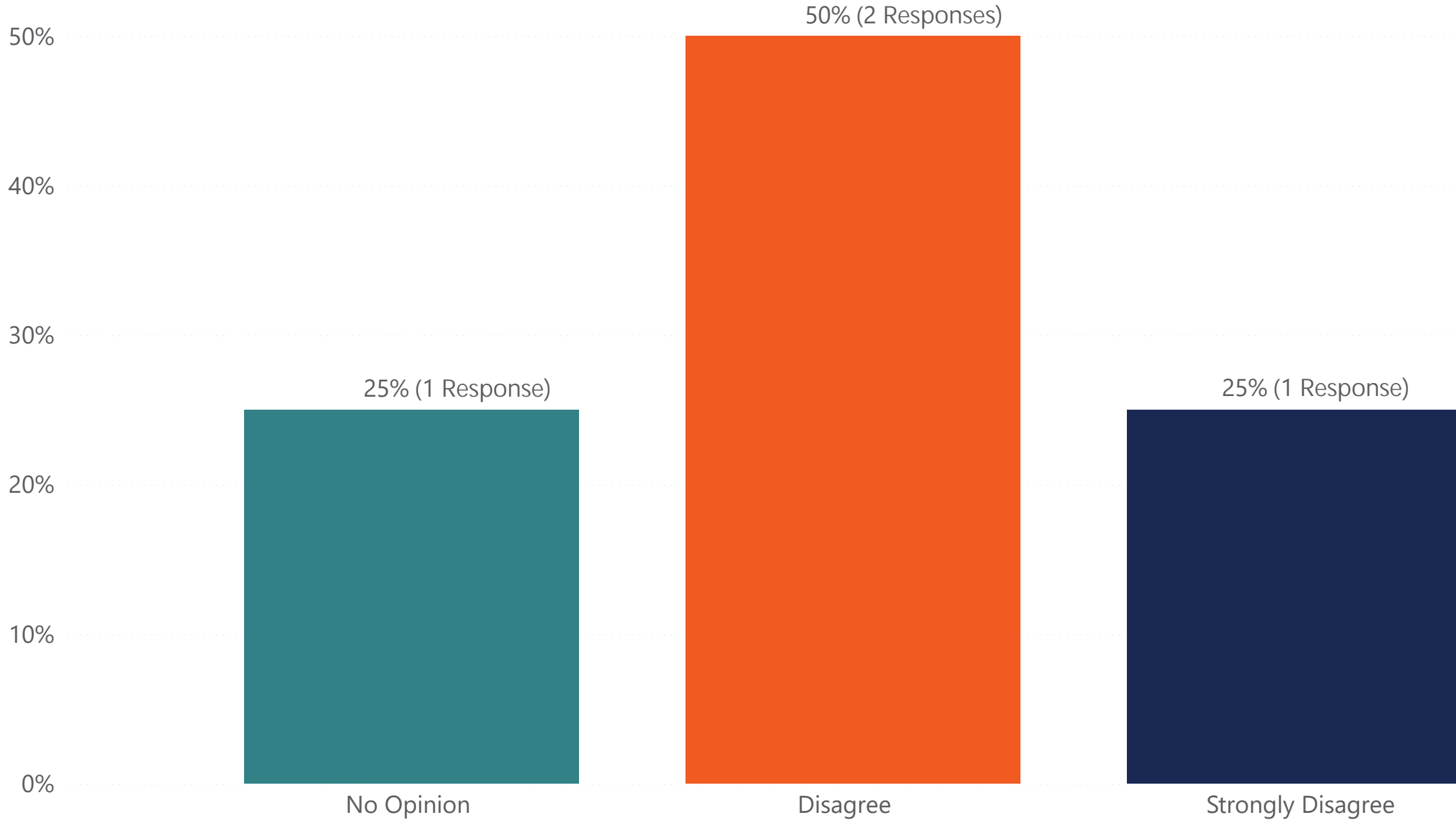
**The City should require more bicycle parking to encourage
alternative transportation options in new developments.**

Occupation:
Business Owner



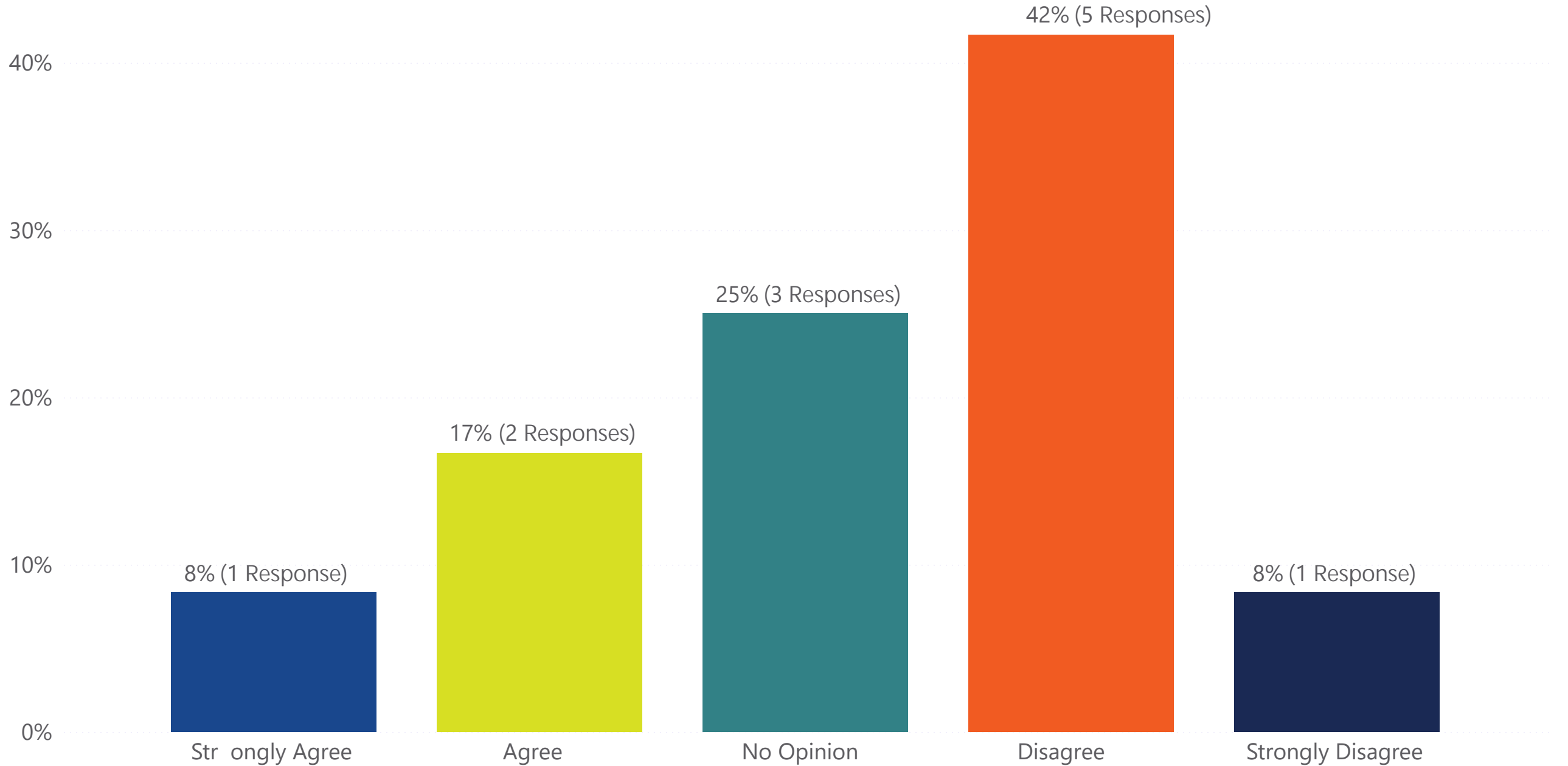
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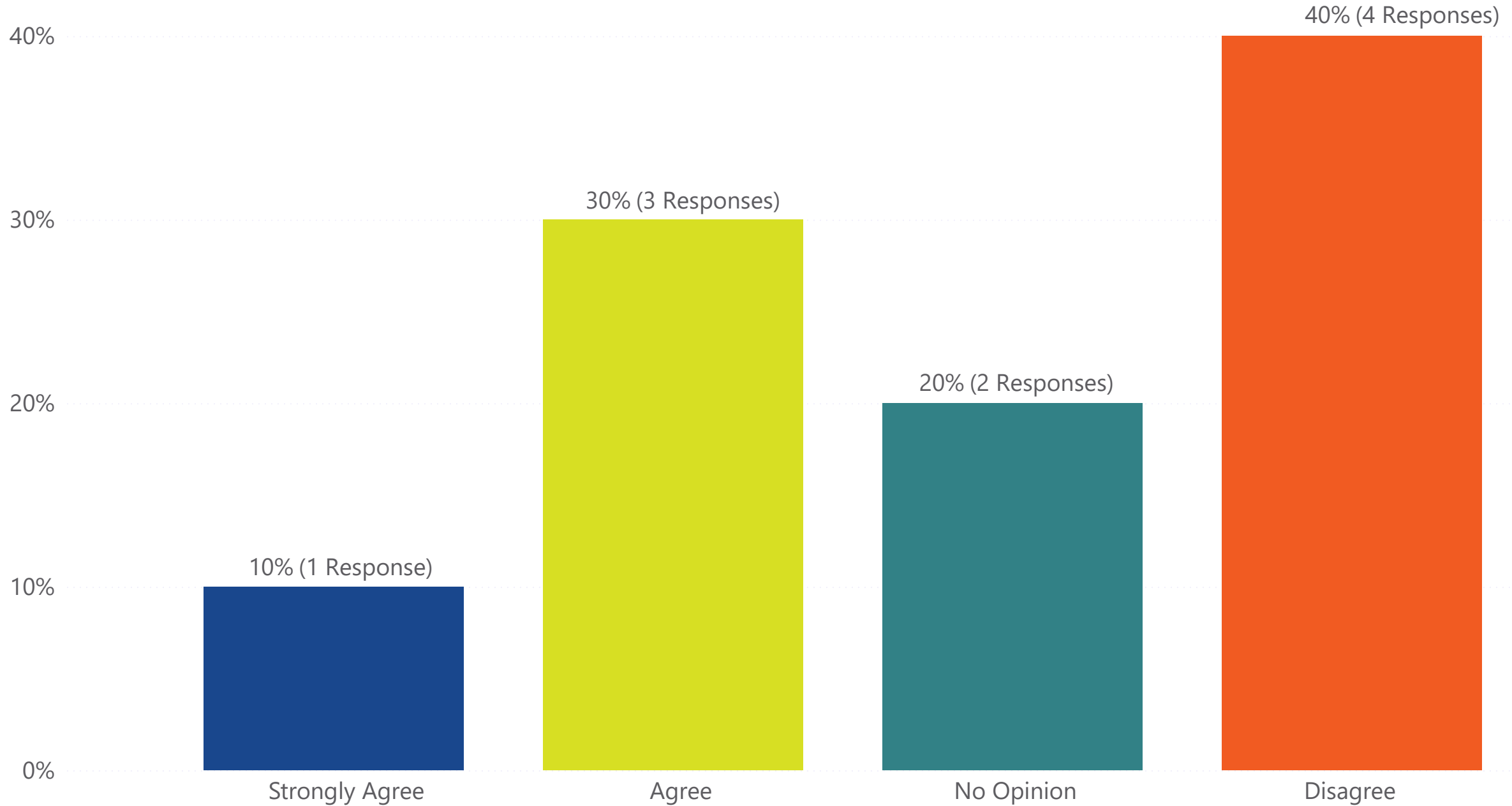
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Engineer/Architect/Surveyor



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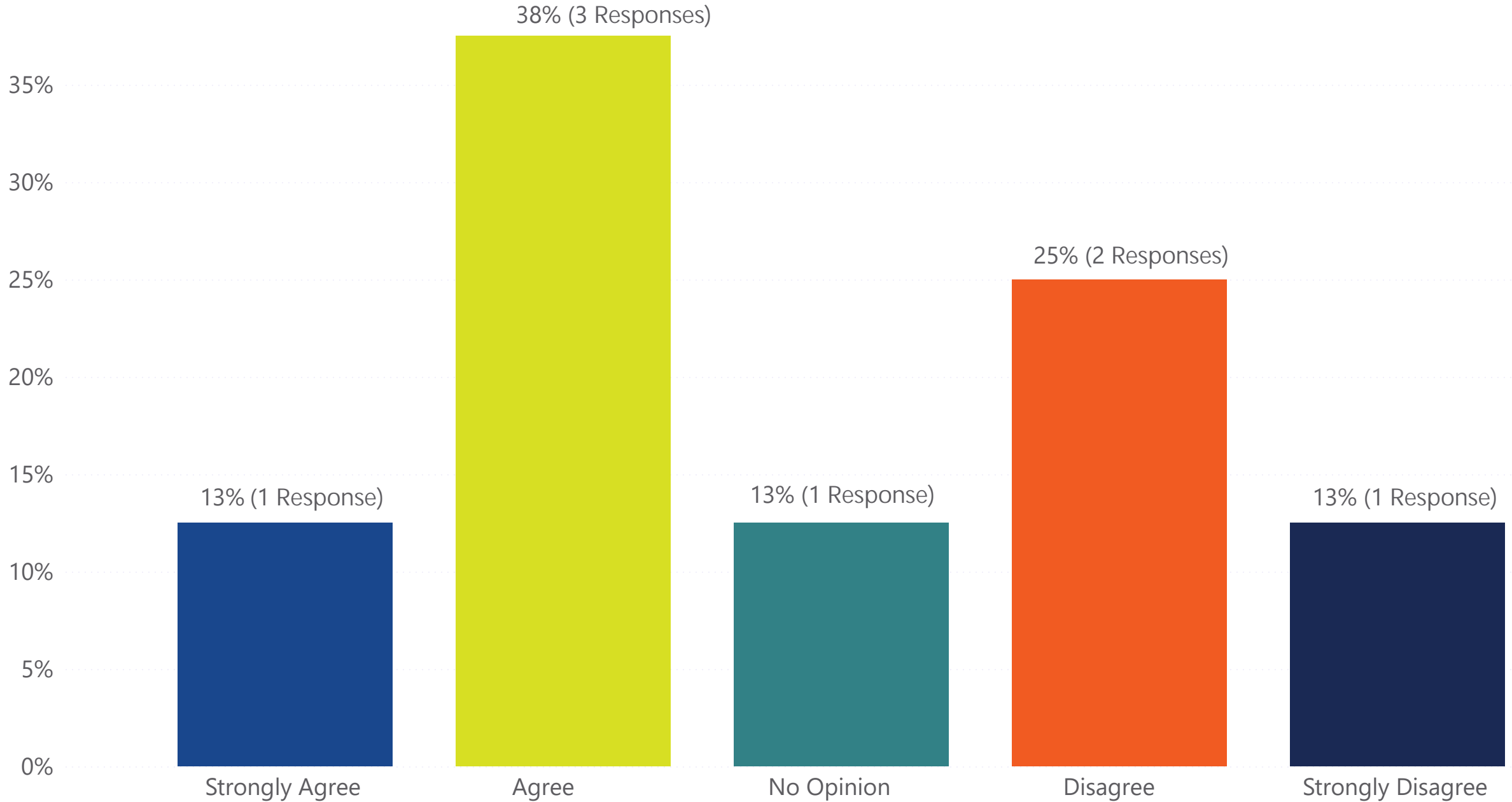
Occupation:

Realtor



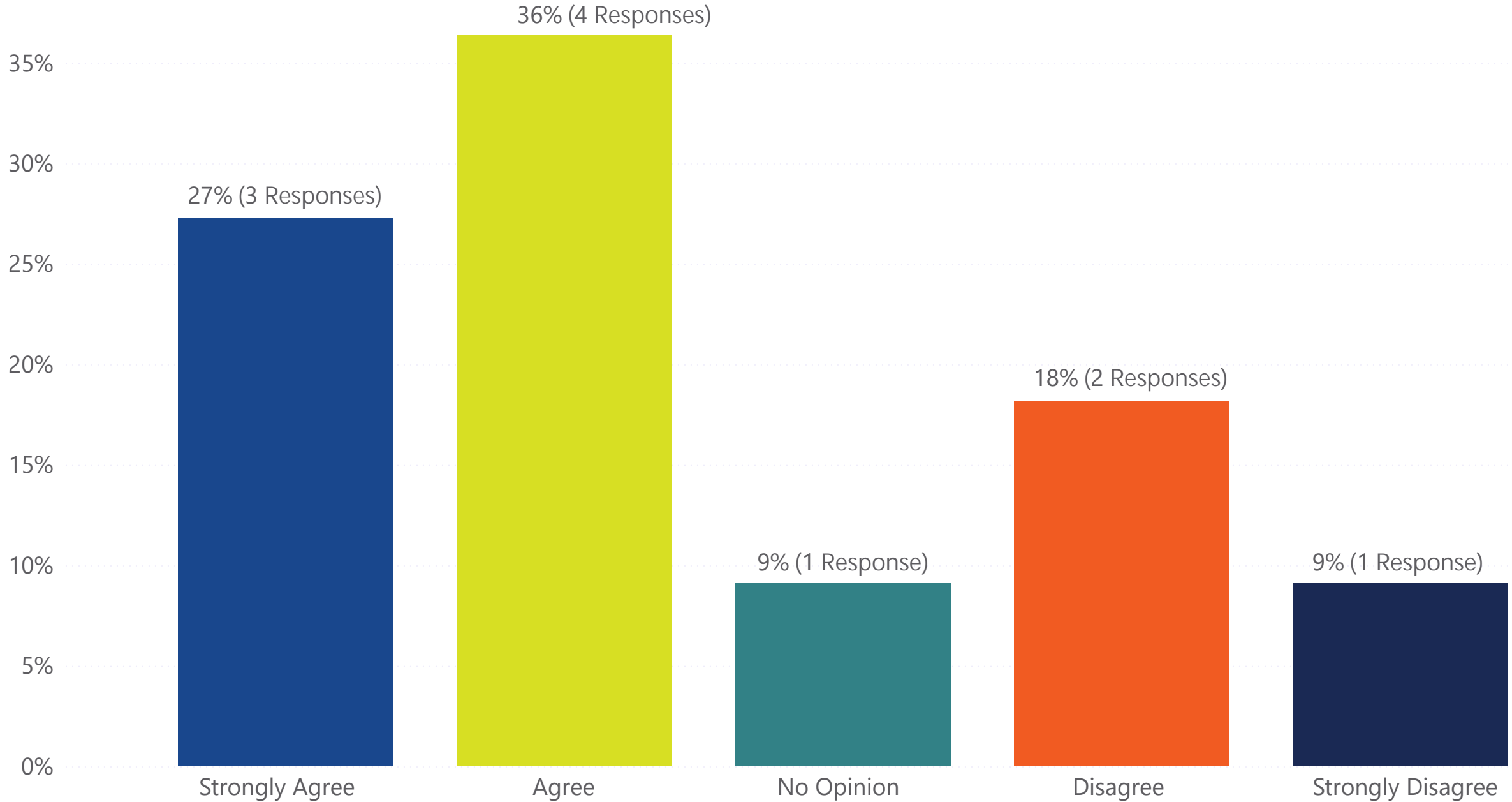
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Occupation:
other



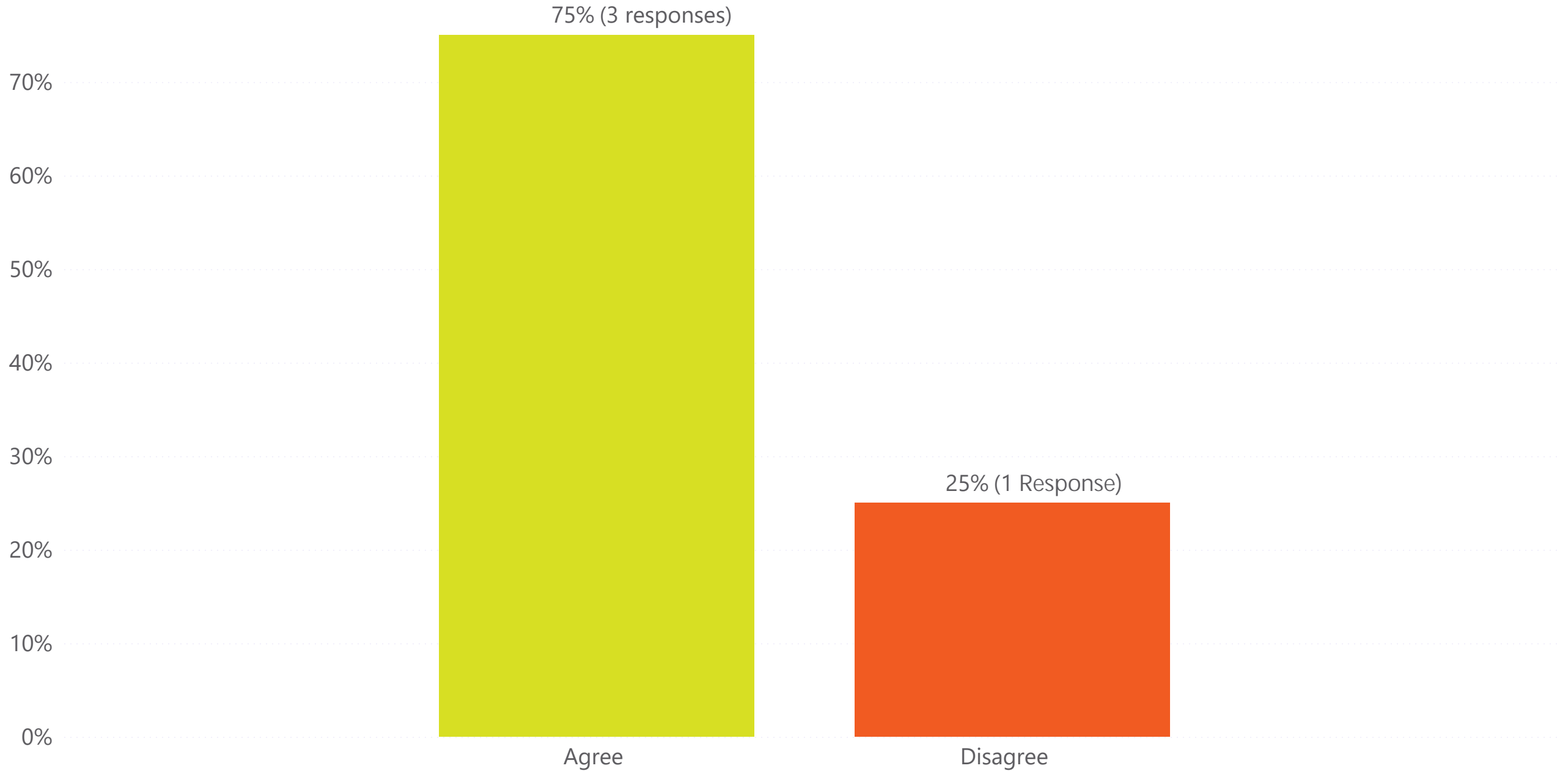
**The Unified Development Code would benefit from clearer,
more detailed rules for landscaping, screening, and buffering.**

Occupation:
Business Owner



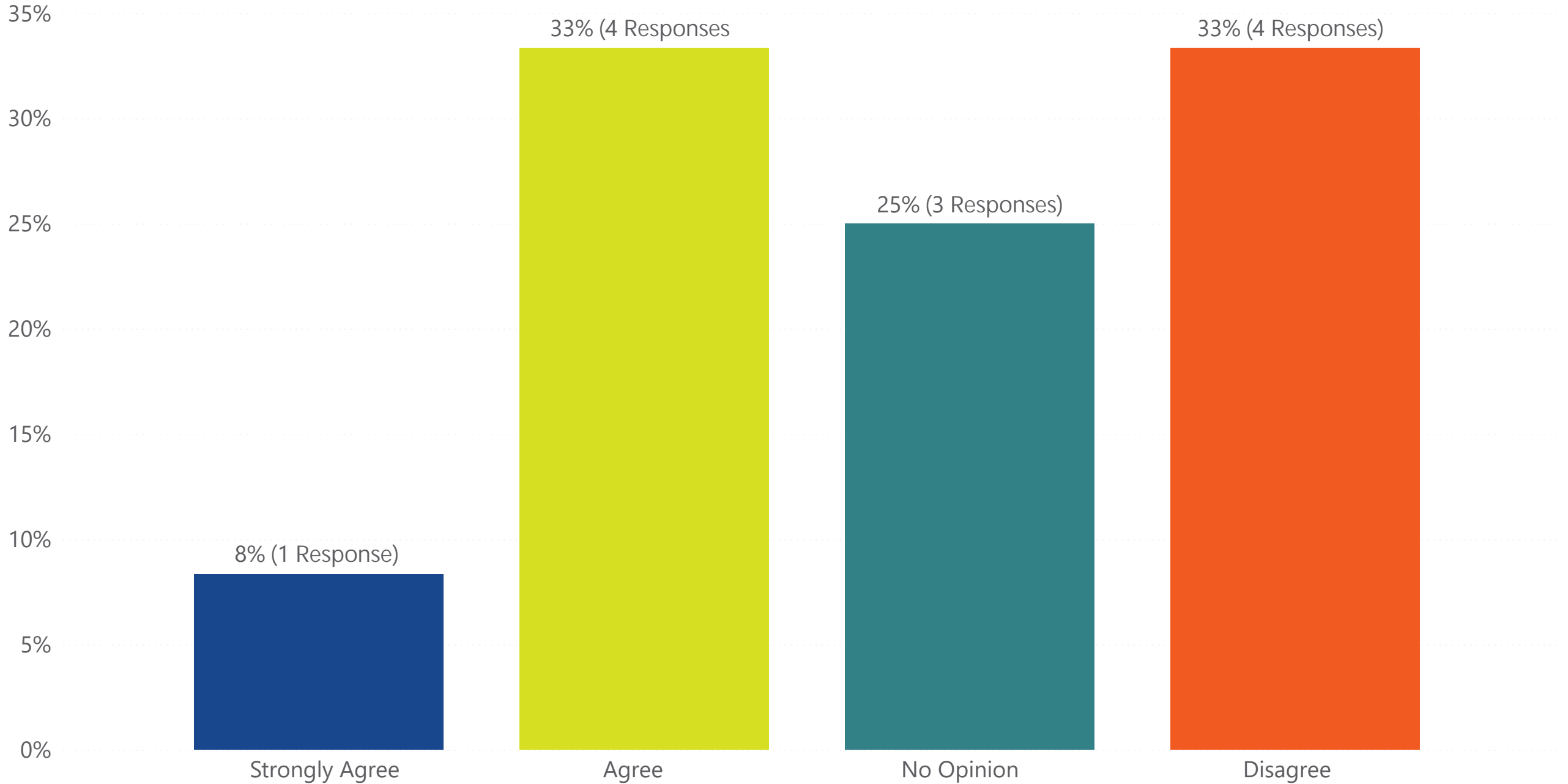
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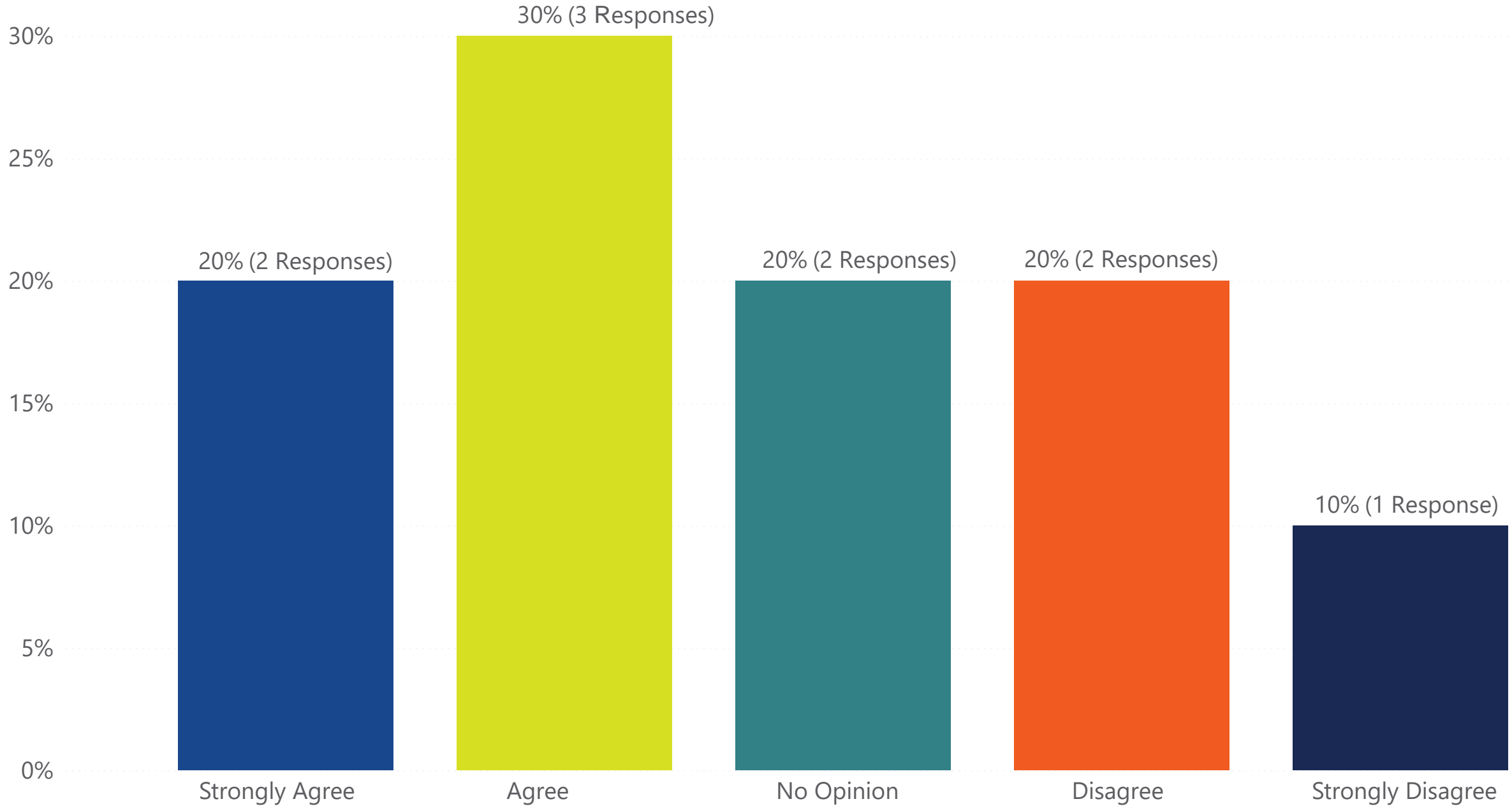
Occupation:
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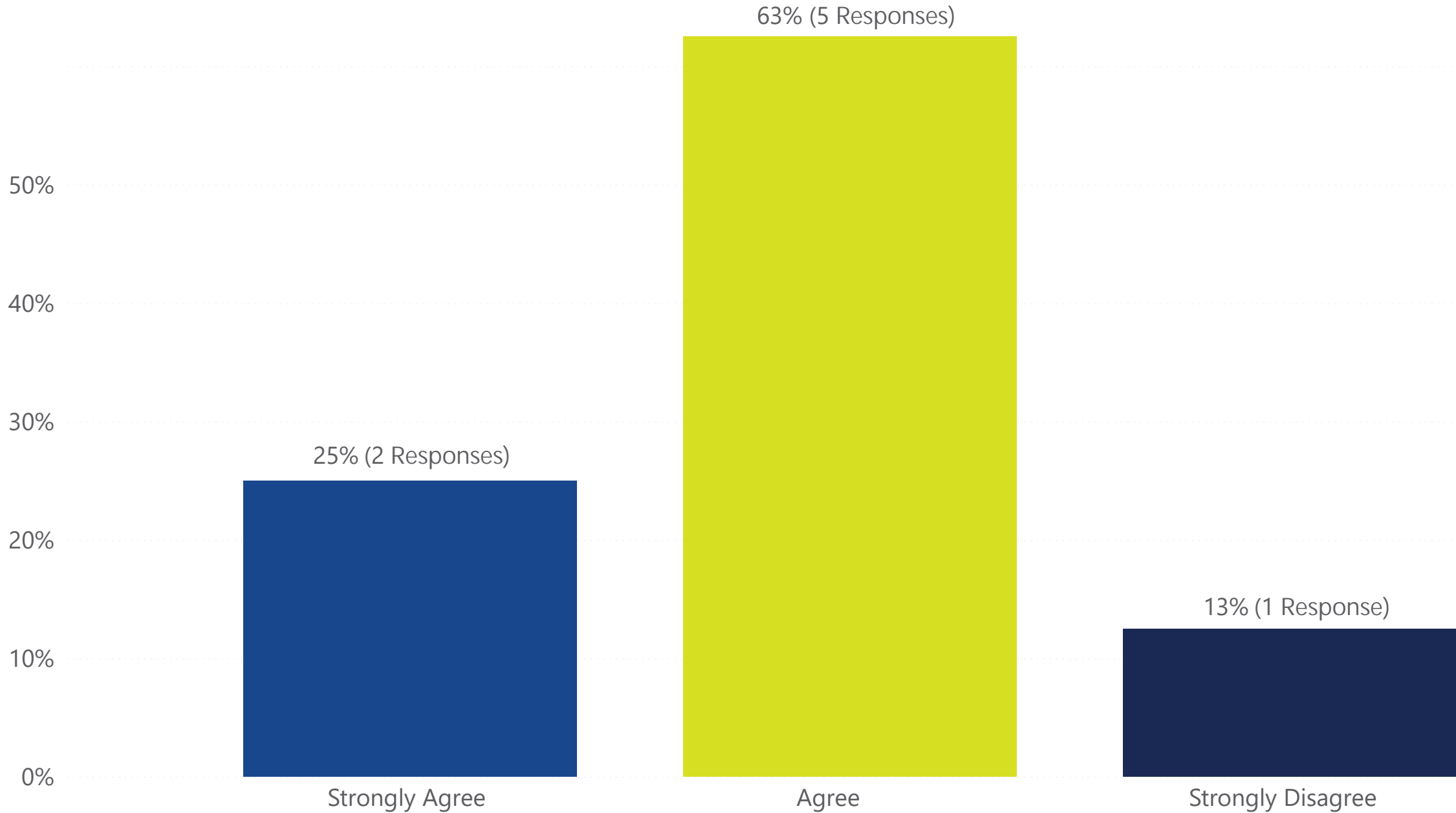
Occupation:

Realtor



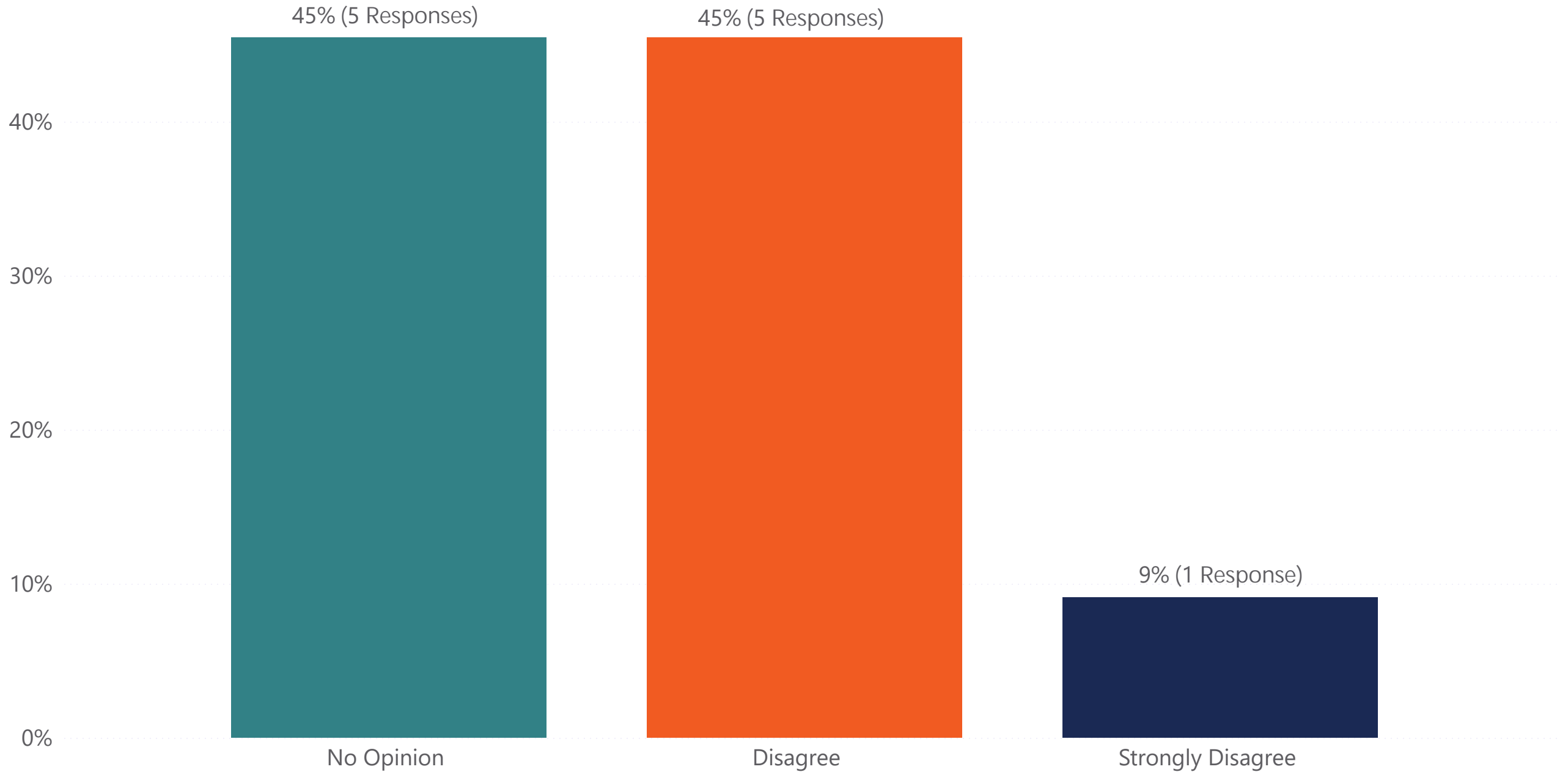
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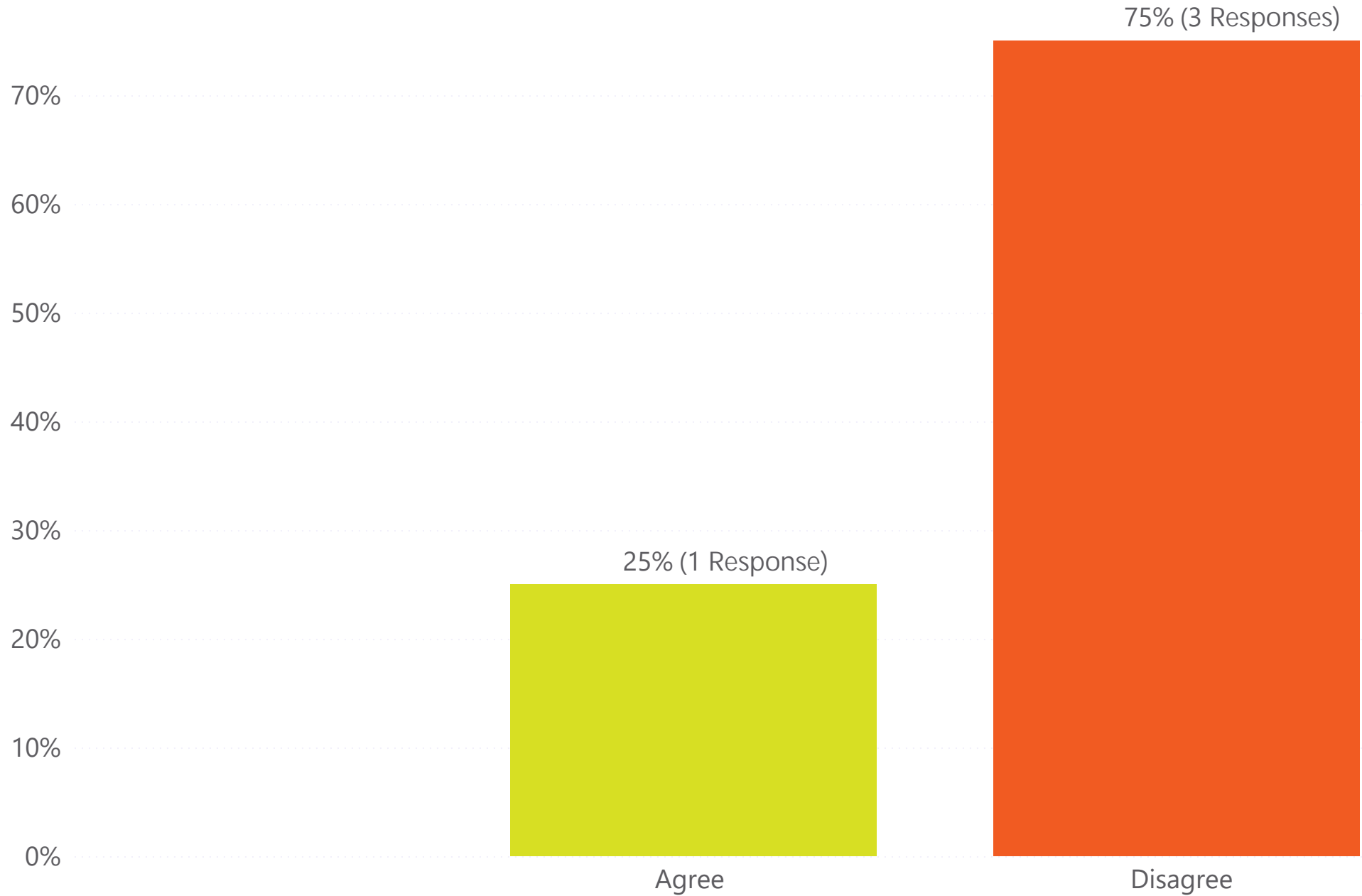
**The current landscaping, screening, and buffering requirements
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Occupation:
Business Owner



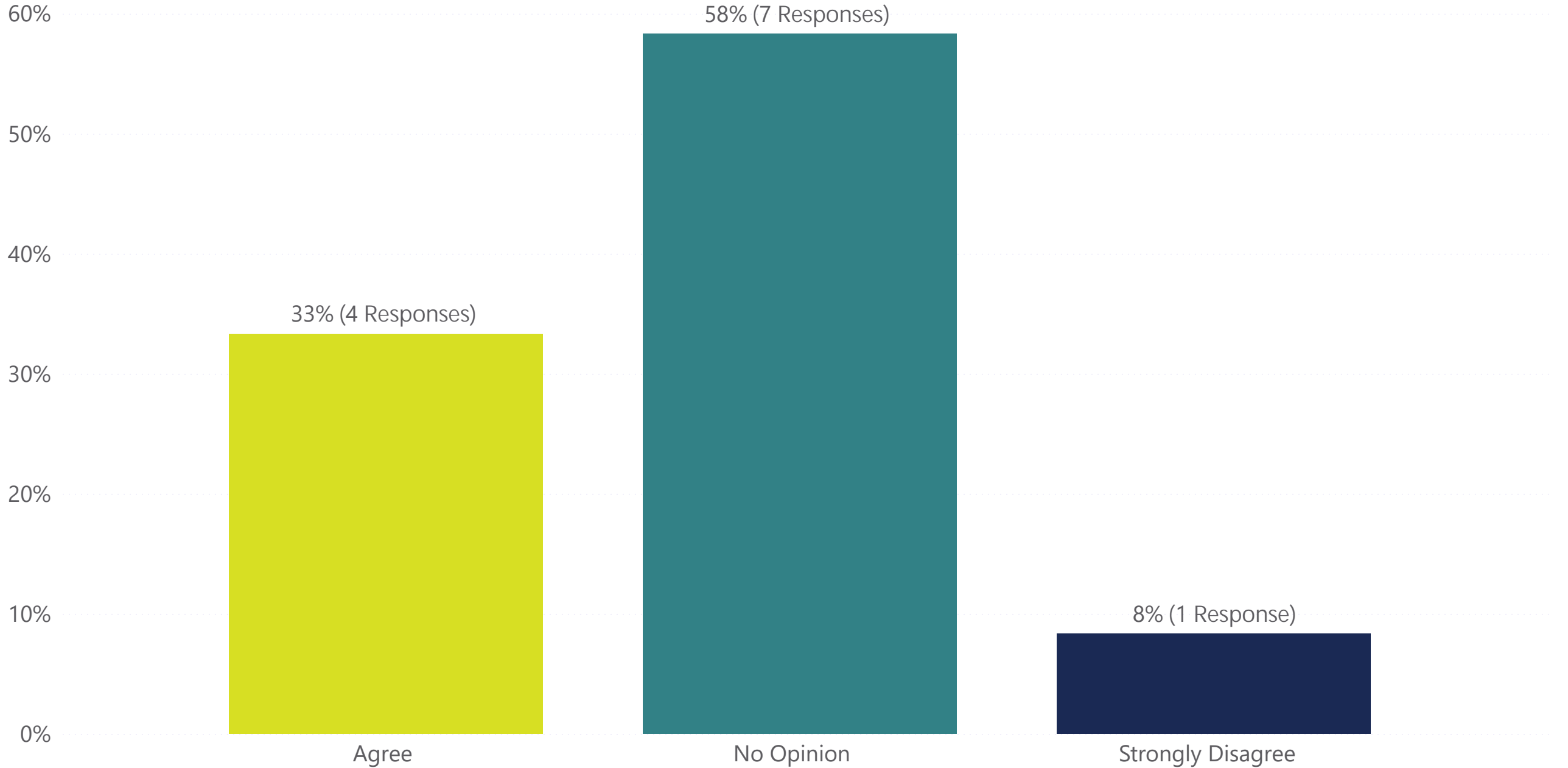
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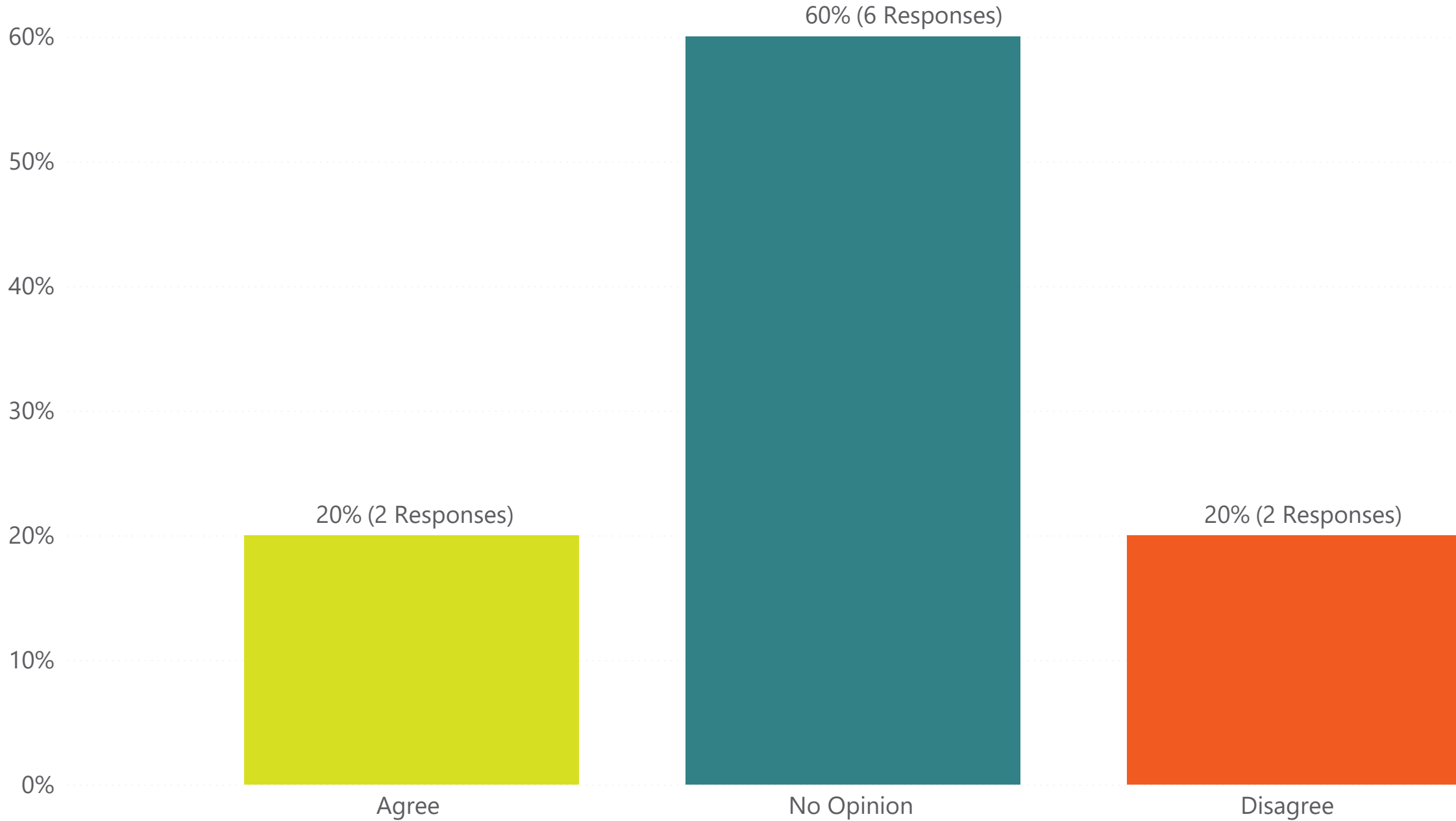
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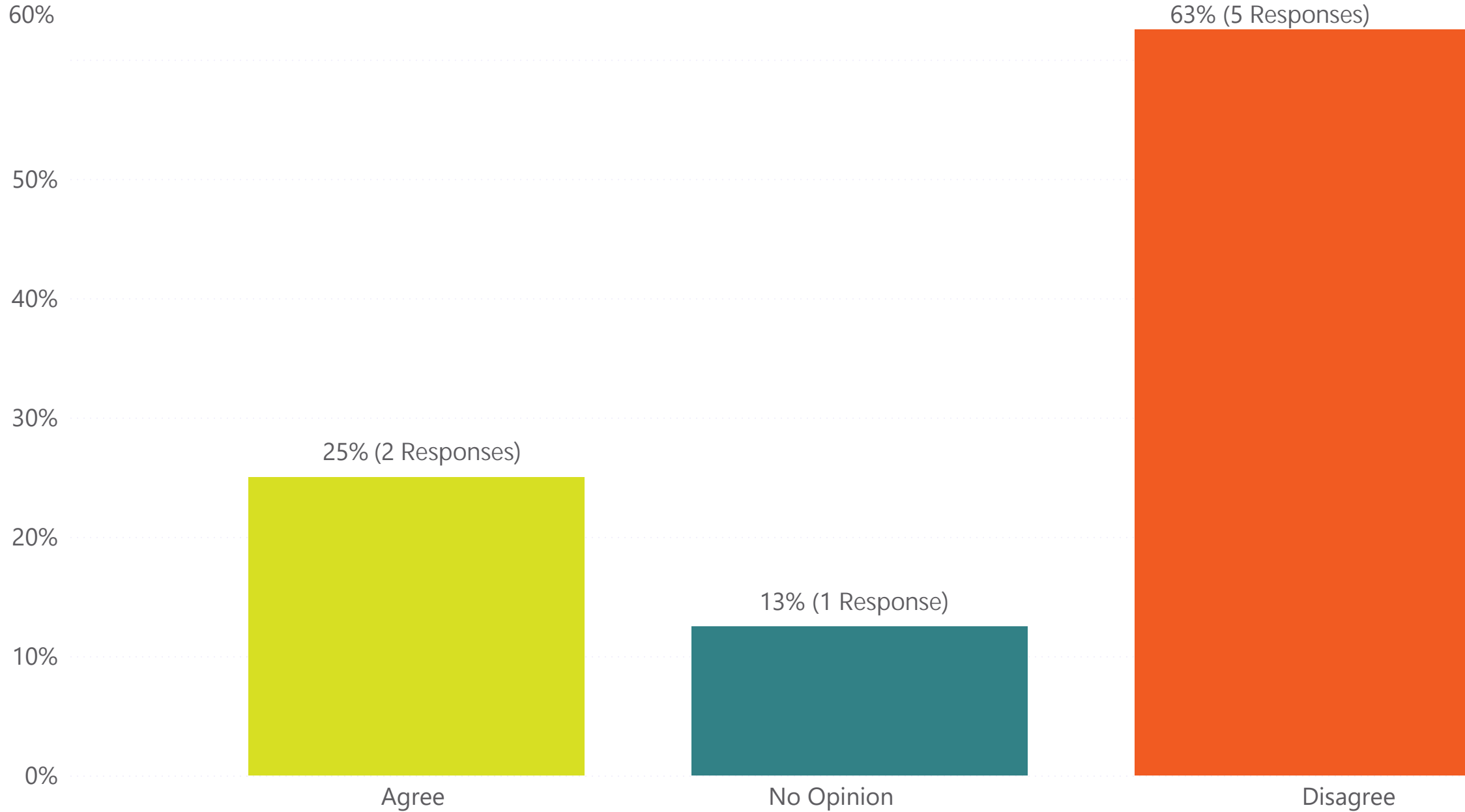
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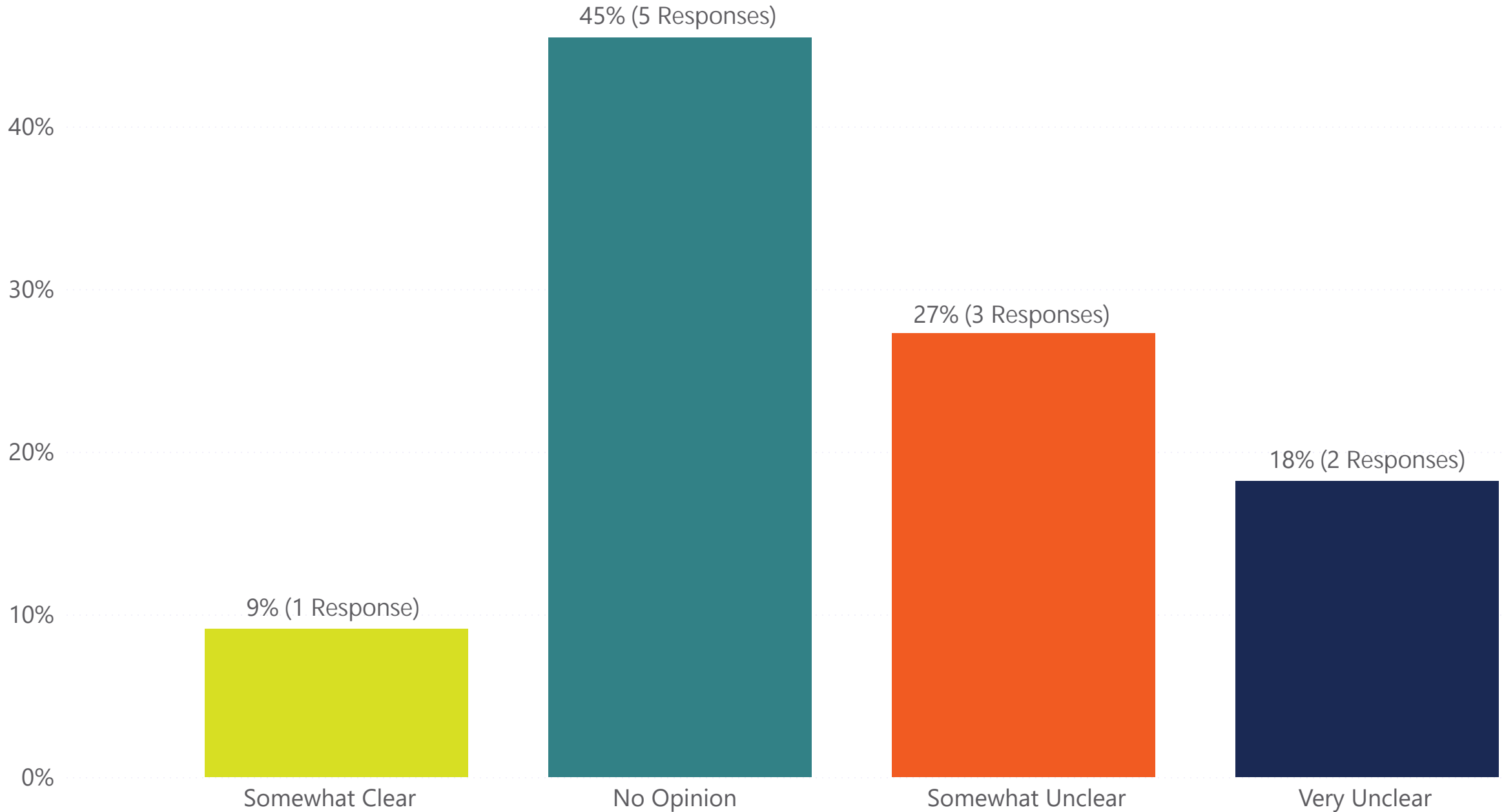
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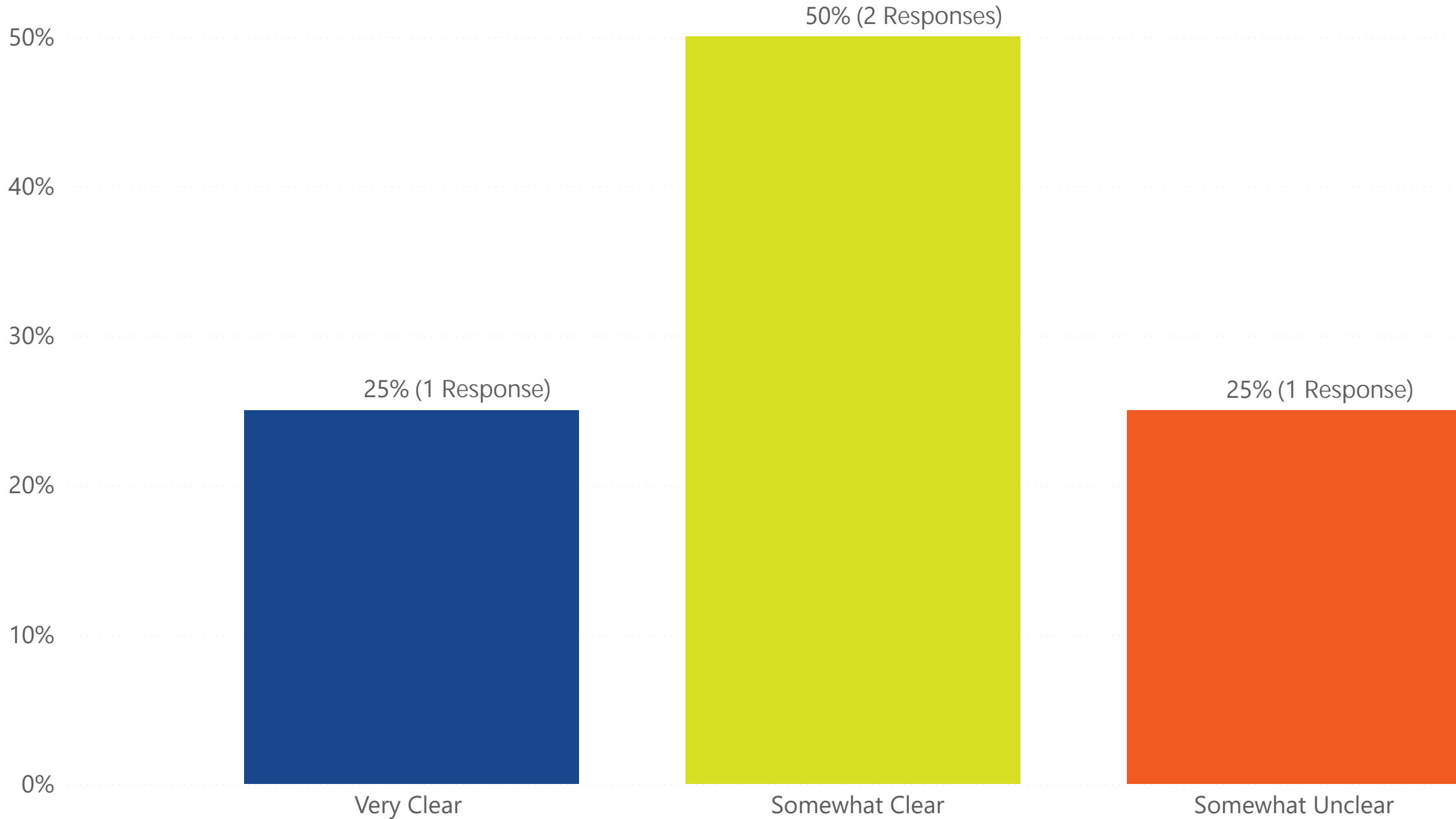
How clear are the current rules for subdividing land in Dubuque?

Occupation:
Business Owner



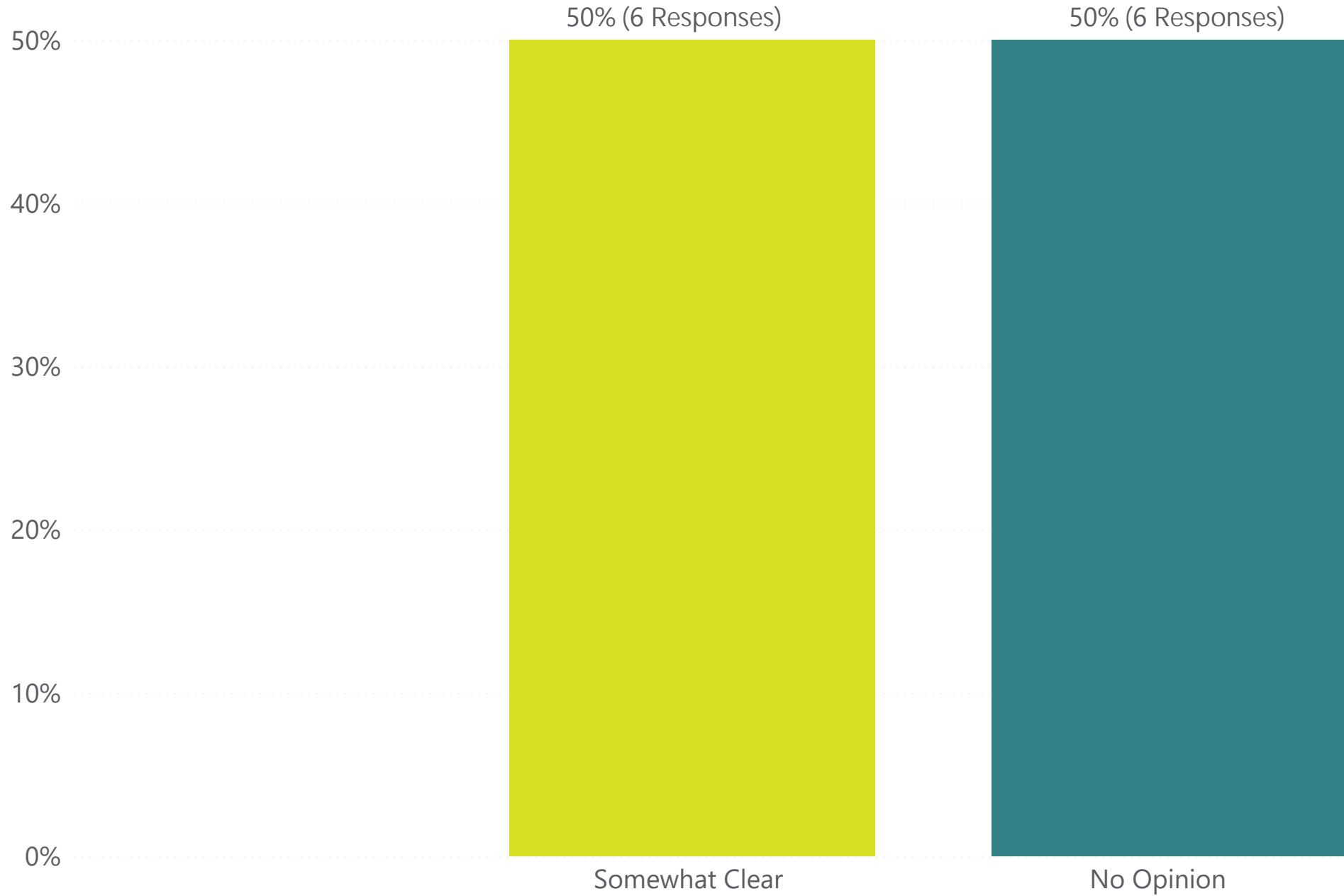
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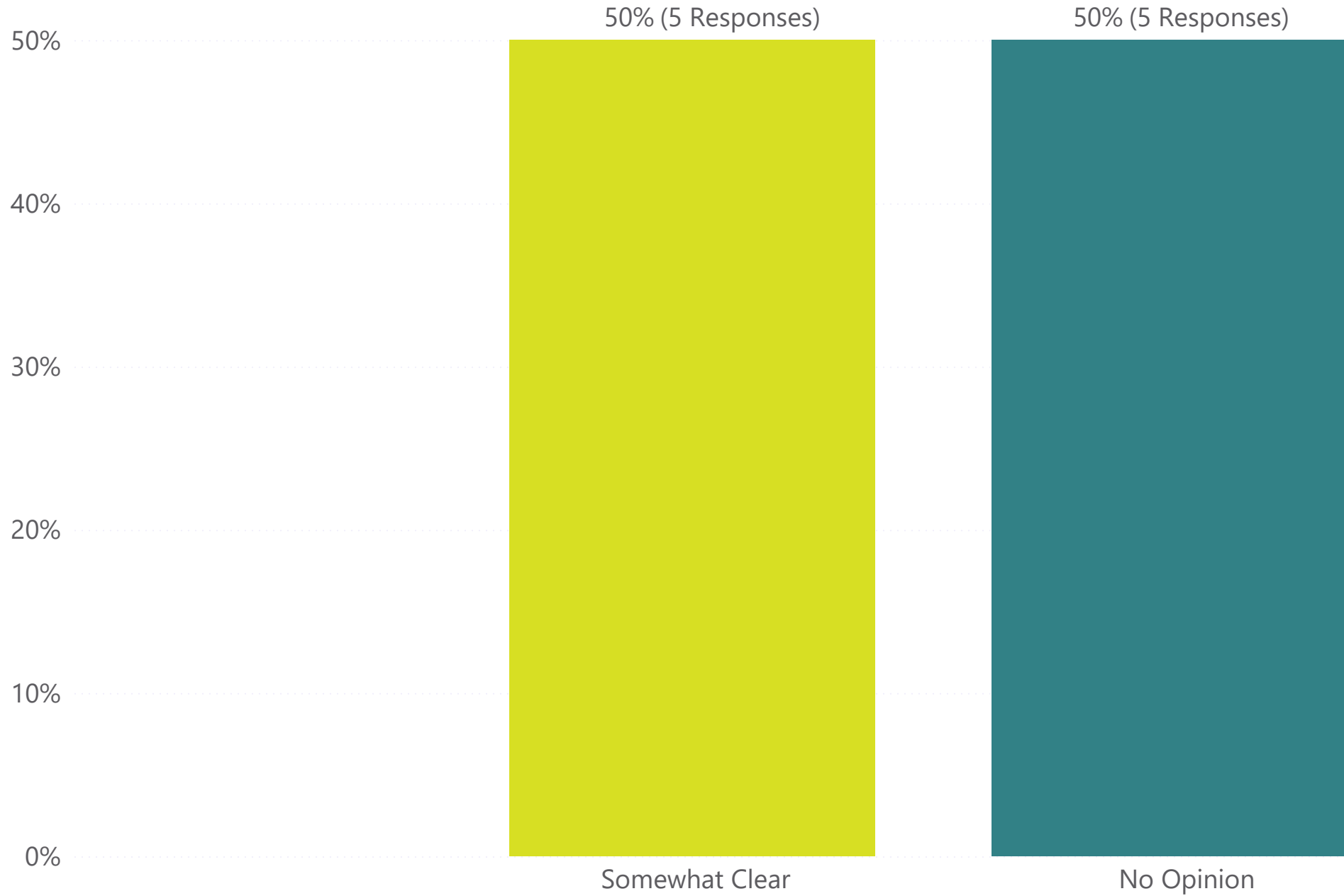
Occupation:
Engineer/Architect/Surveyor



How clear are the current rules for subdividing land in Dubuque?

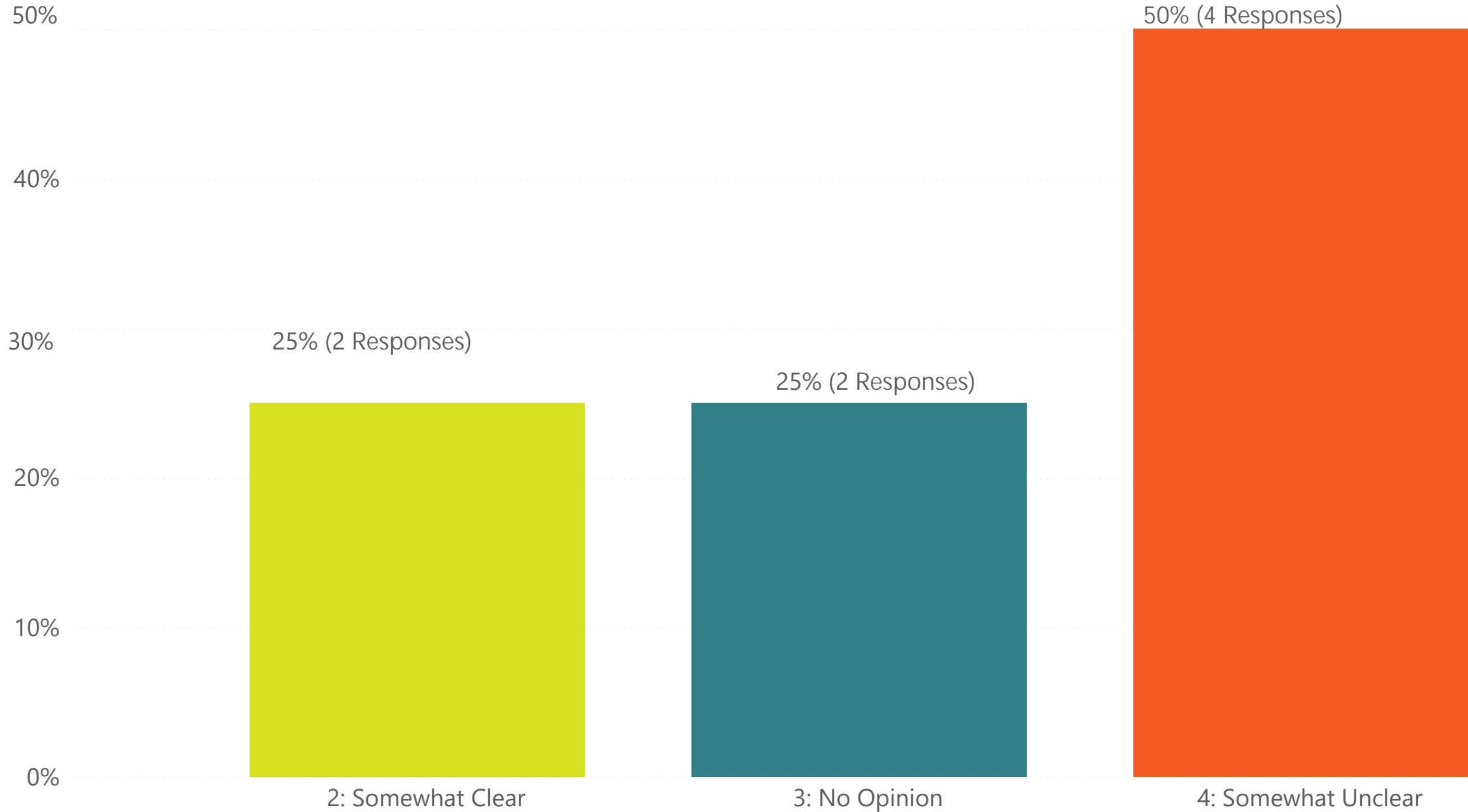
Occupation:

Realtor



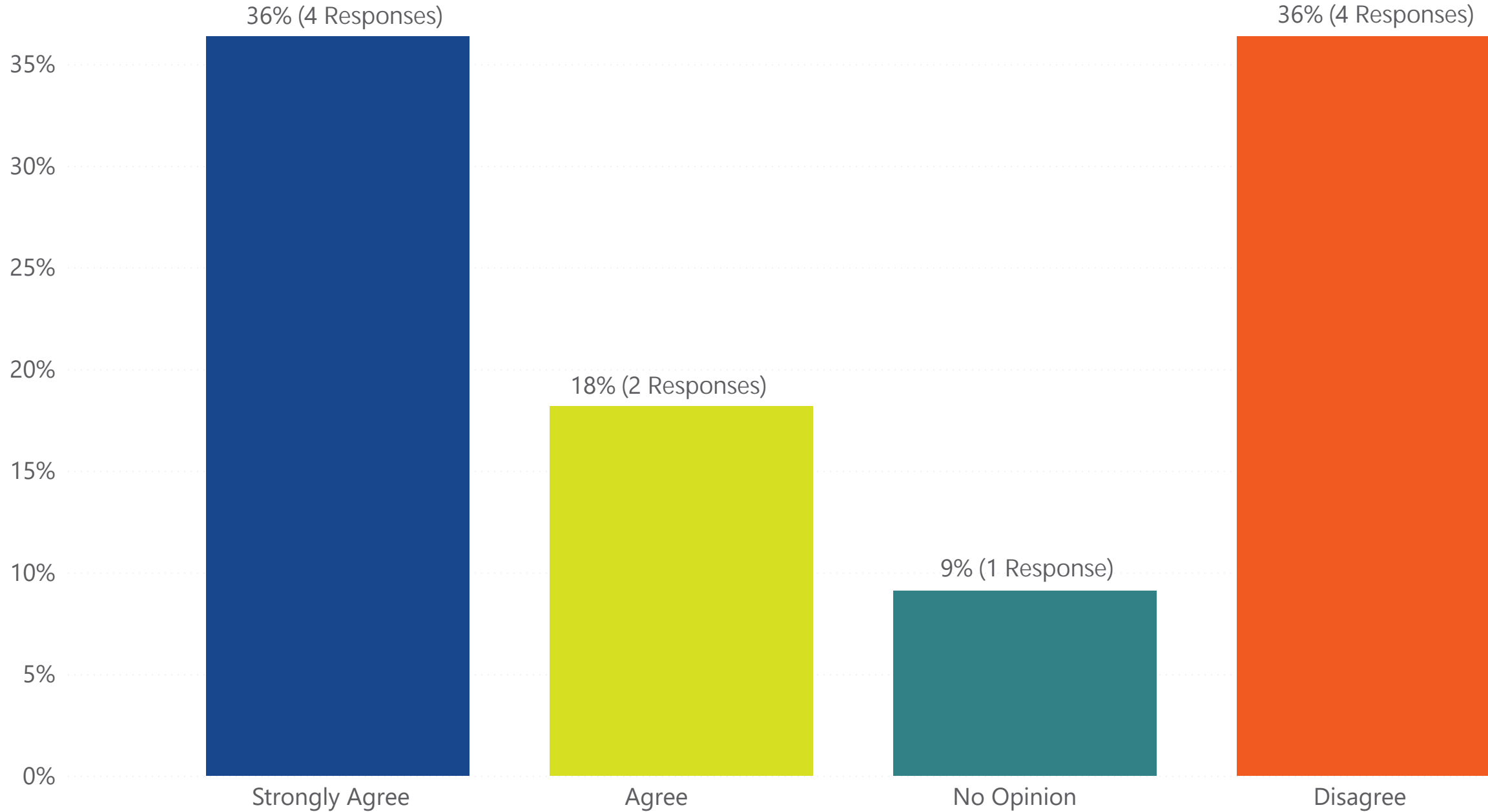
How clear are the current rules for subdividing land in Dubuque?

Occupation:
other



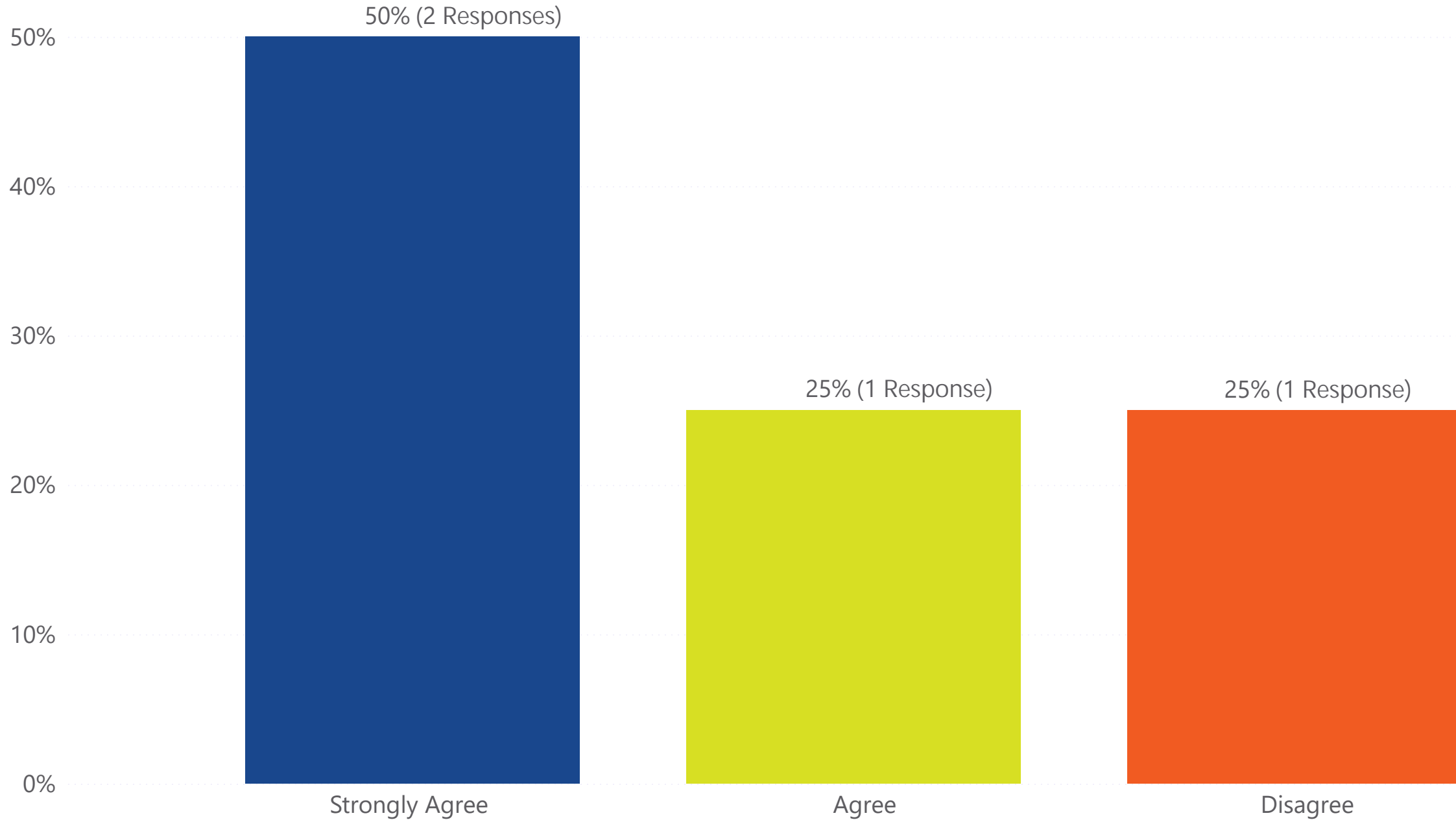
**The streets should be designed to accommodate all users
(e.g., pedestrians, cyclists, and vehicles) when constructed or reconstructed.**

Occupation:
Business Owner



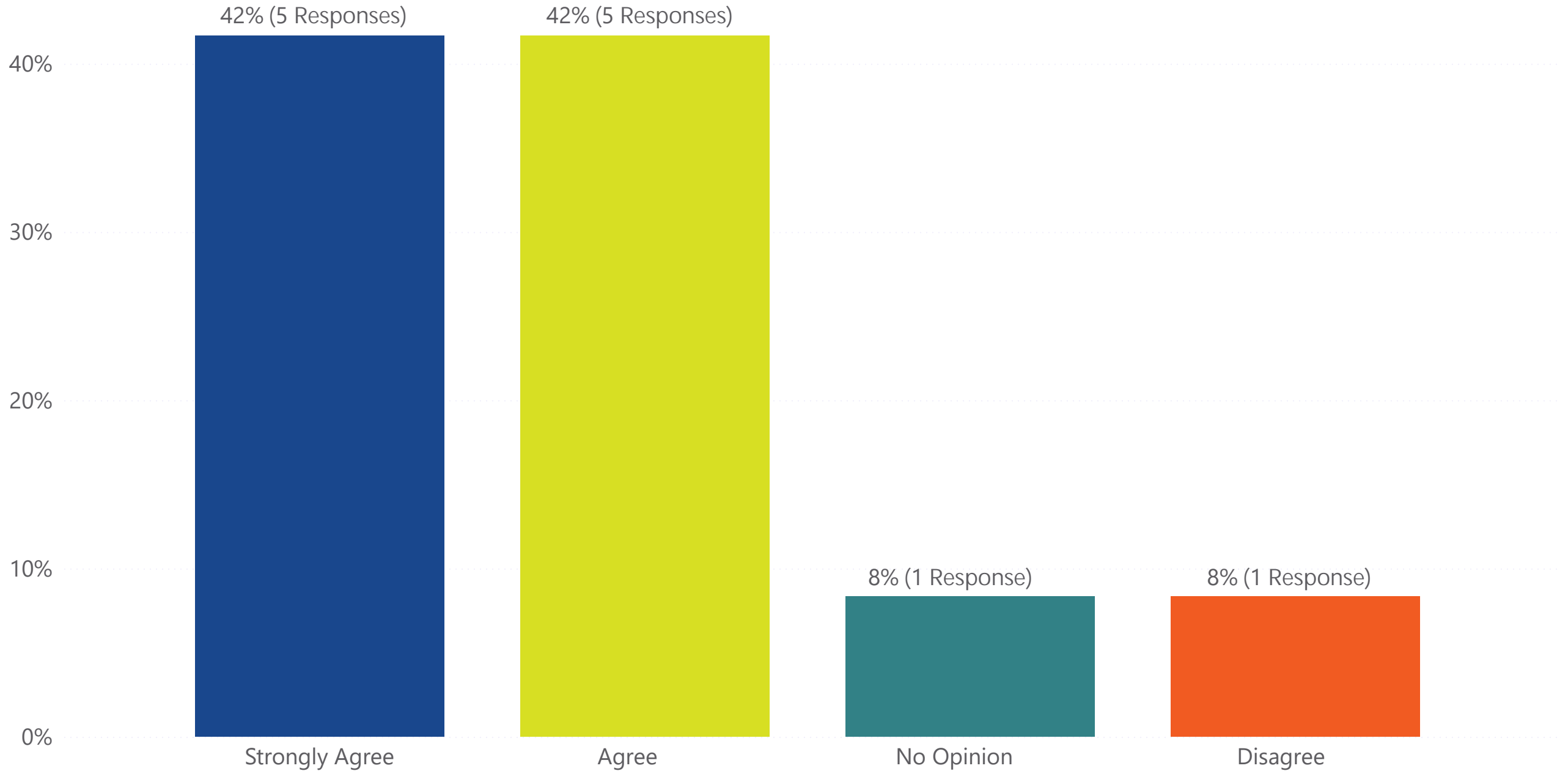
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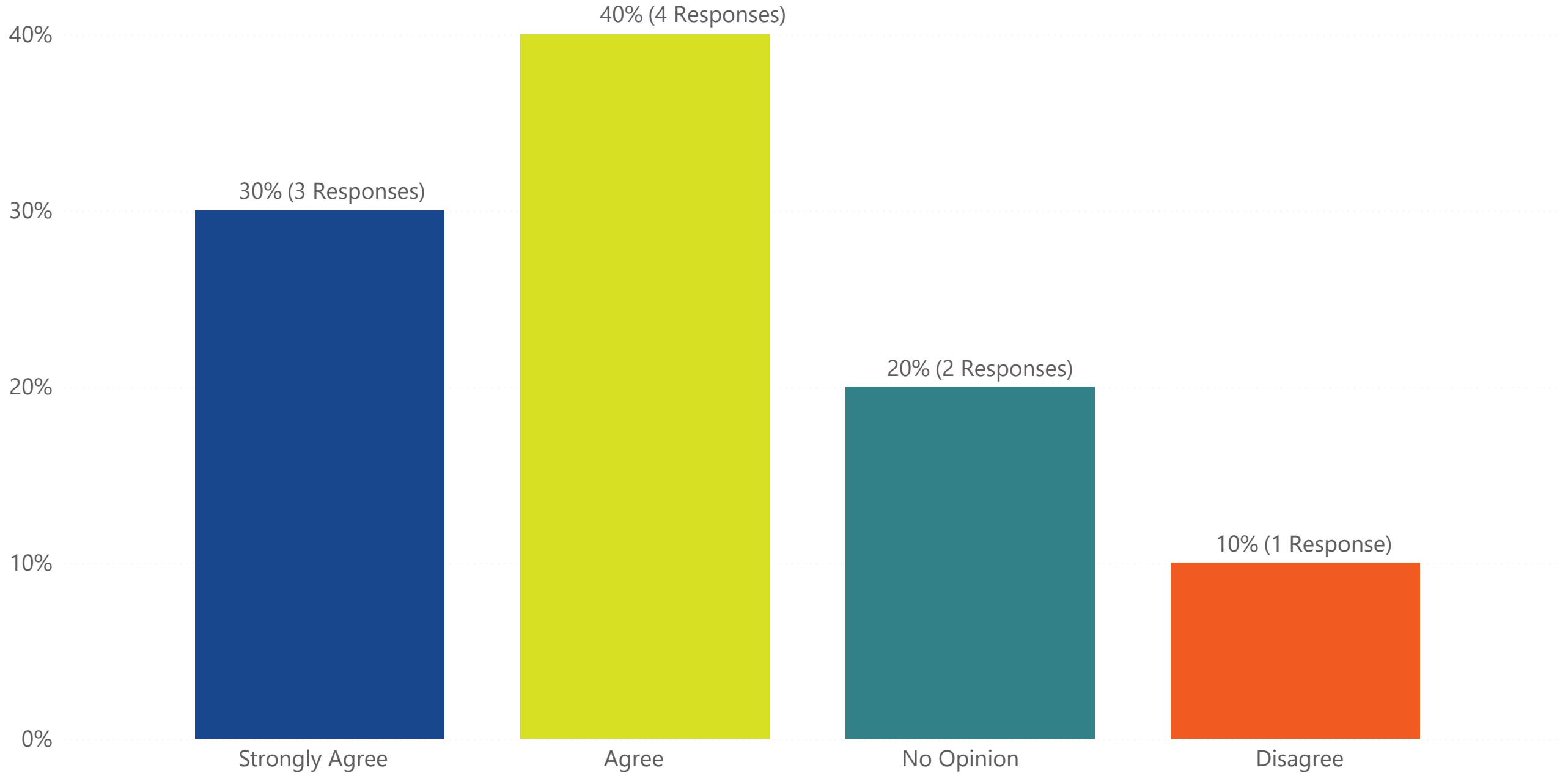
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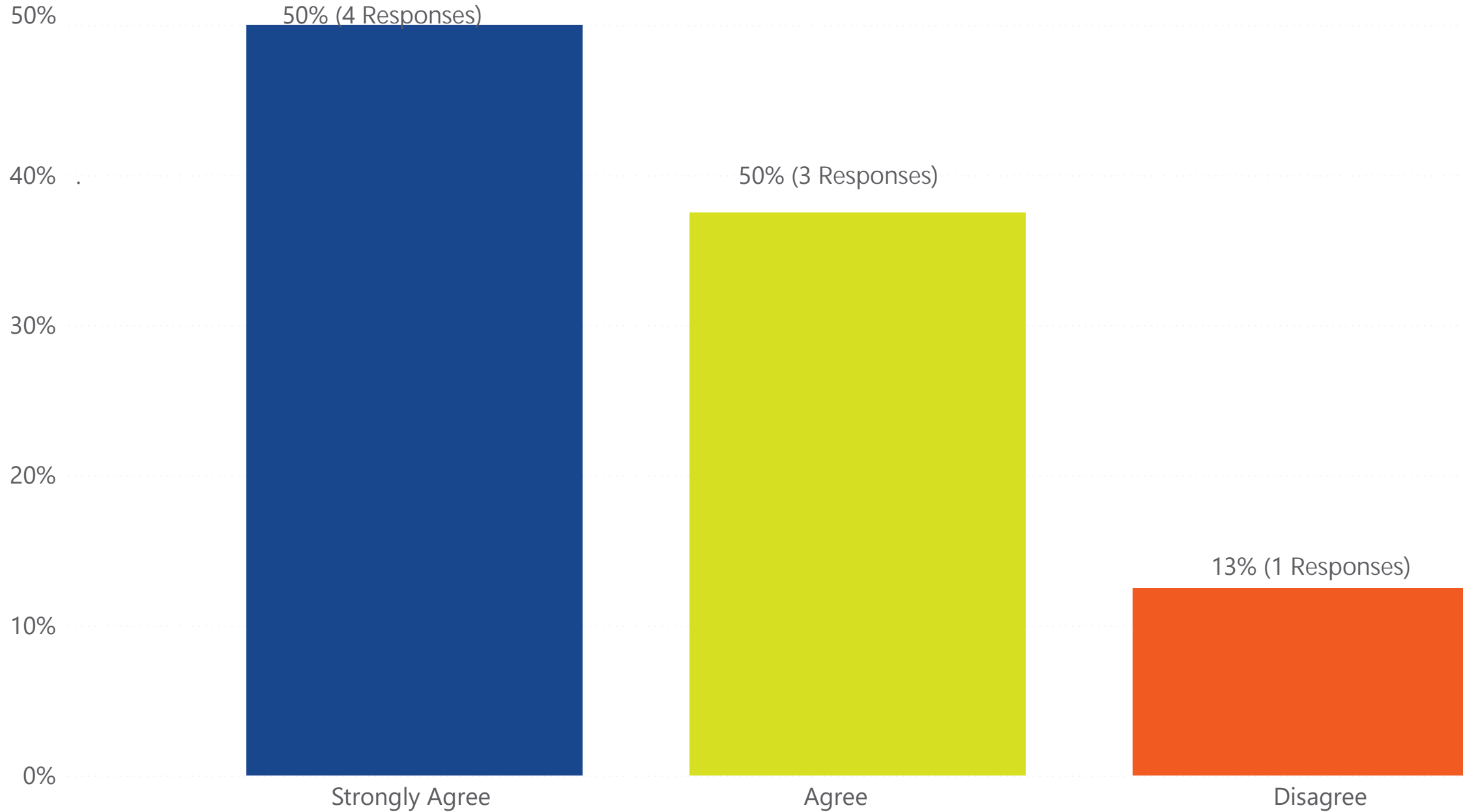
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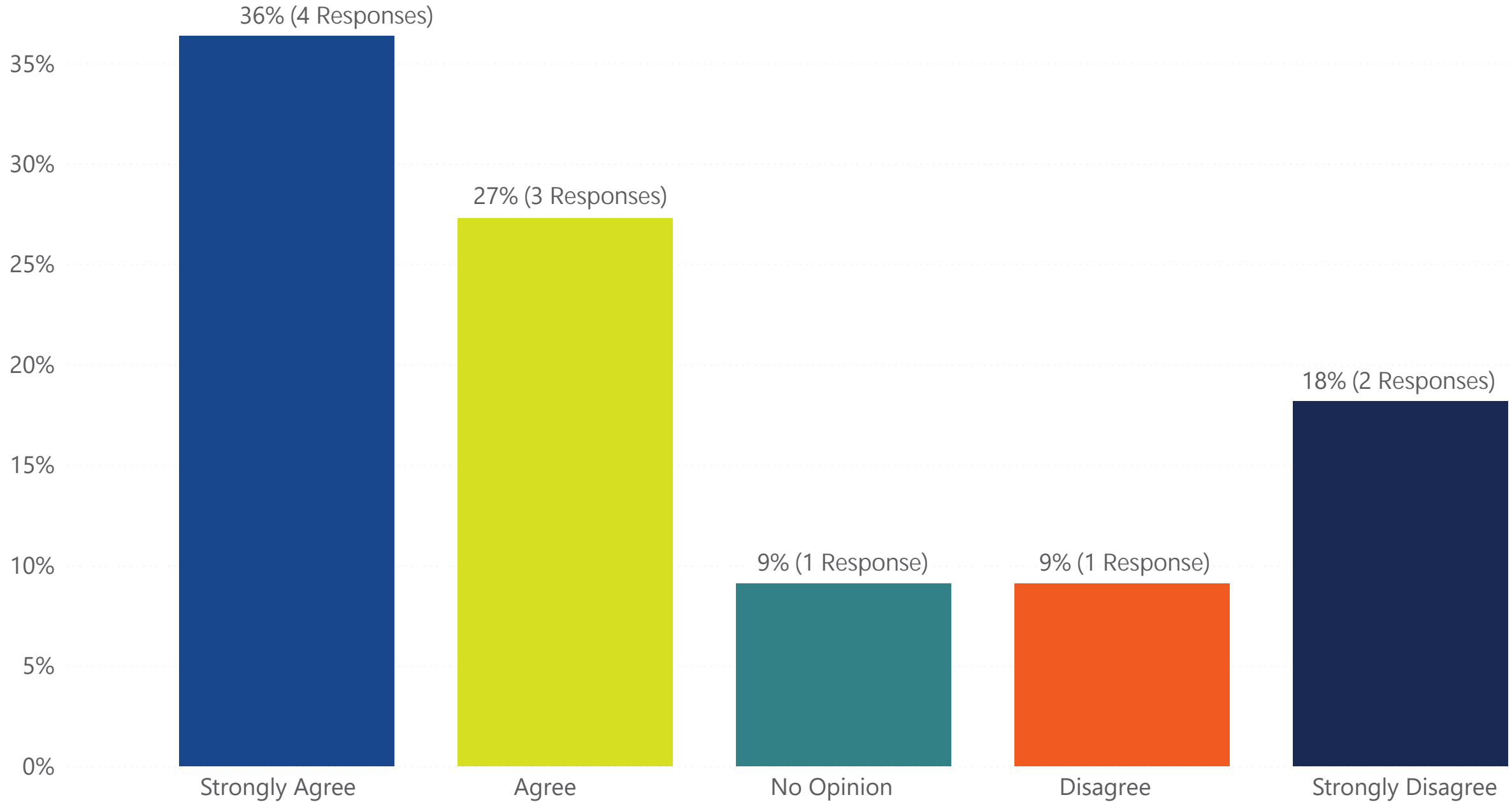
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Occupation:
other



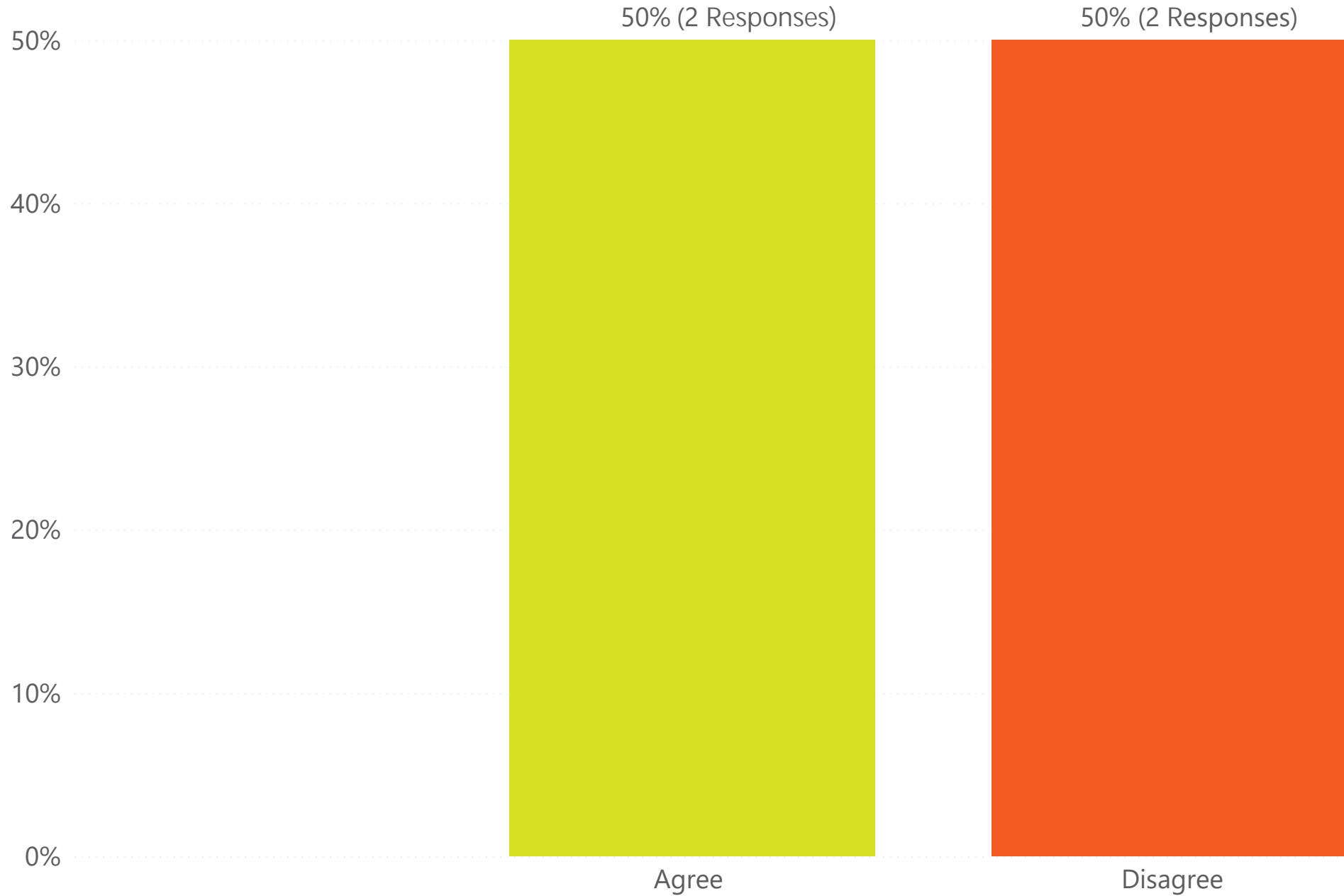
The Unified Development Code should allow for more developments to be built "by-right" (e.g., without requiring special approvals from the City).

Occupation:
Business Owner



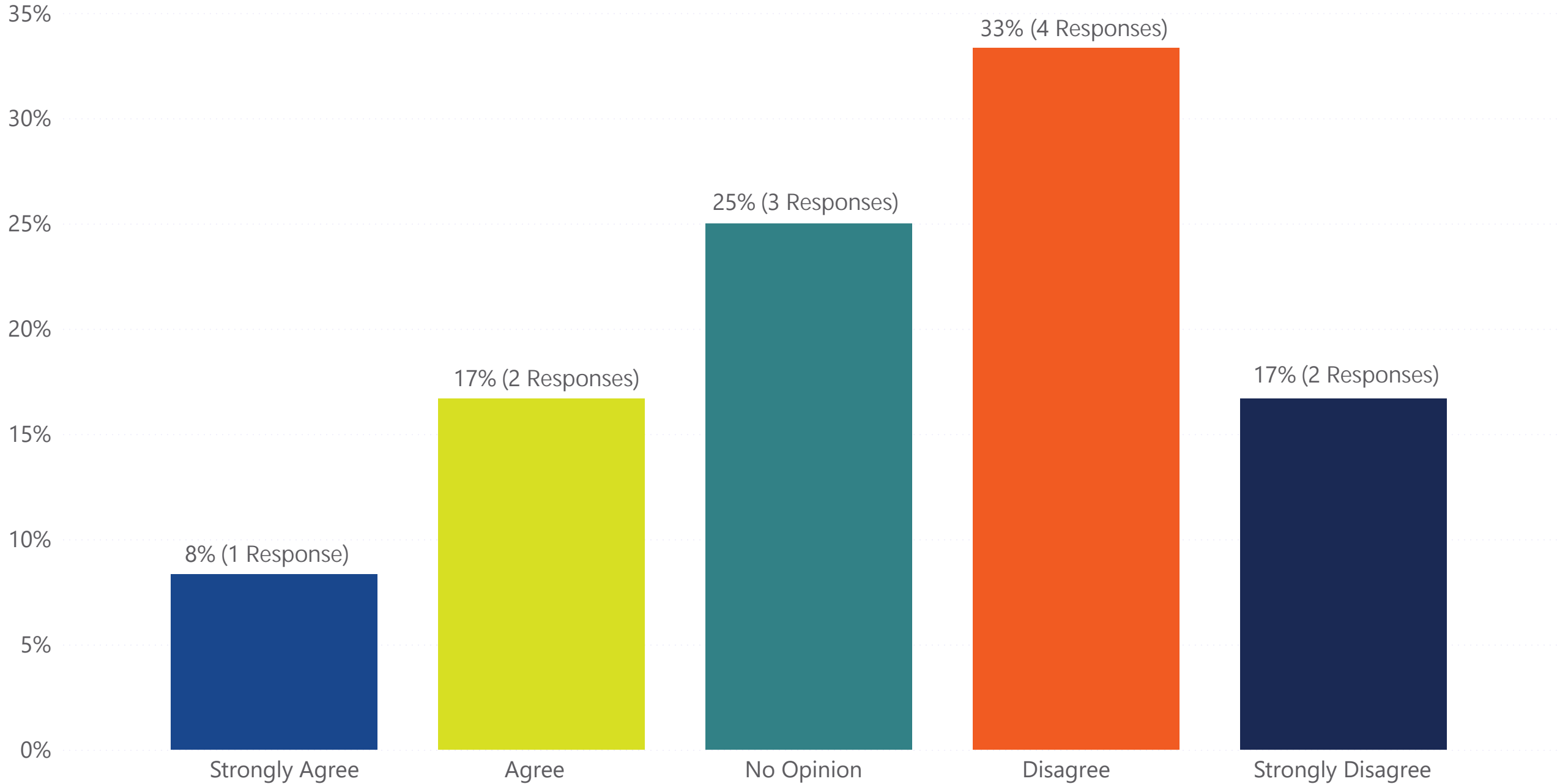
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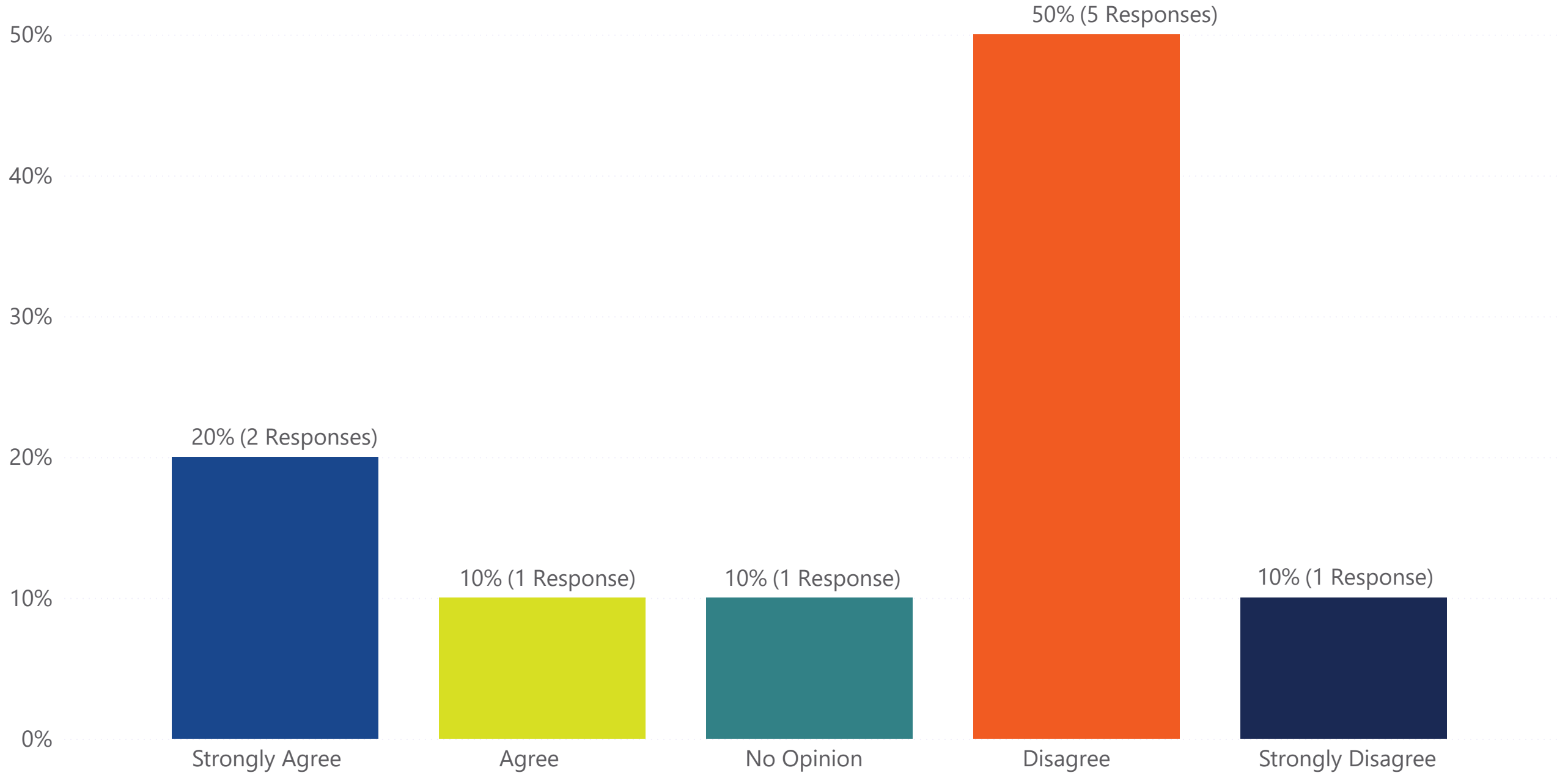
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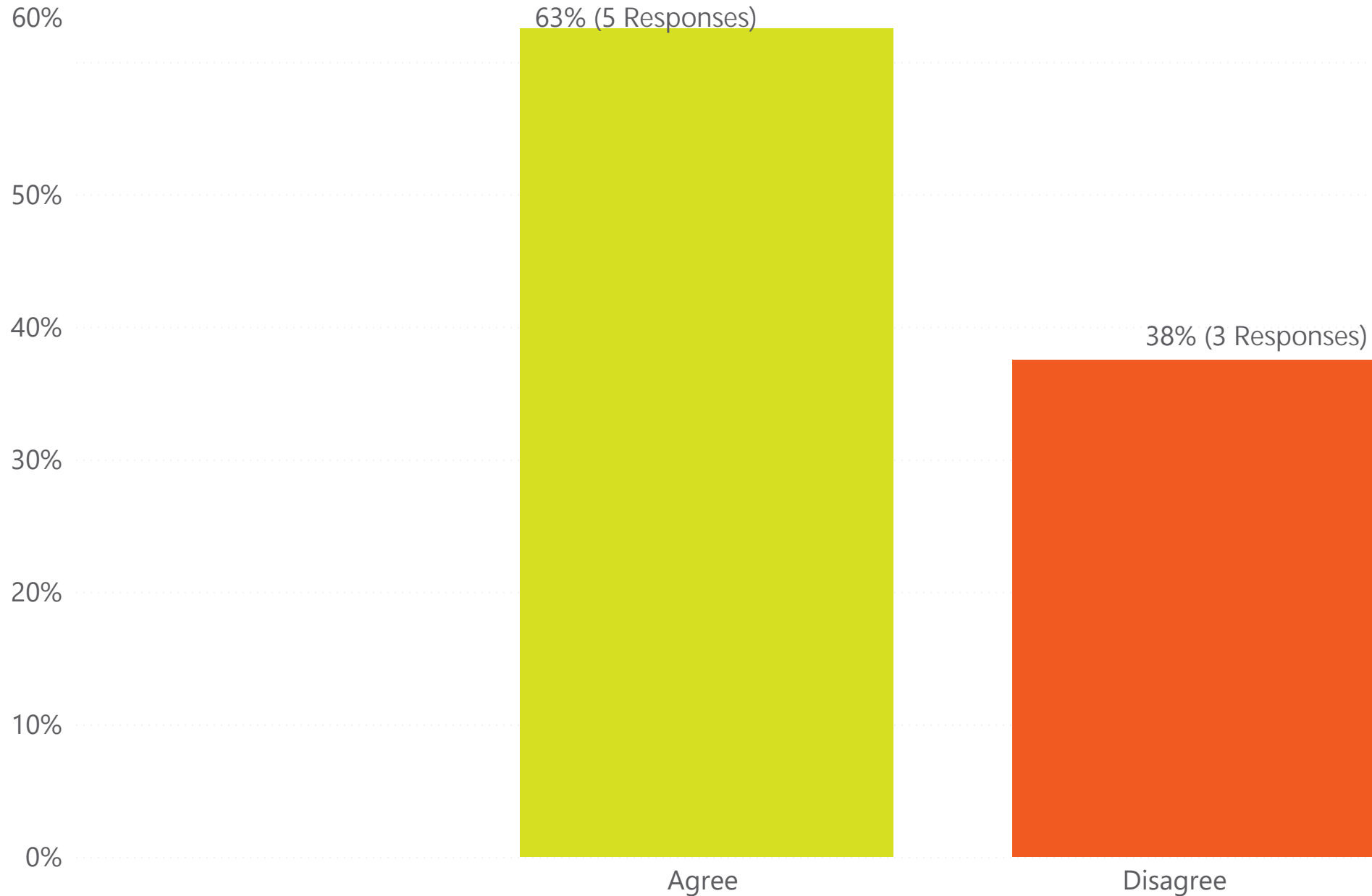
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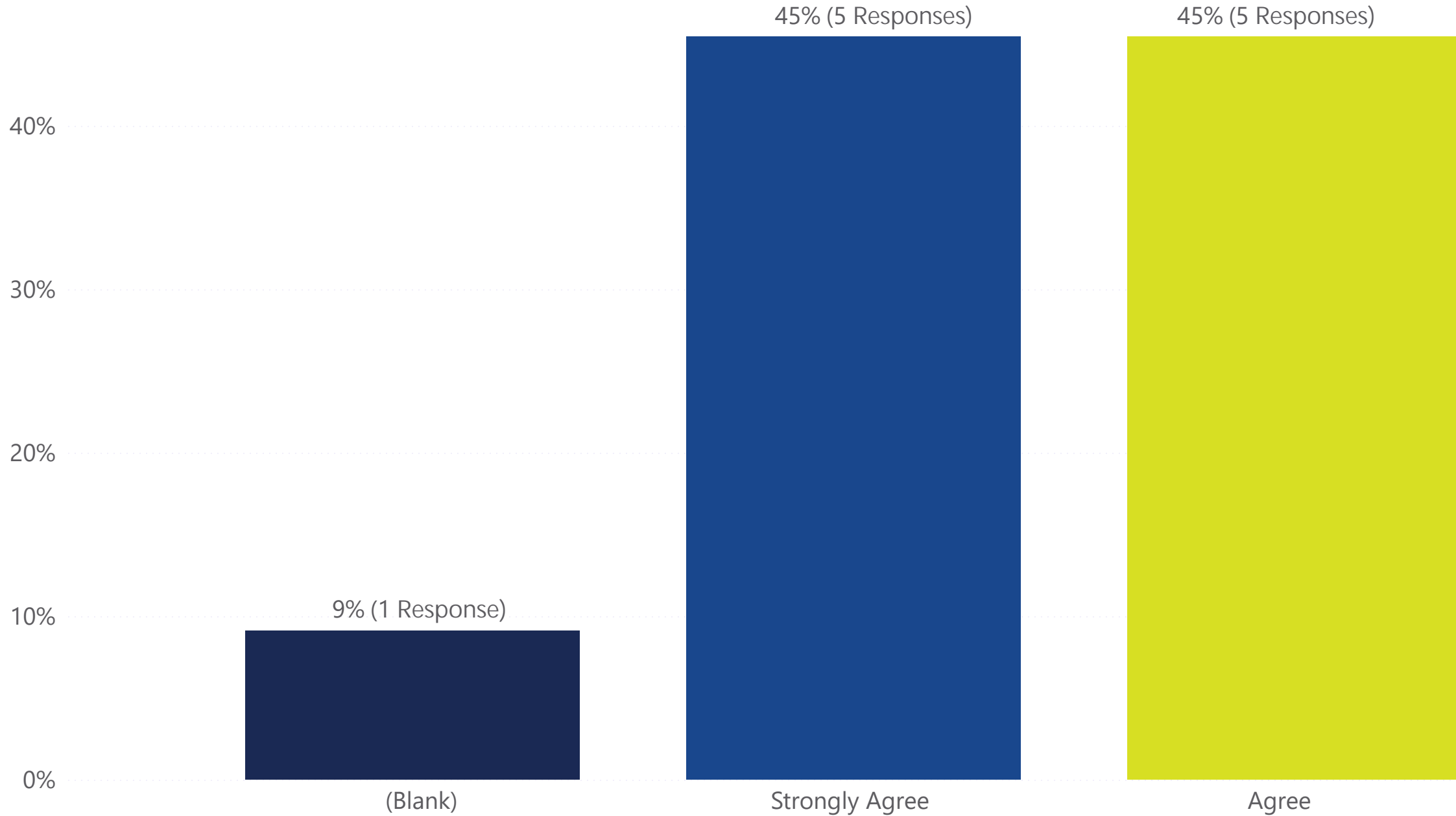
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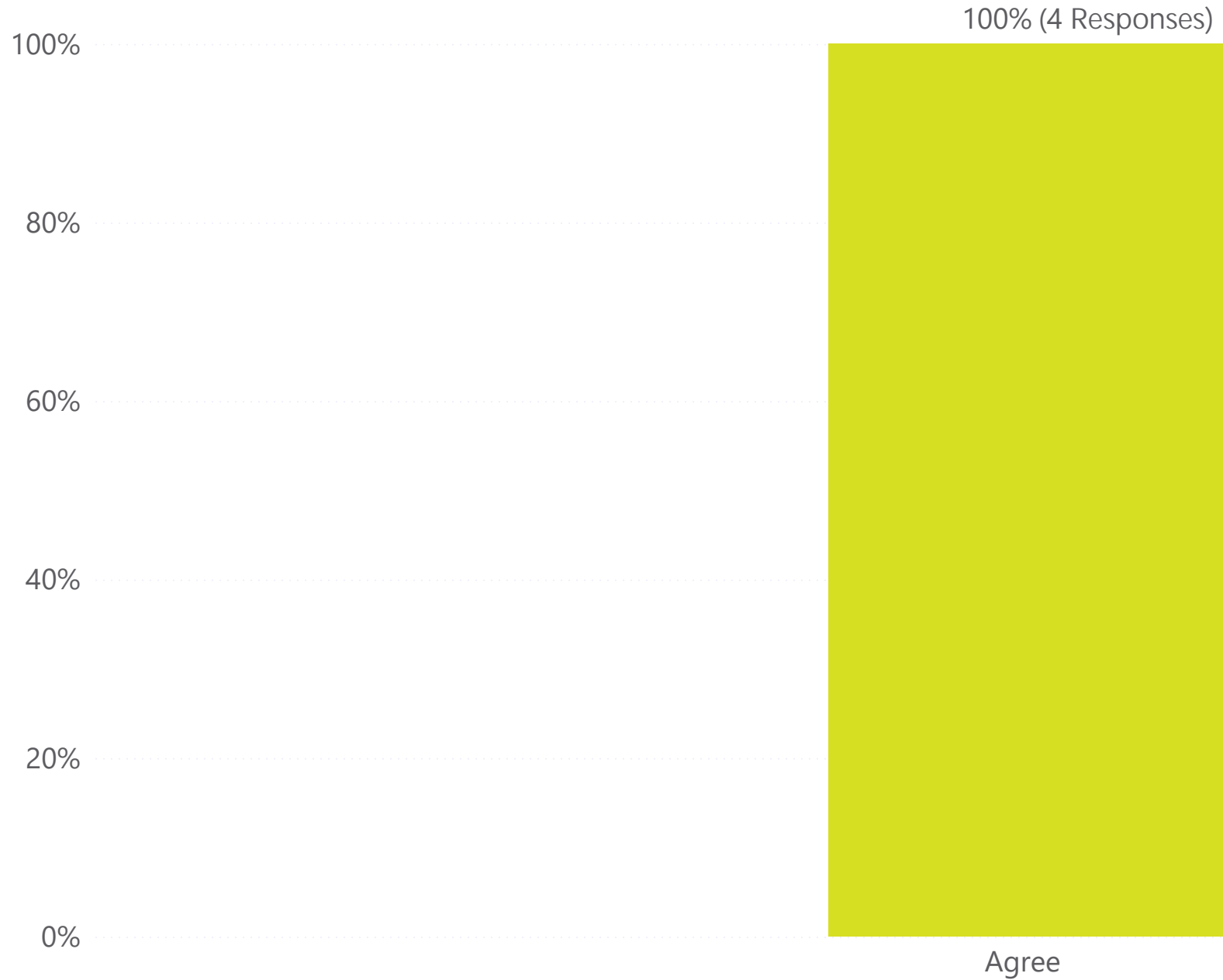
The approval processes for zoning applications (e.g., rezoning, special exceptions, conditional use permits) should be streamlined to improve efficiency.

Occupation:
Business Owner



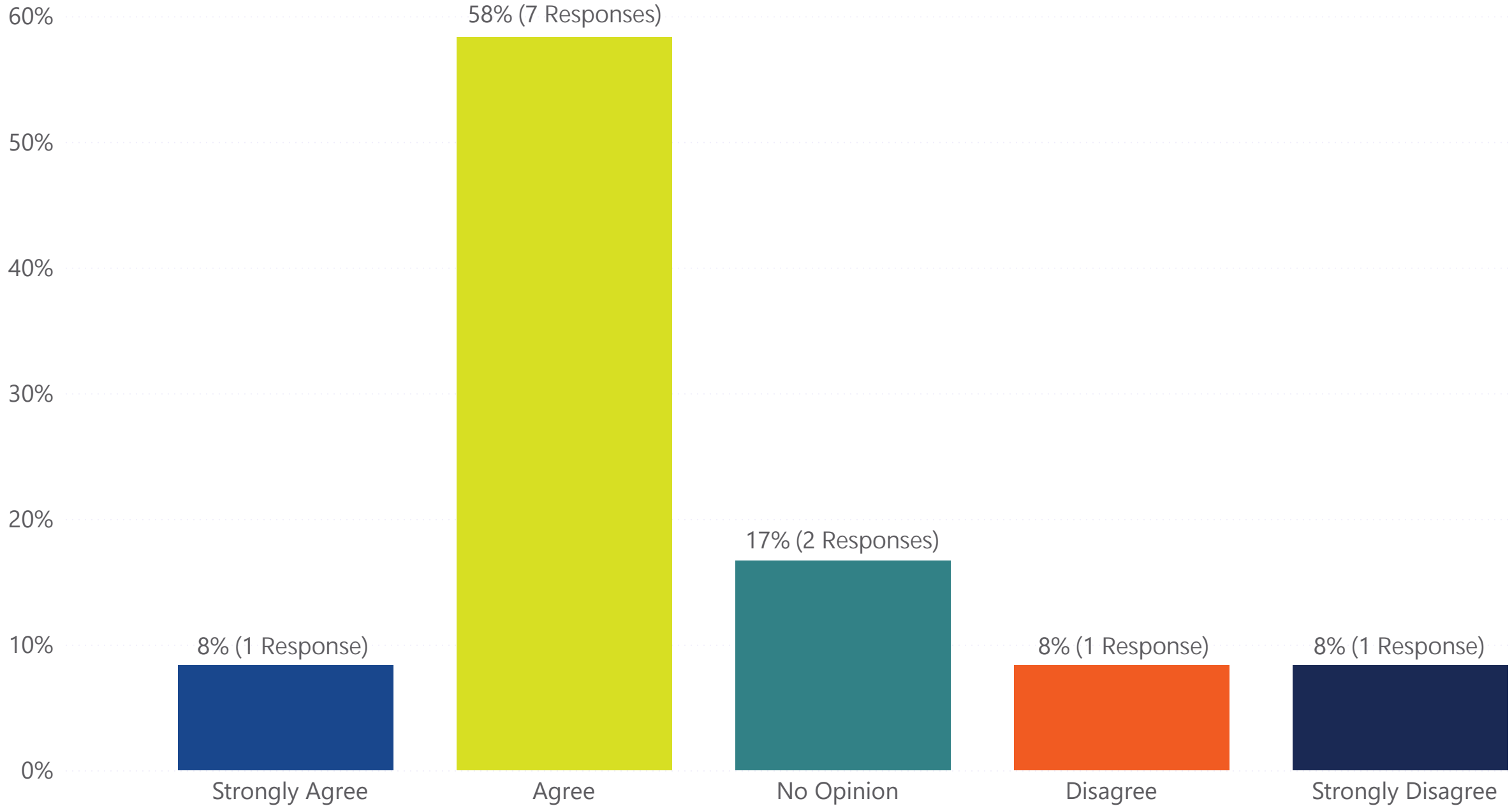
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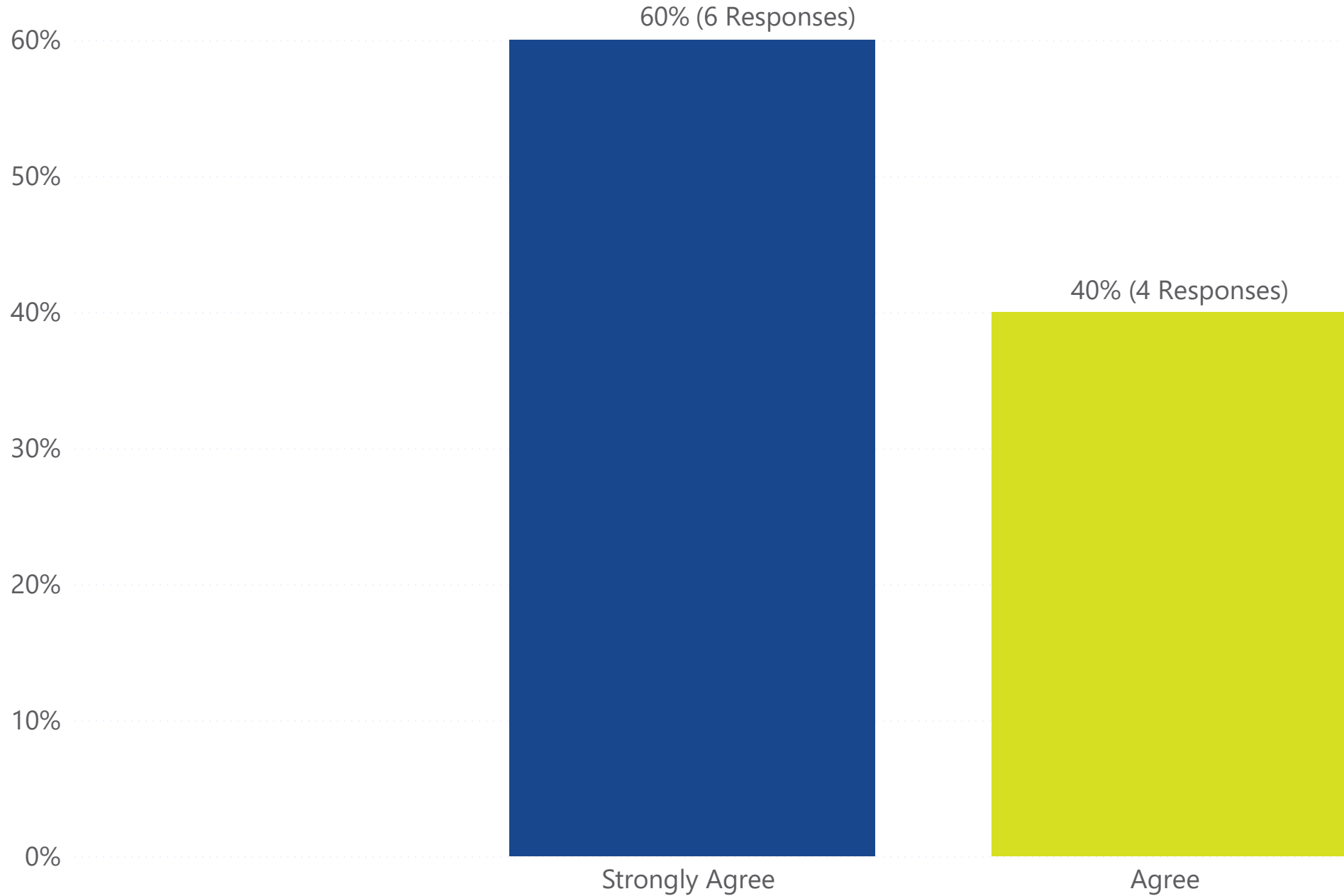
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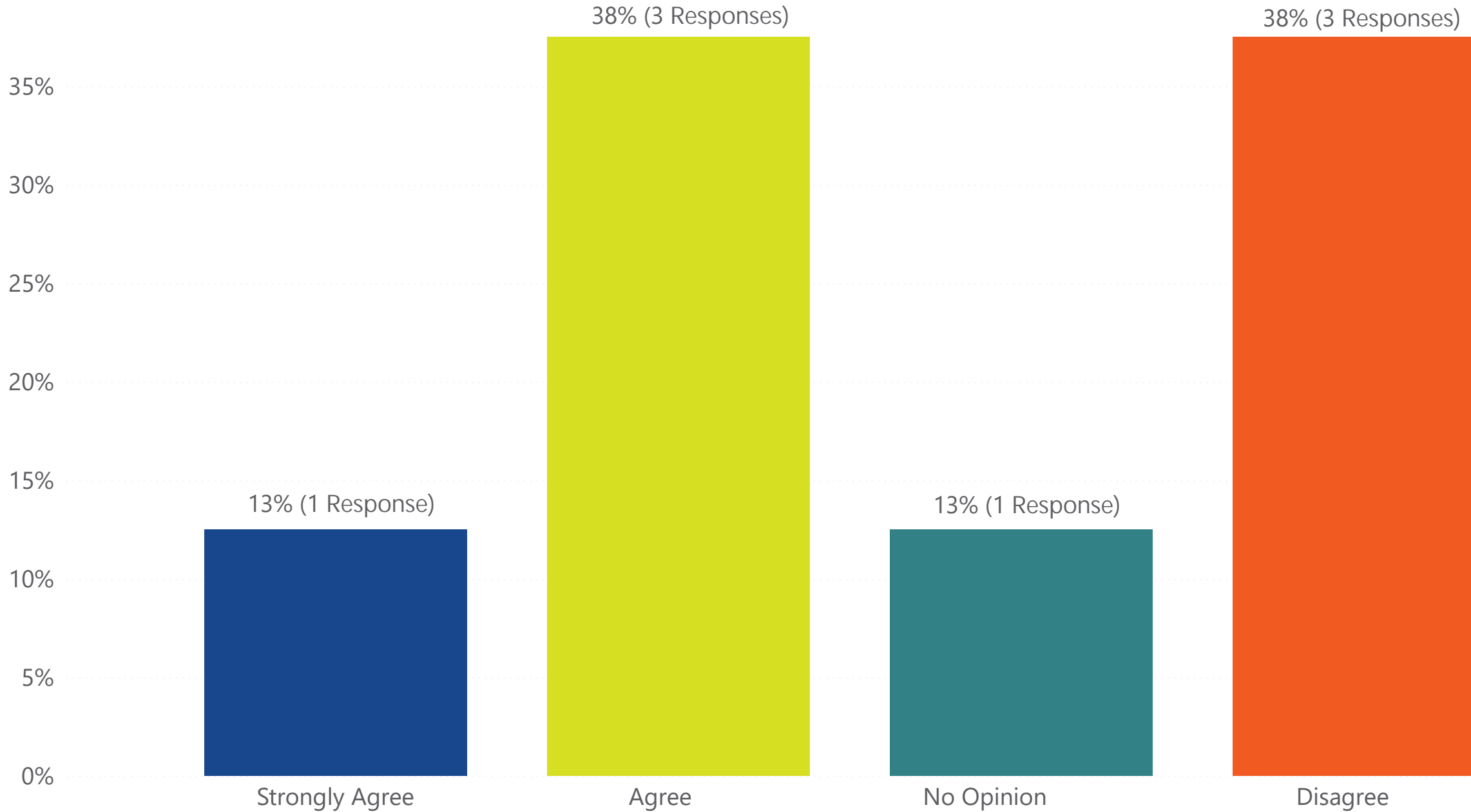
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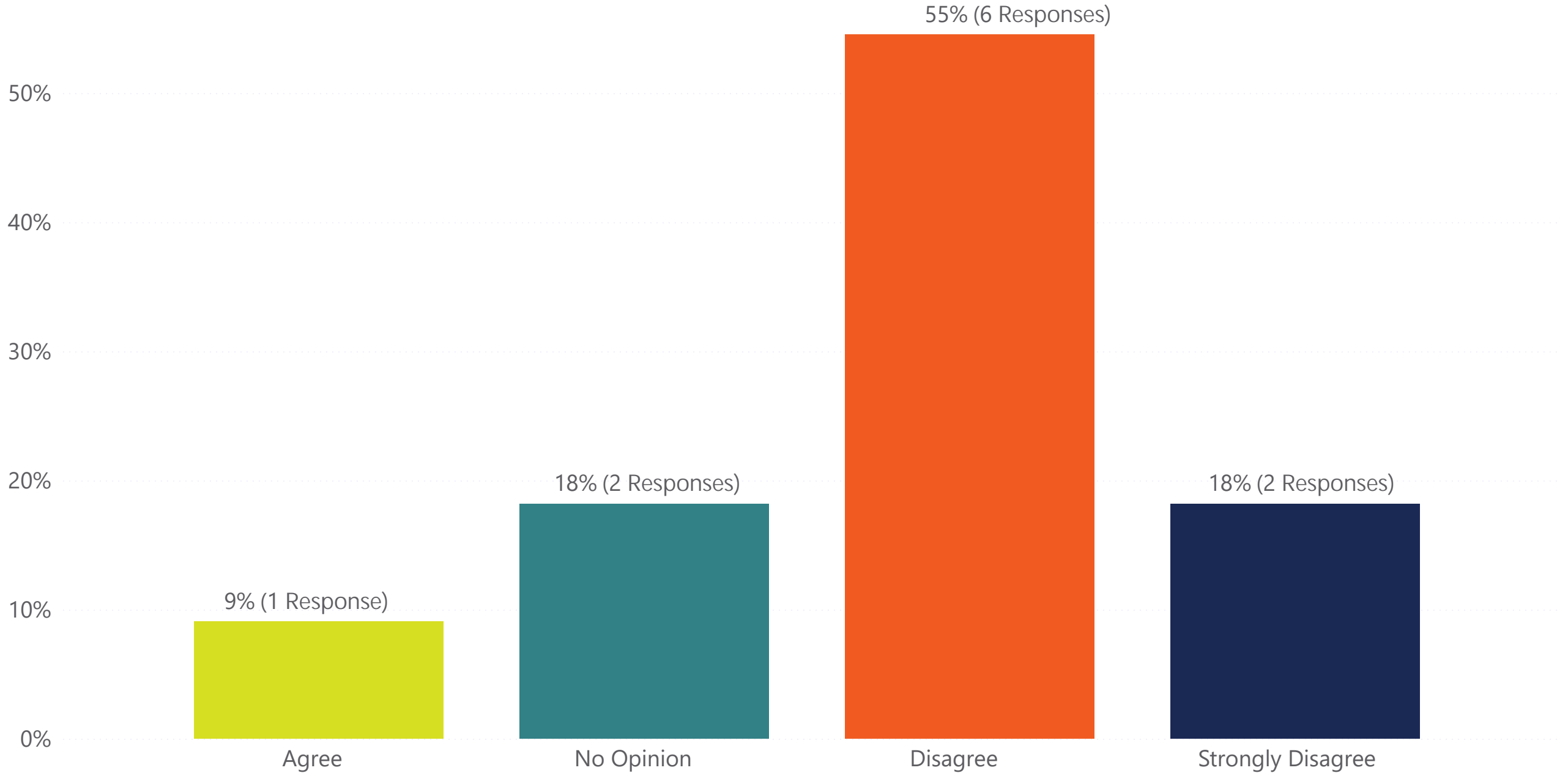
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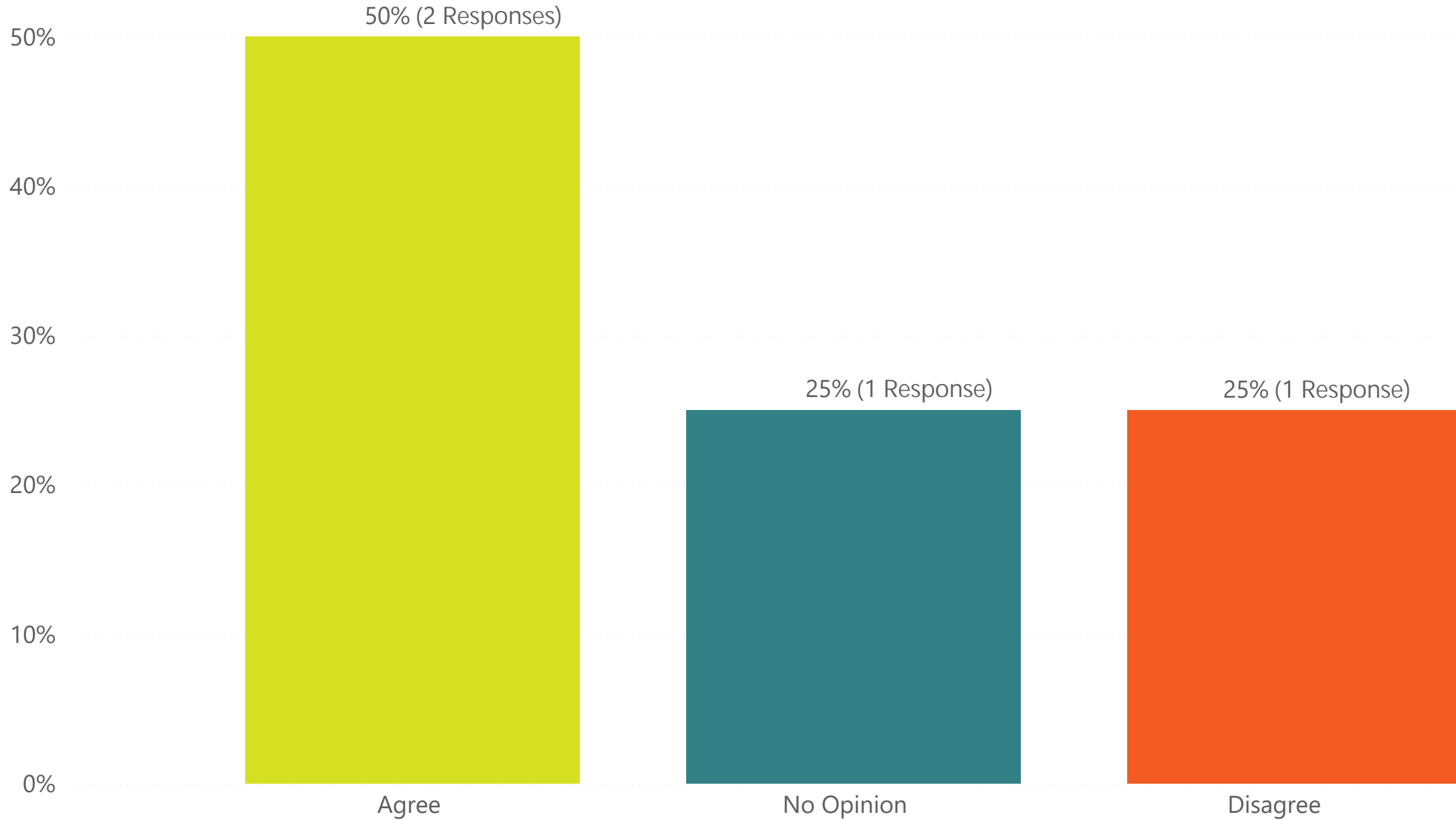
The current submittal requirements for zoning applications (e.g., rezoning, special exceptions, conditional use permits) are clear and easy to follow.

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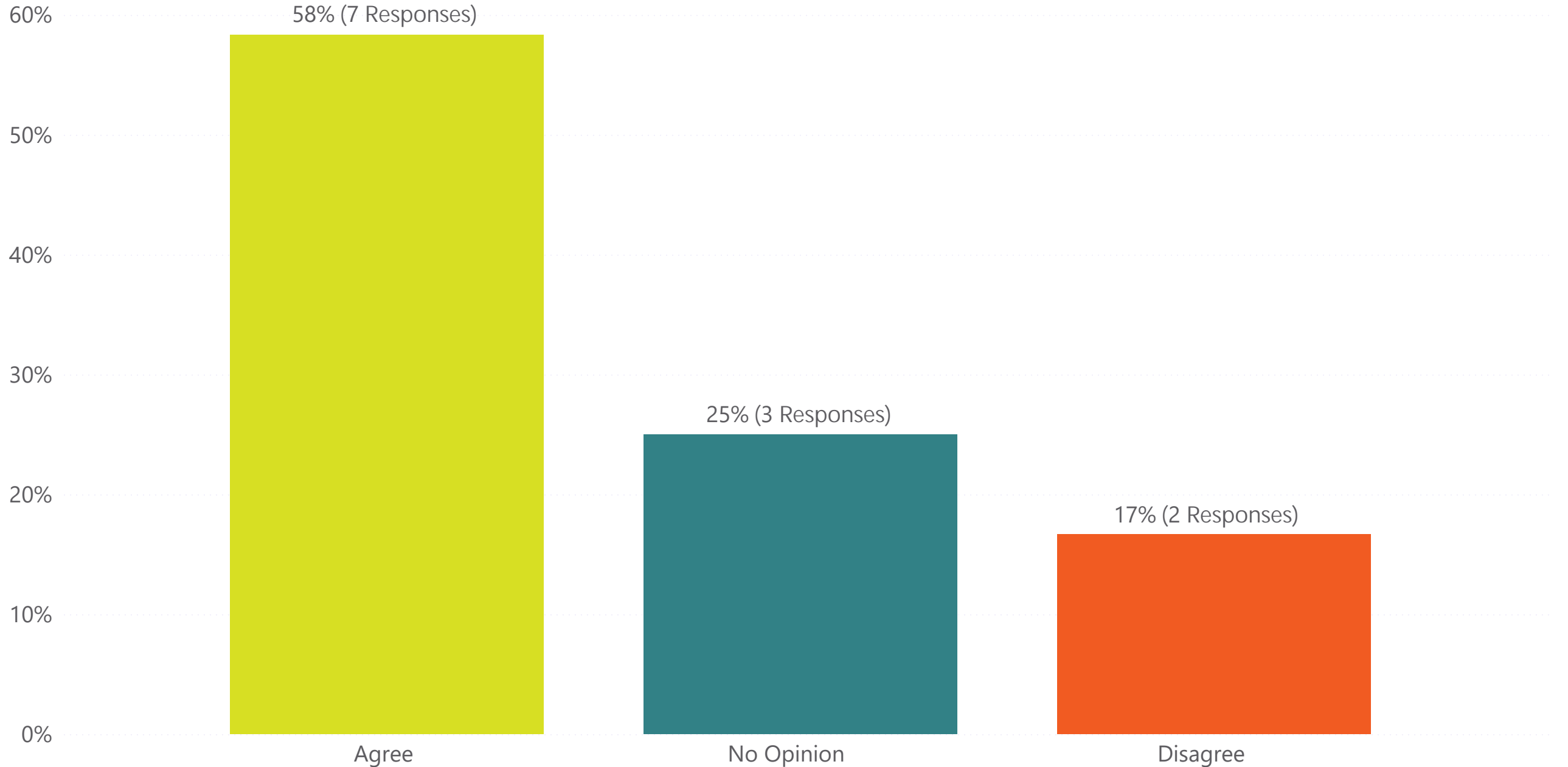
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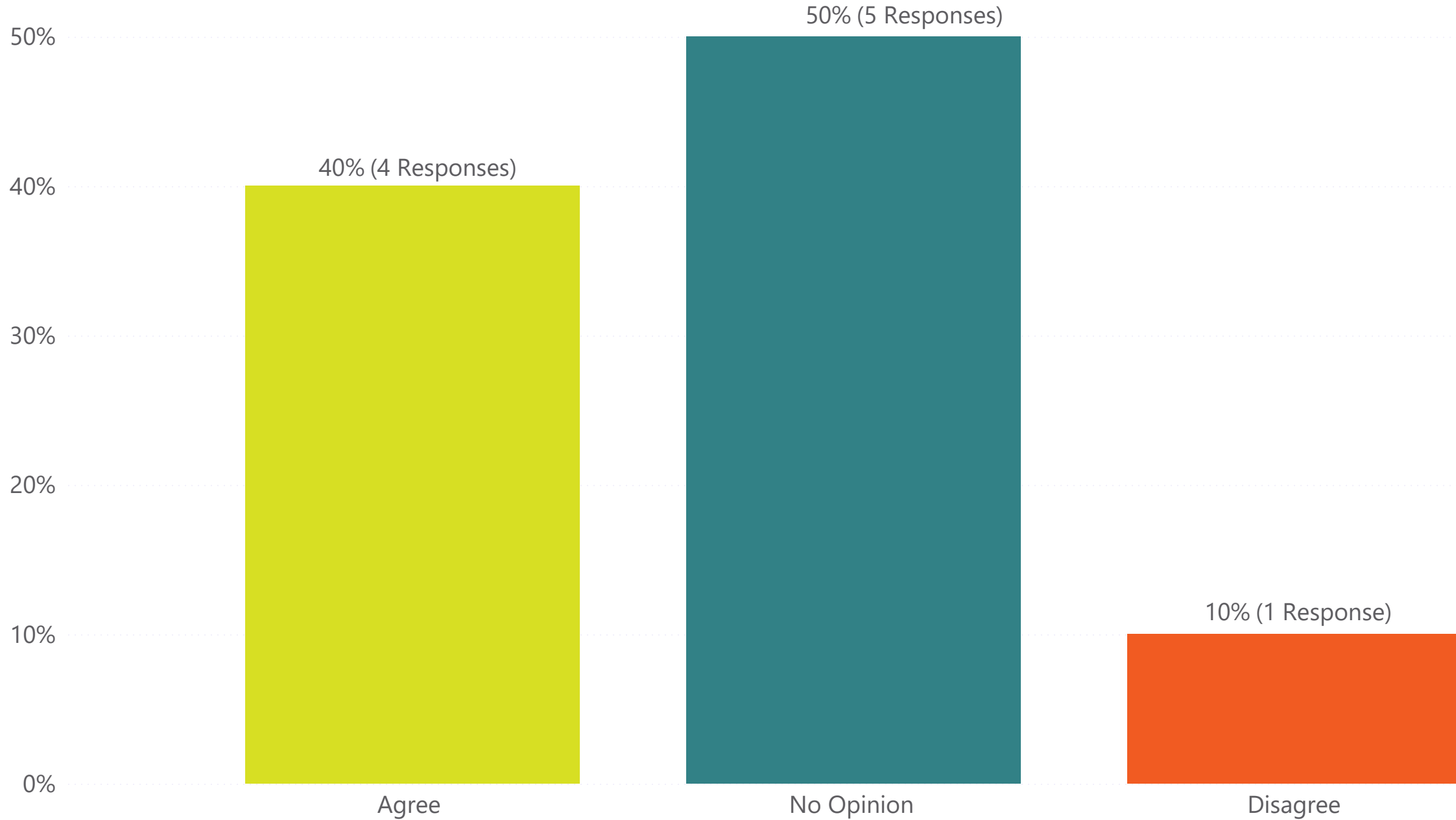
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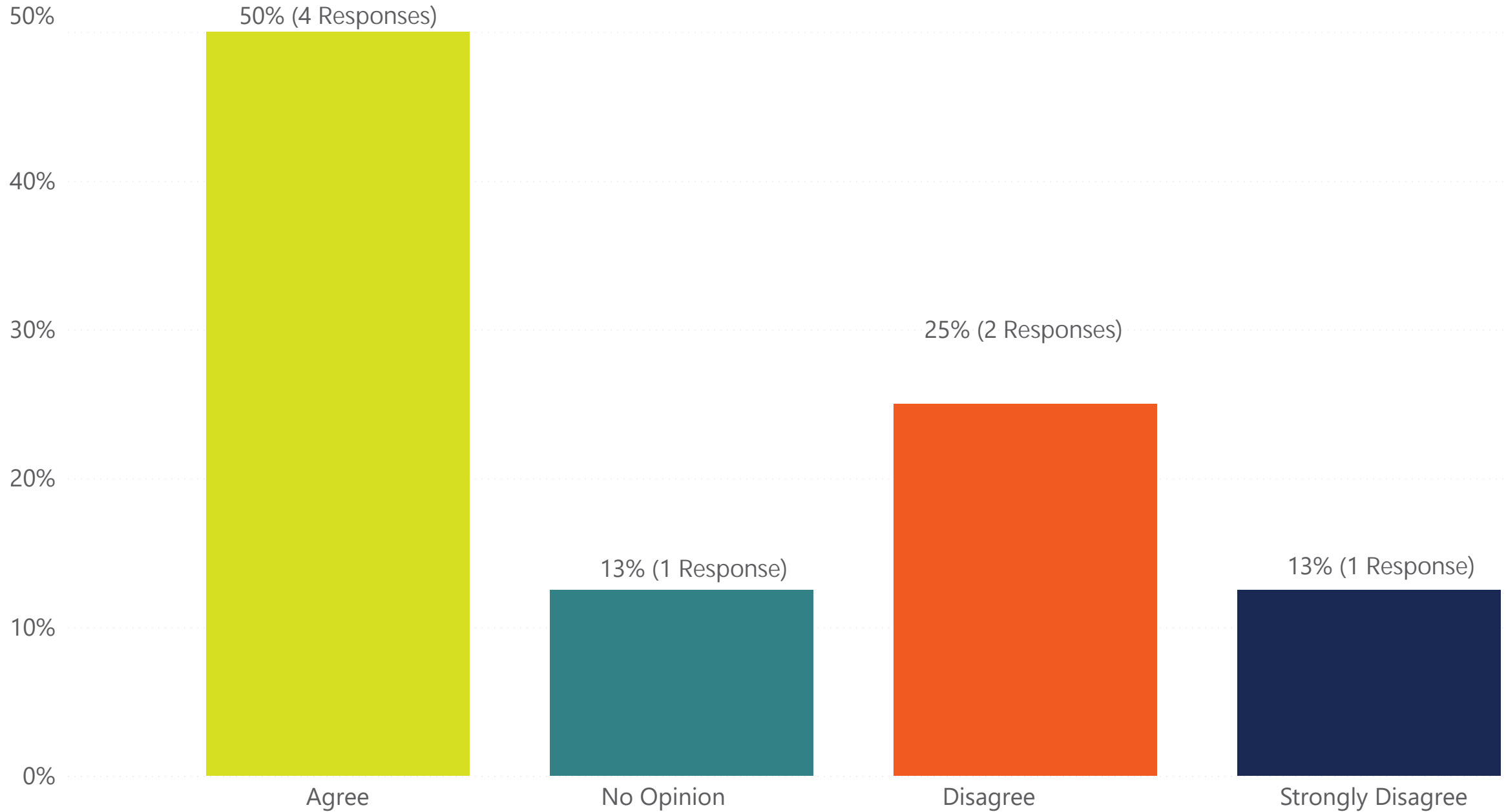
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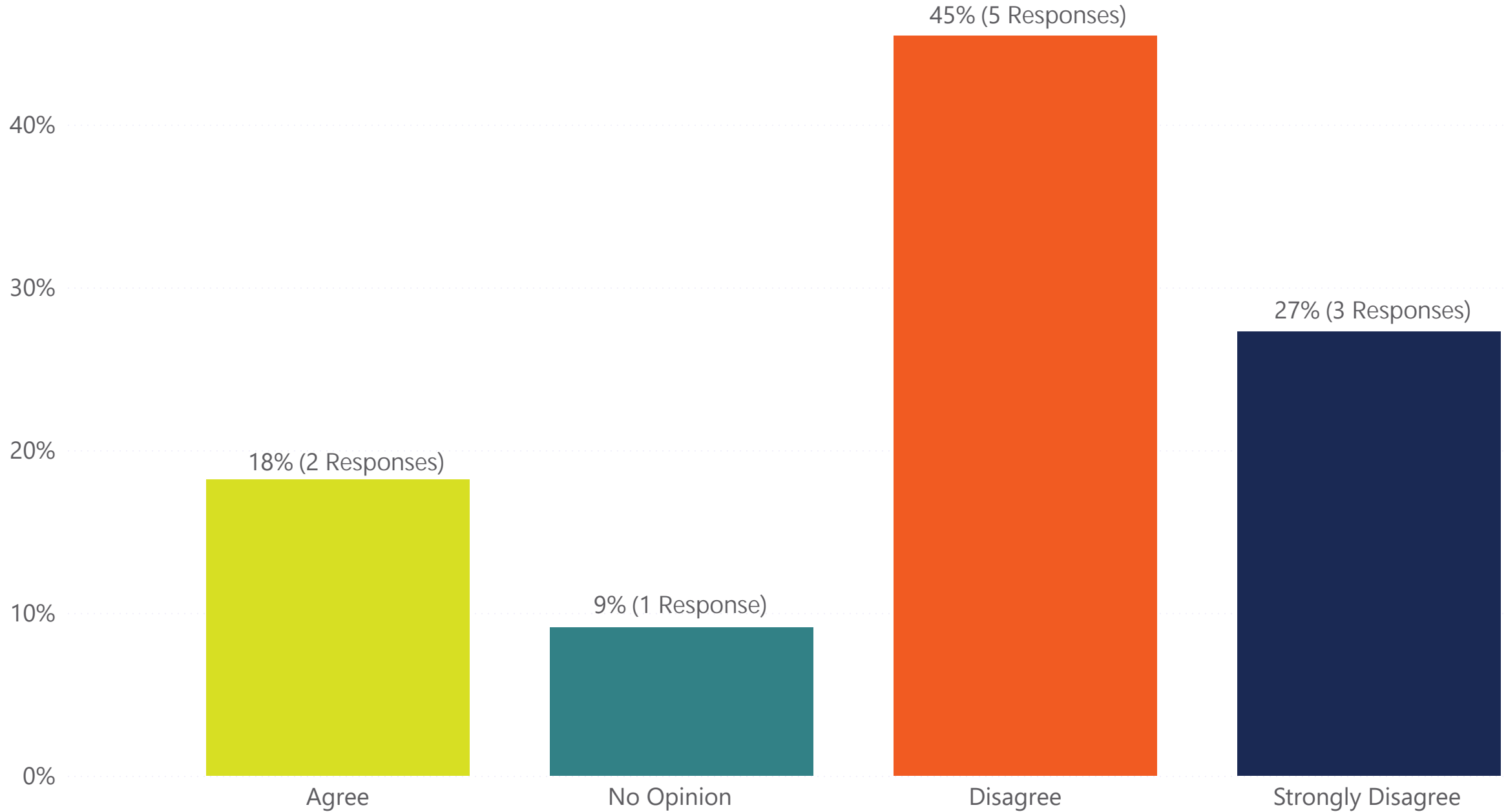
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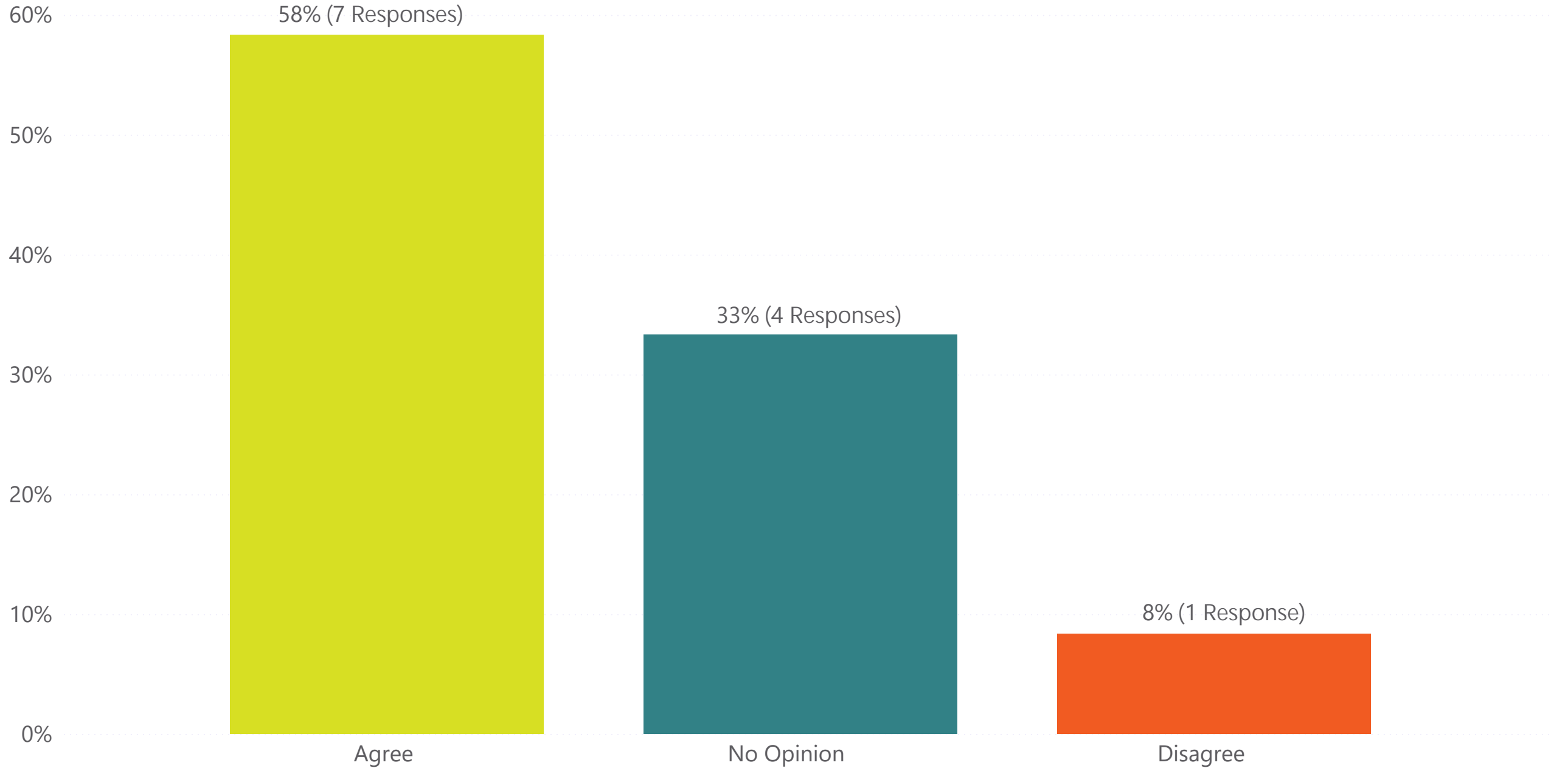
Occupation:
other





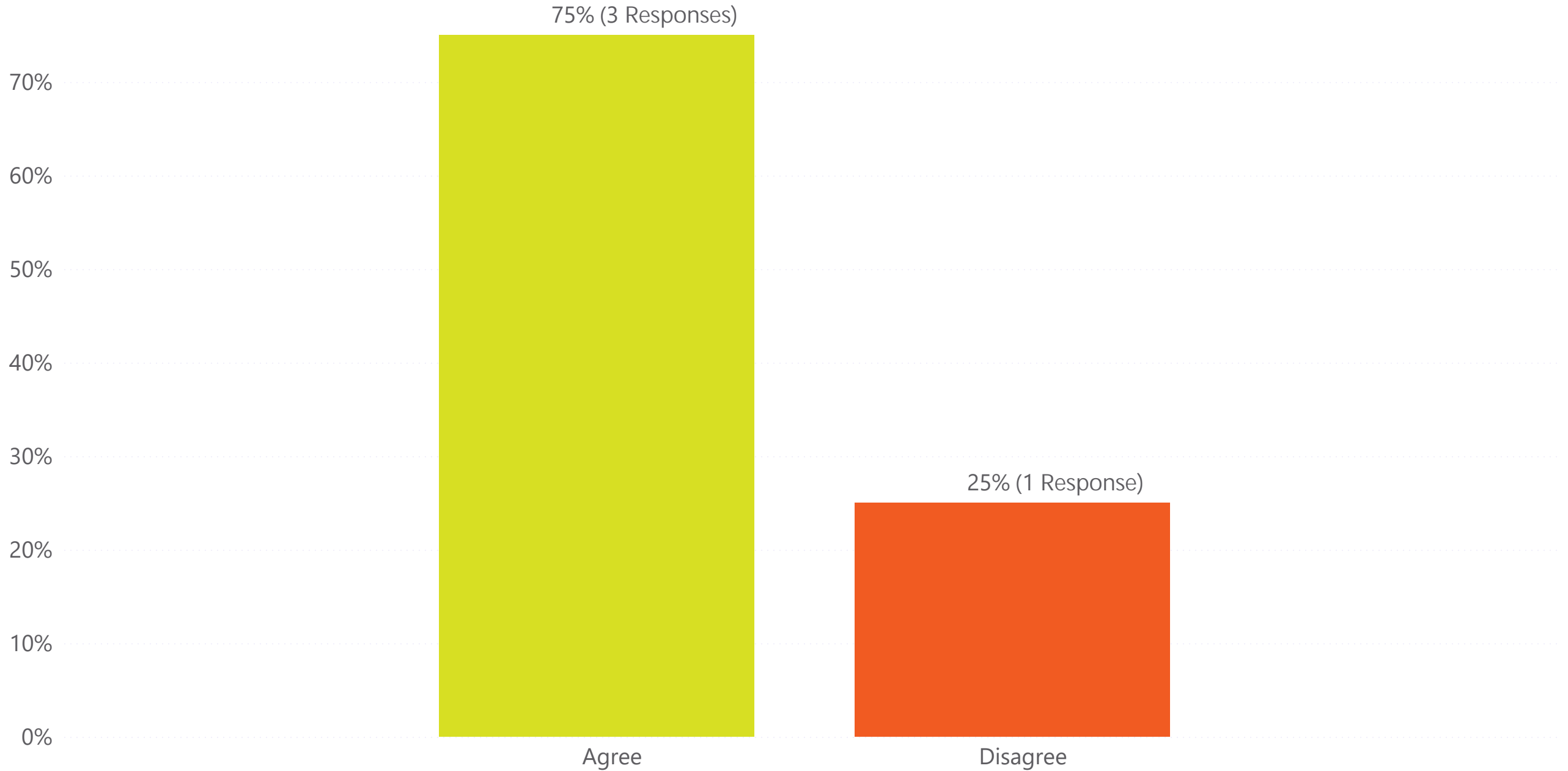
The timelines for reviewing and approving zoning applications (ZAC/ZBA) are clear and predictable.

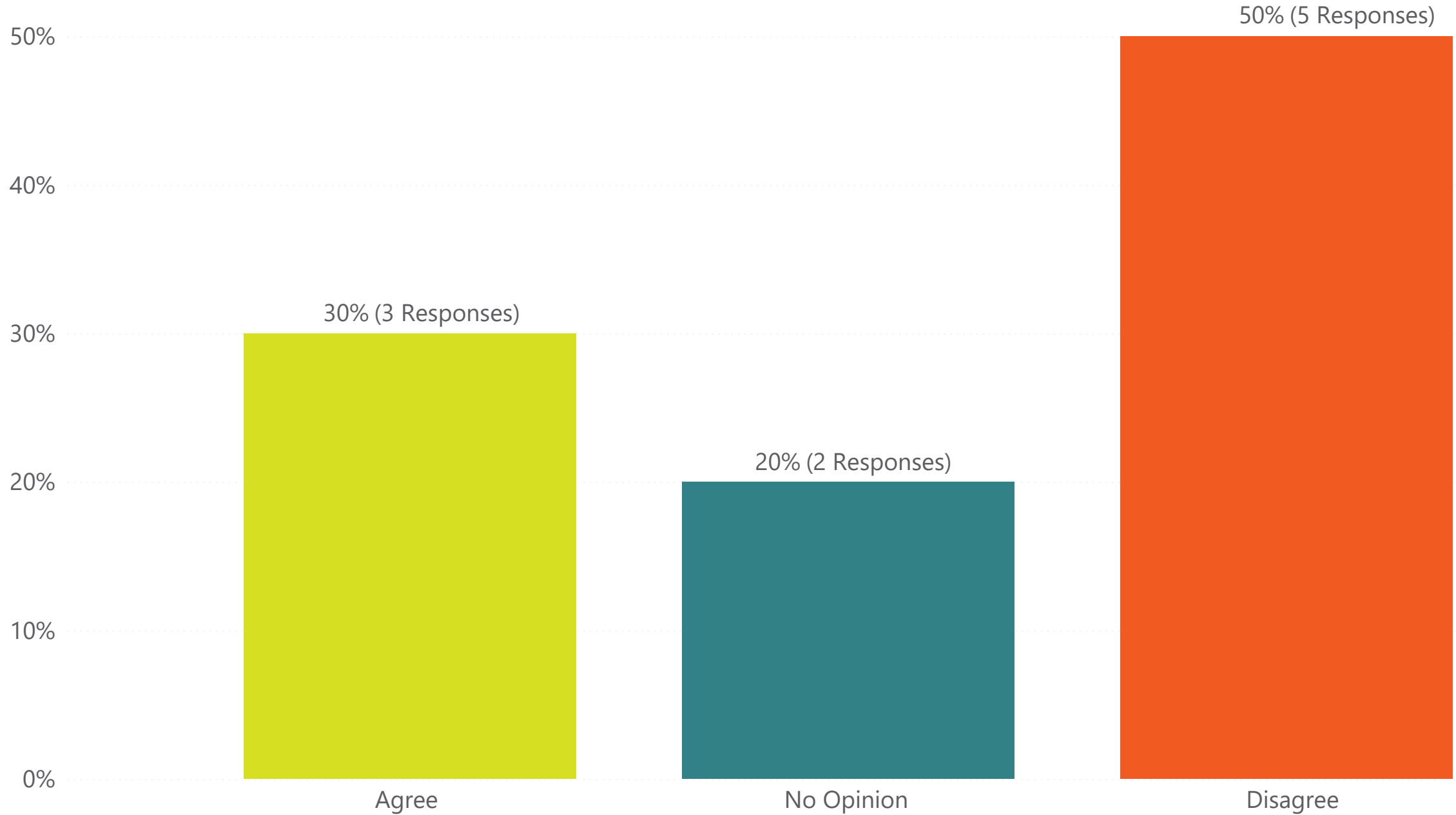
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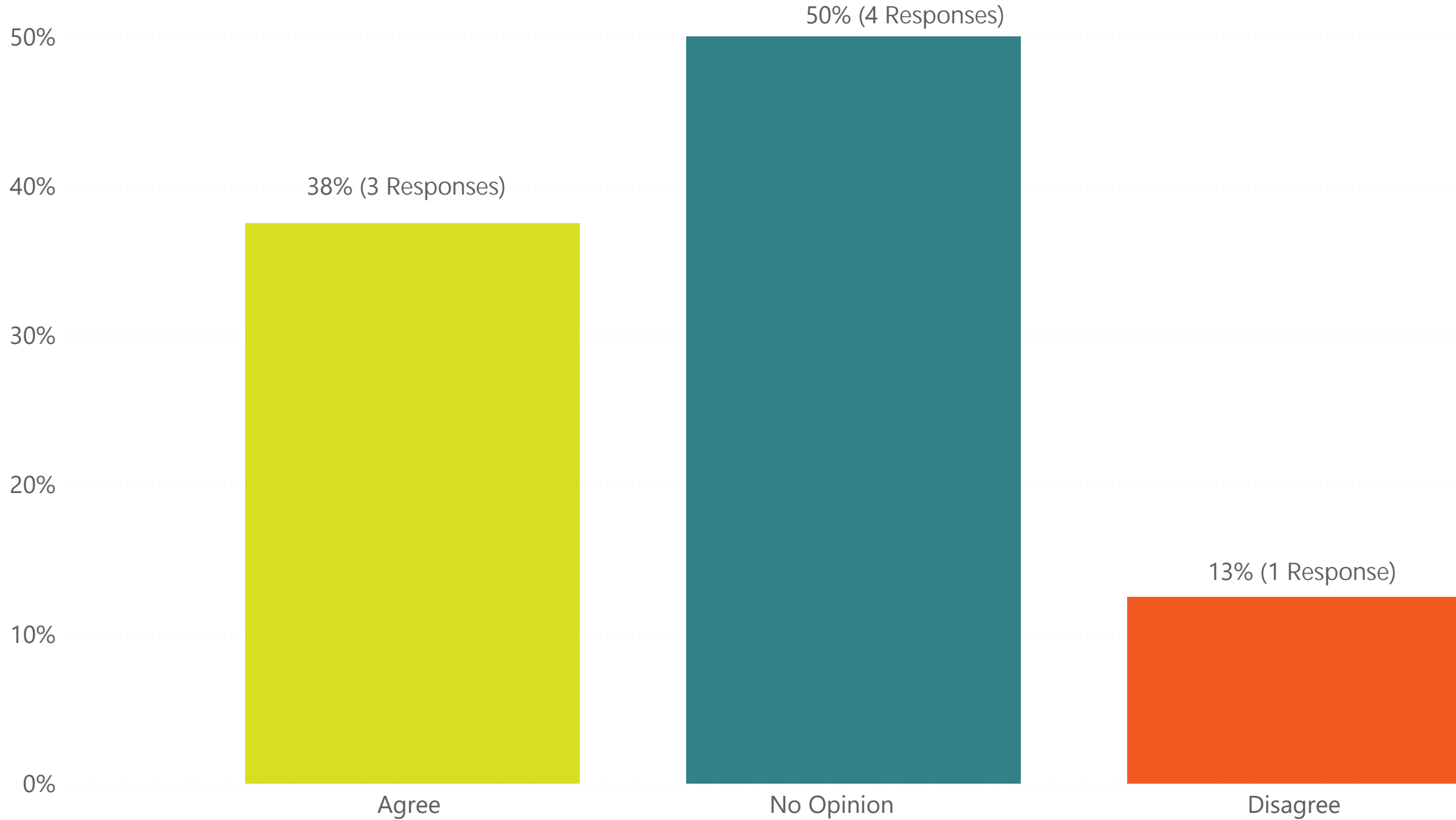
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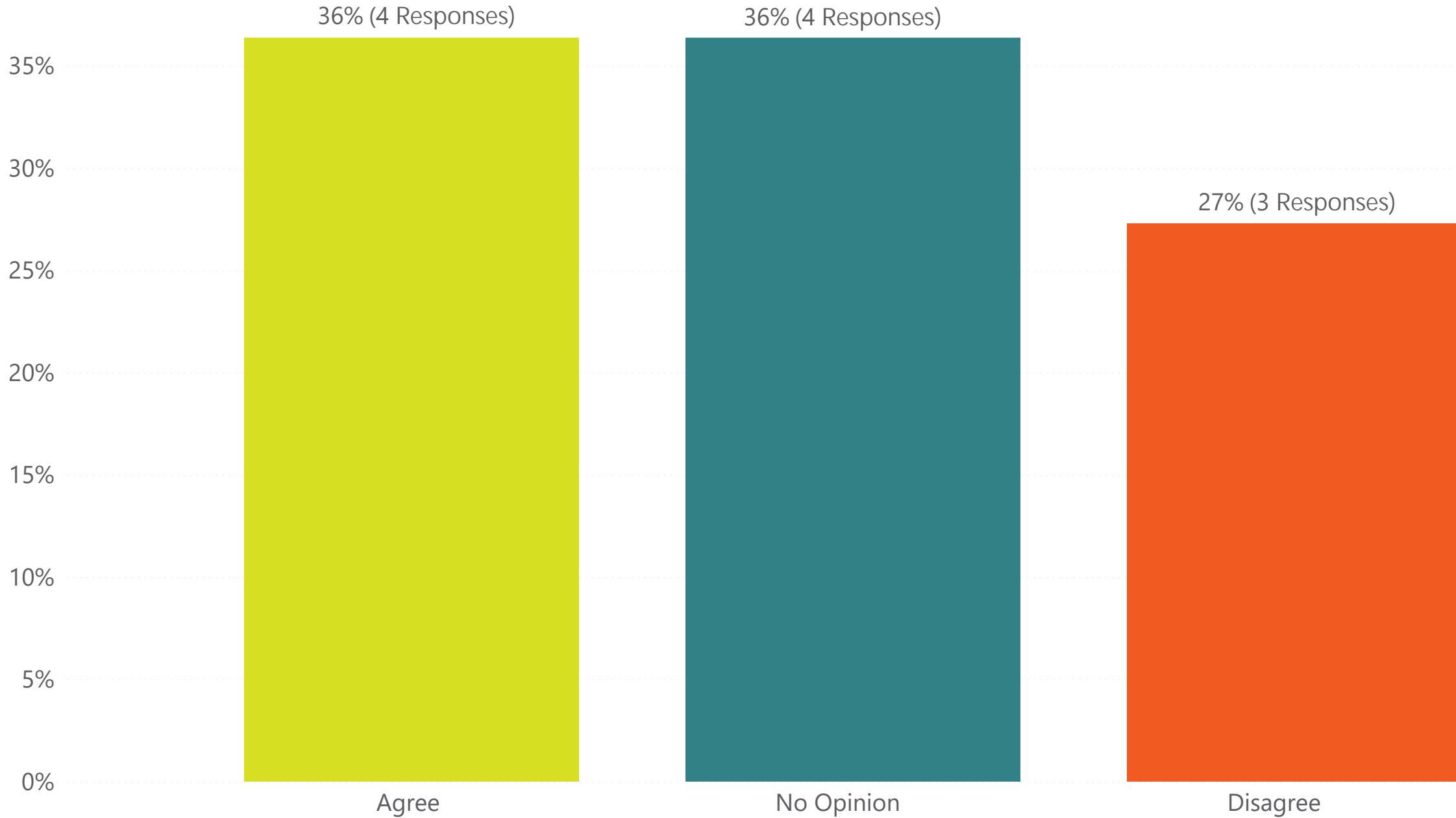
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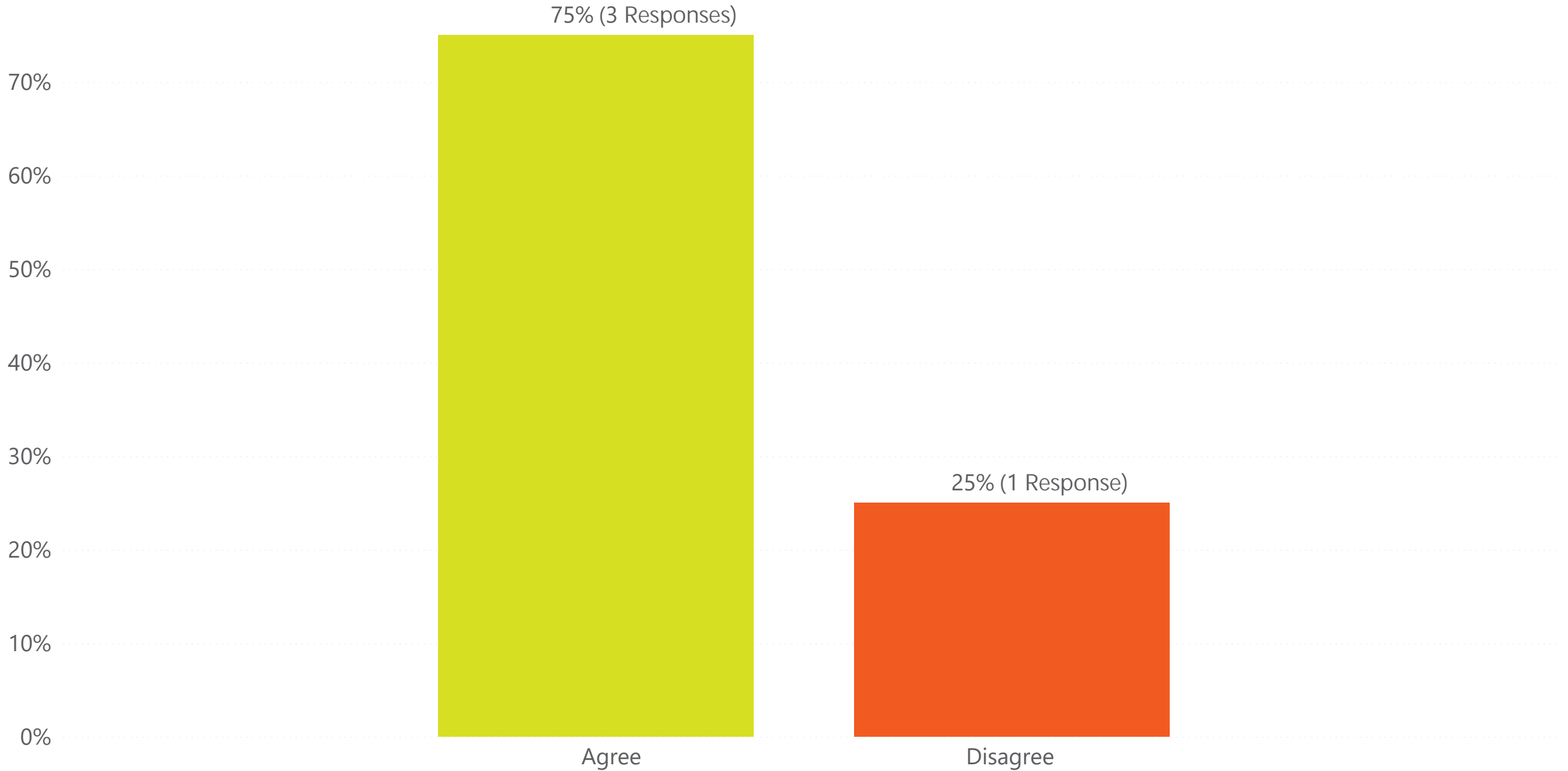
Property owners receive adequate notification when zoning or development requests are being considered for nearby properties.

Occupation:
Business Owner



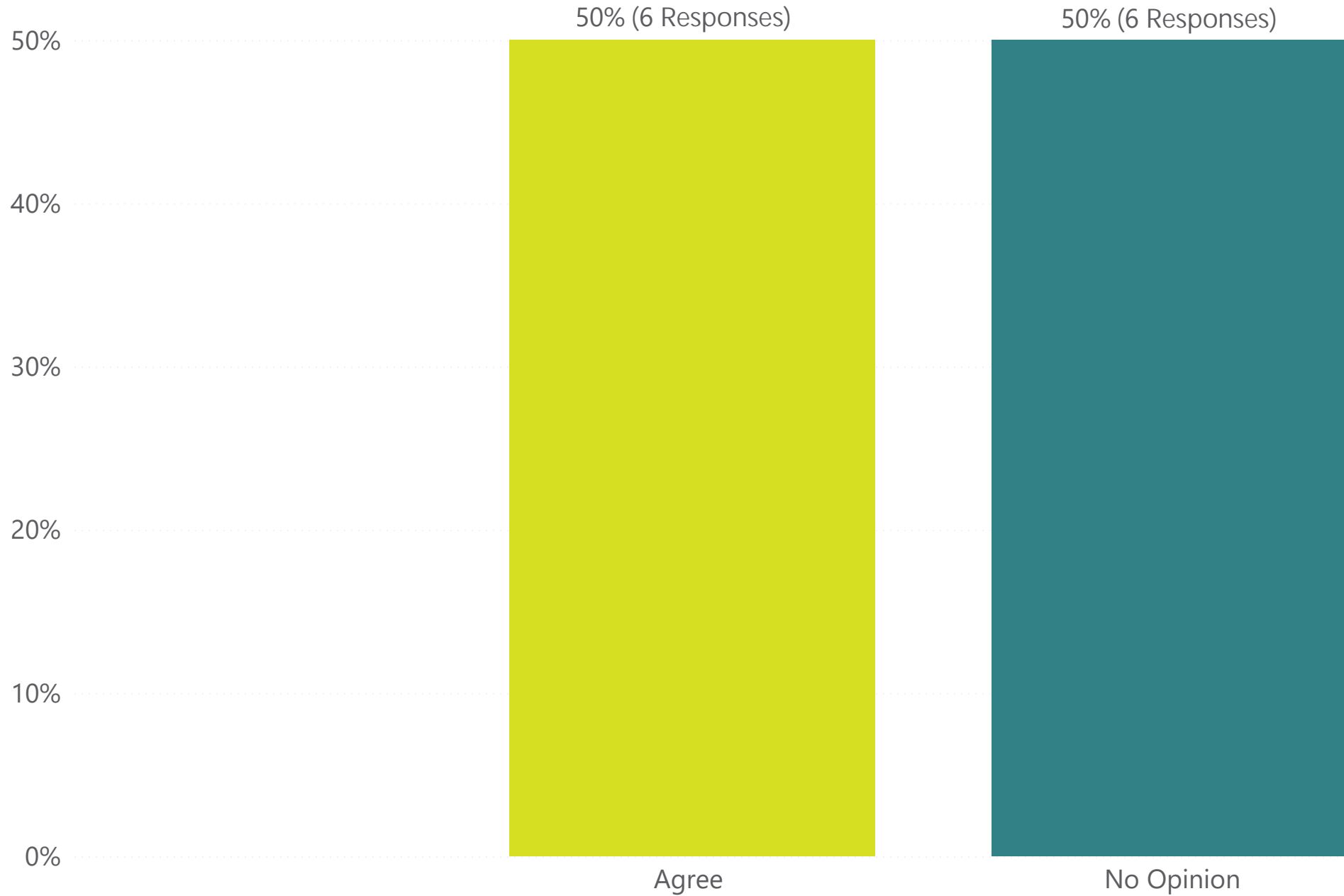
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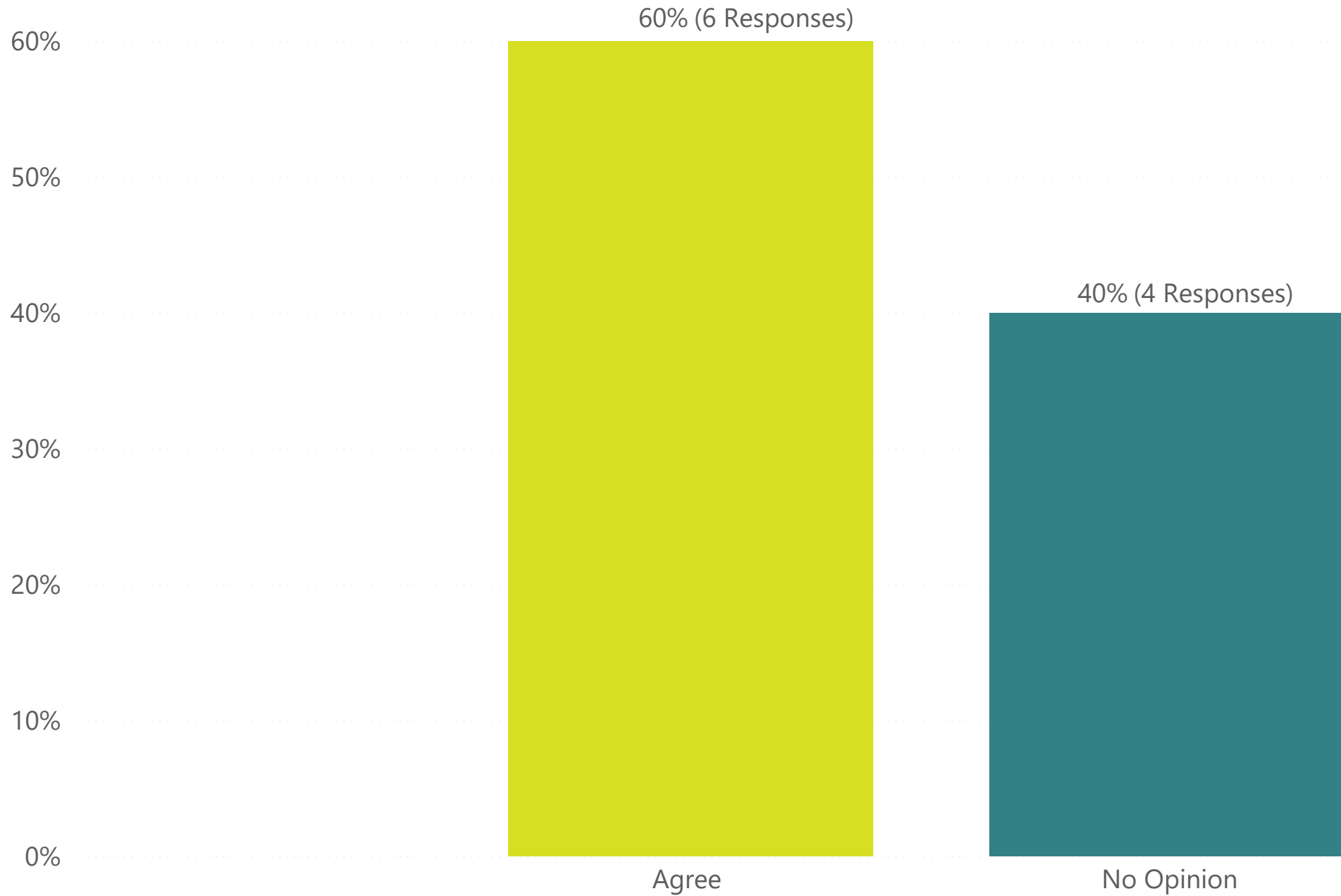
Occupation:
Engineer/Architect/Surveyor



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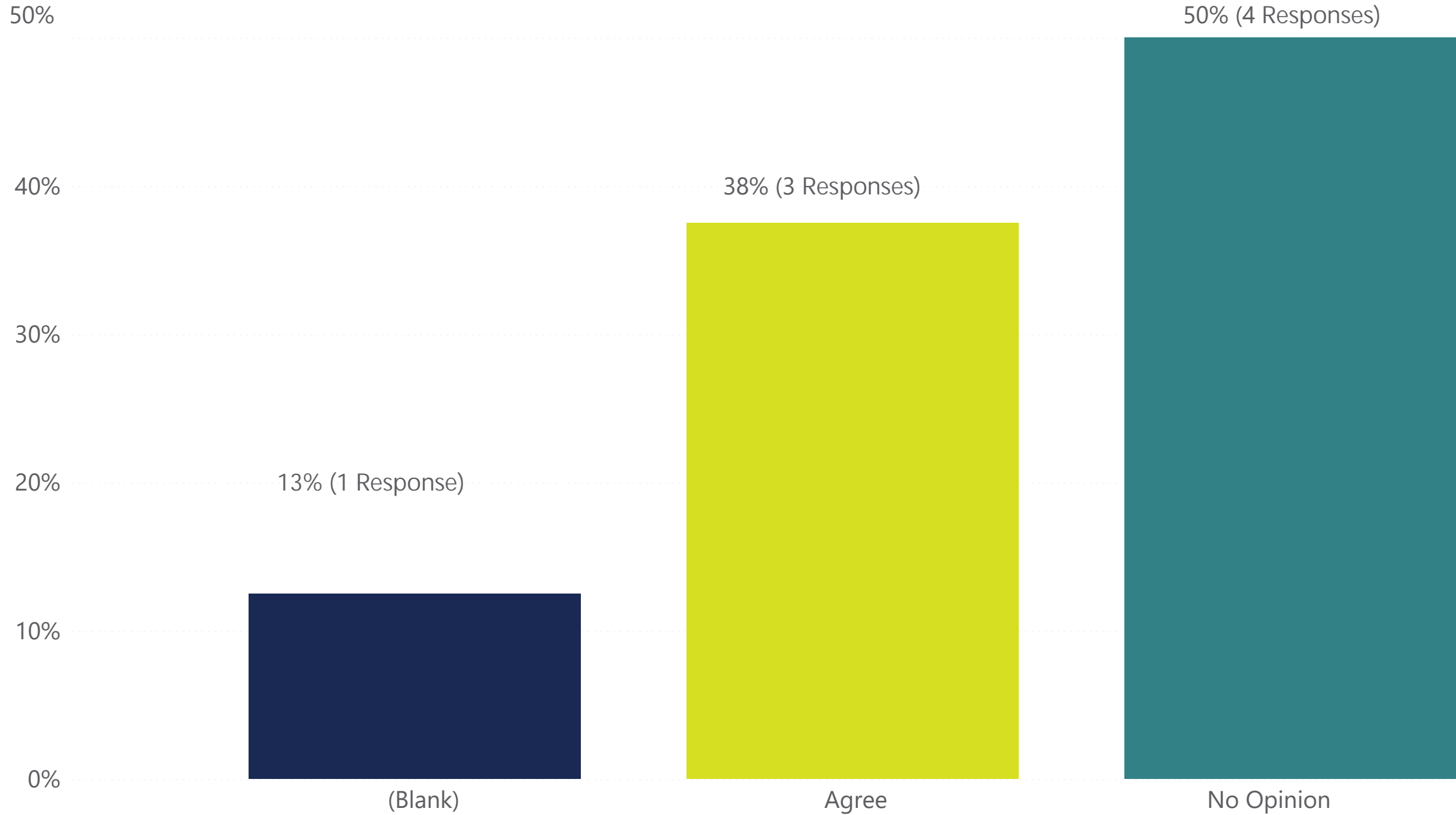
Occupation:

Realtor



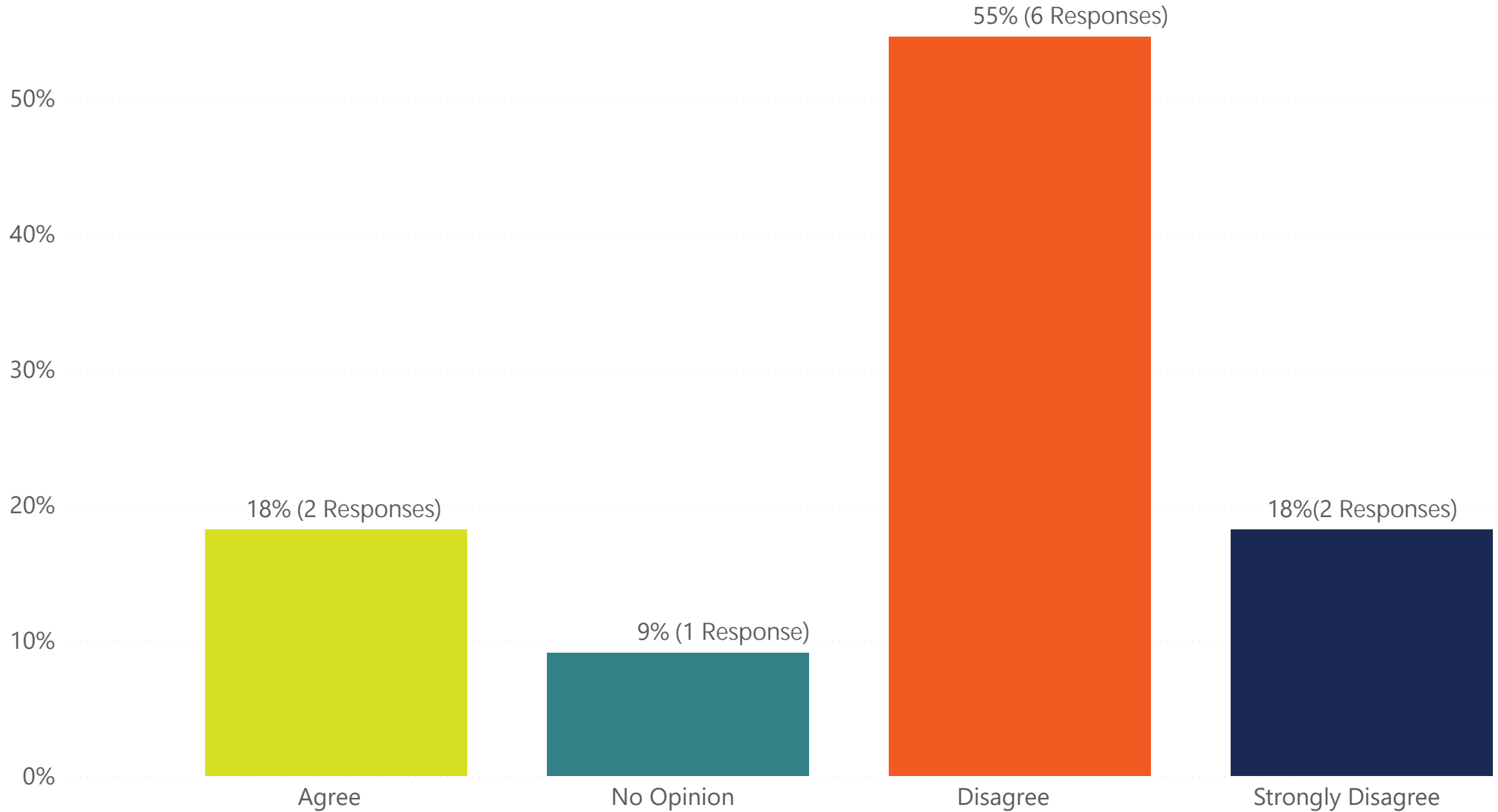
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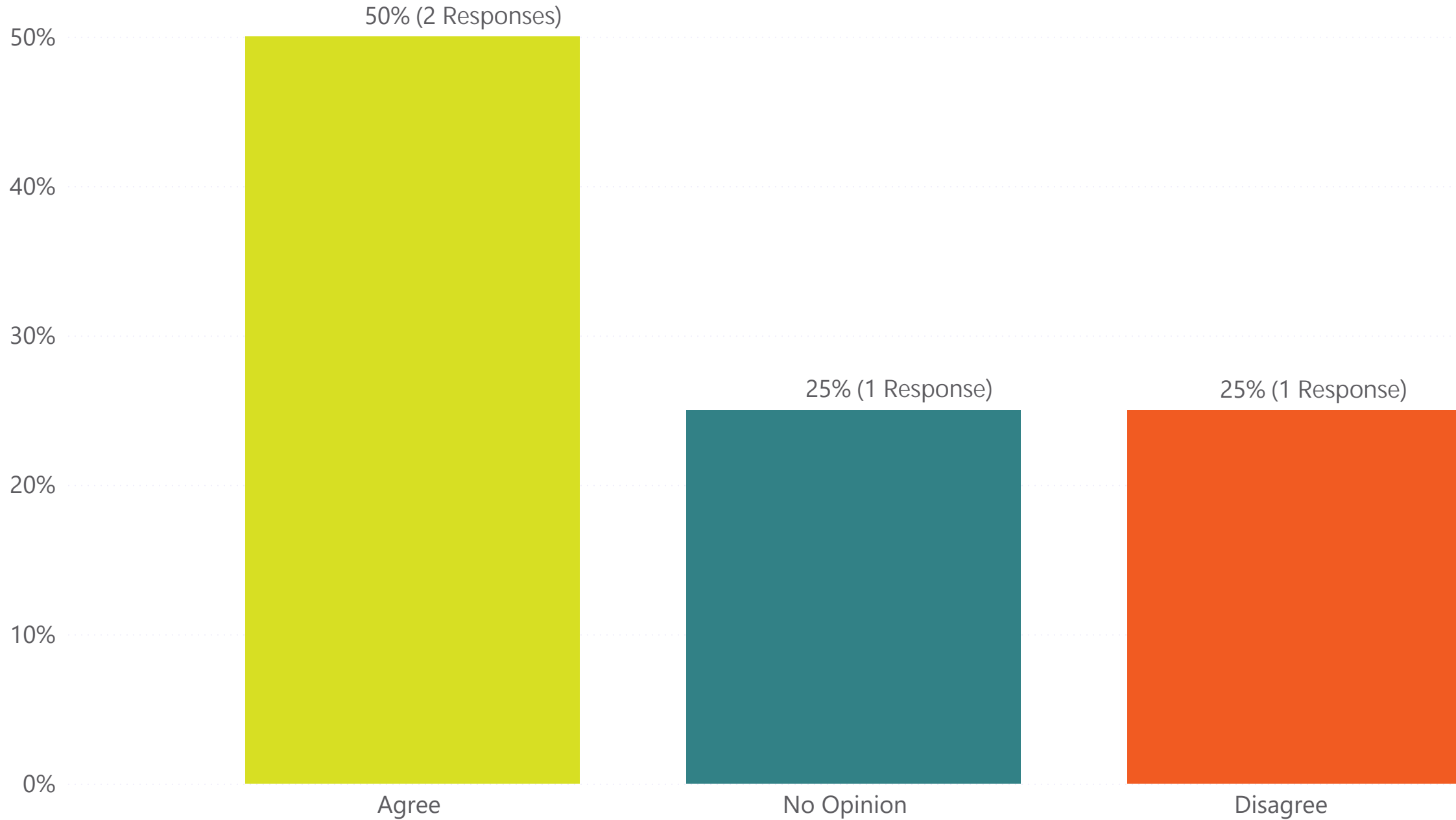
The current submittal requirements for site plan review are clear and straightforward.

Occupation:
Business Owner



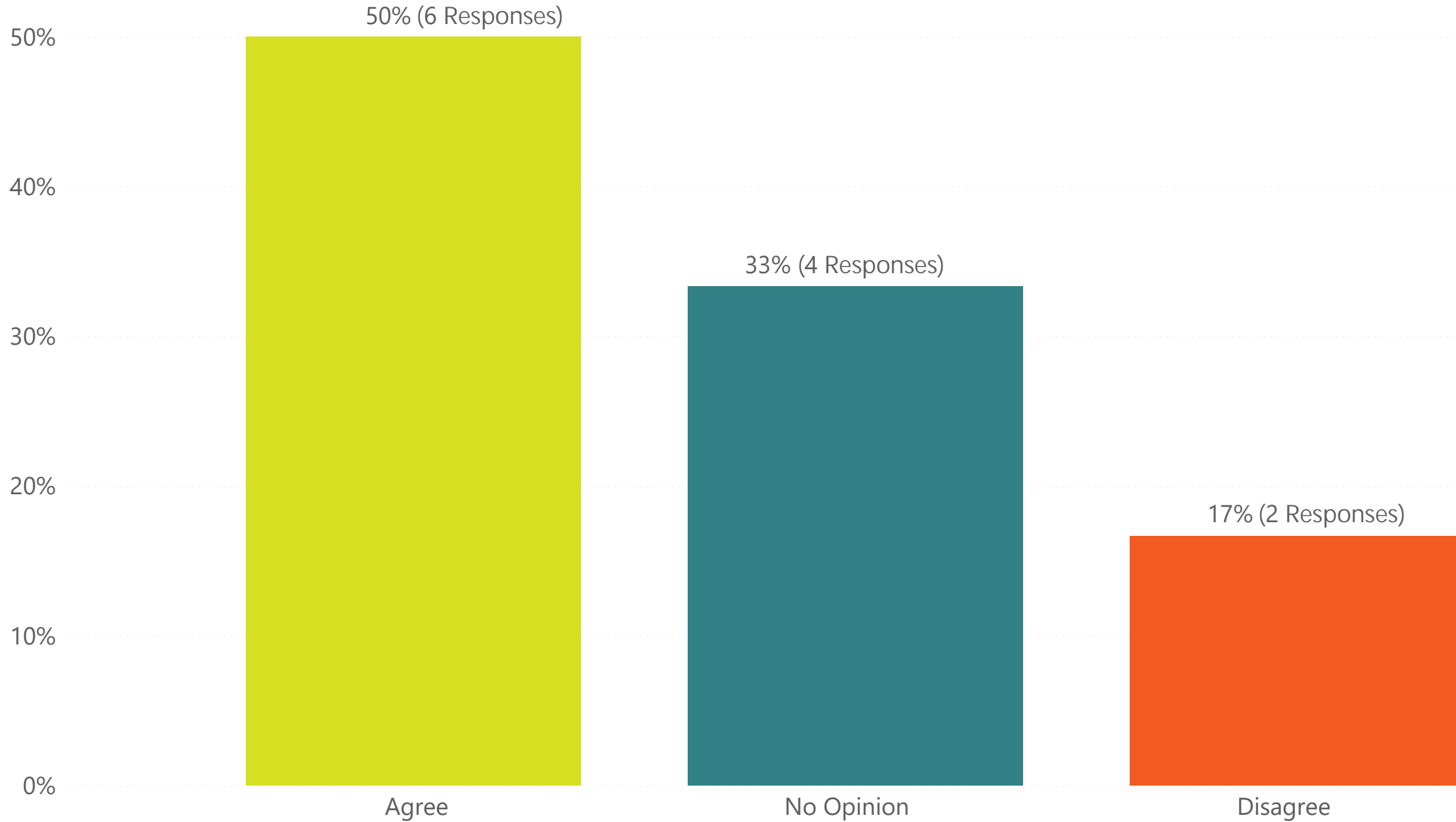
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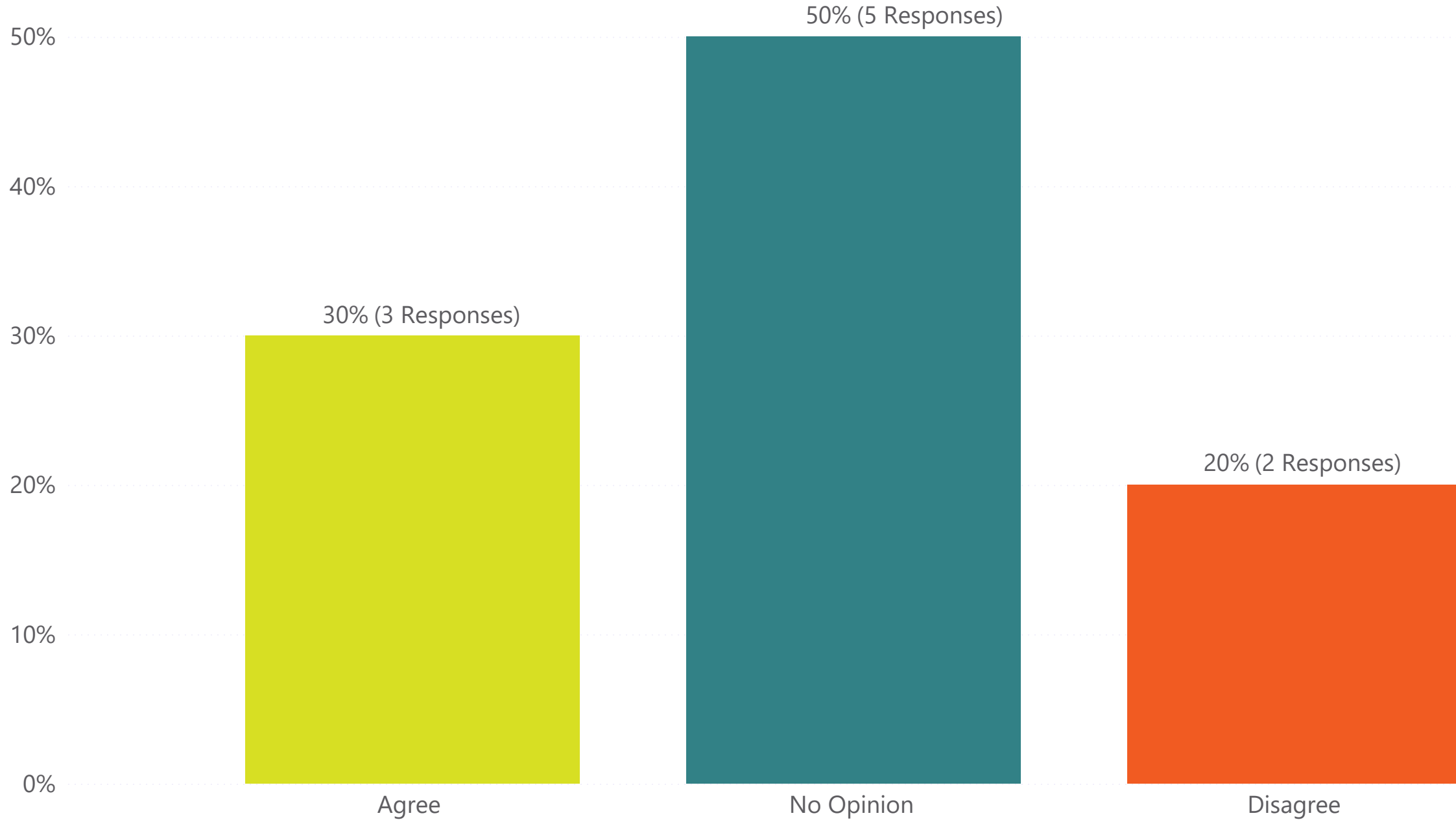
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Occupation:
Engineer/Architect/Surveyor



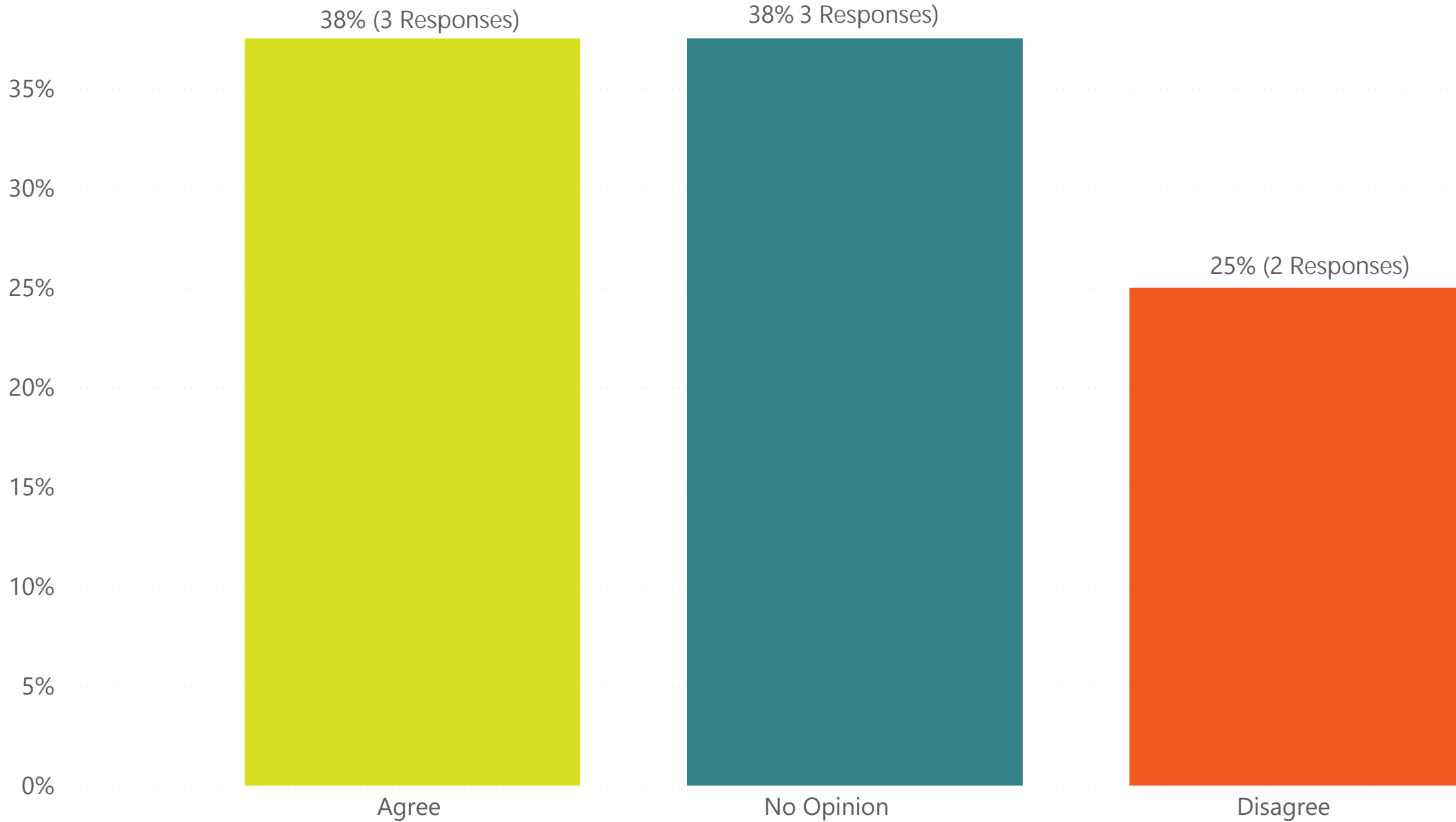
The current submittal requirements for site plan review are clear and straightforward.

Occupation:
Realtor



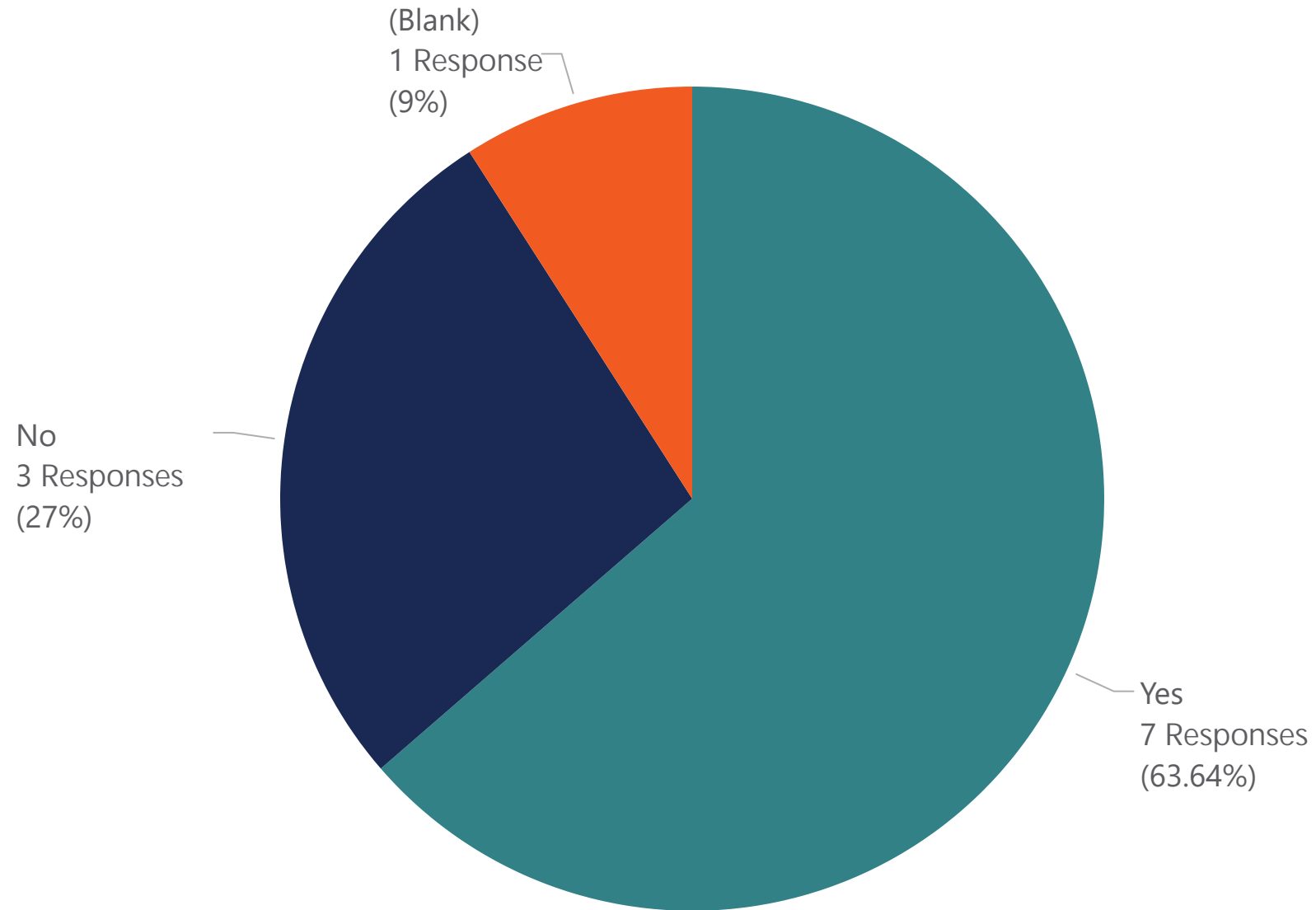
The current submittal requirements for site plan review are clear and straightforward.

Occupation:
other



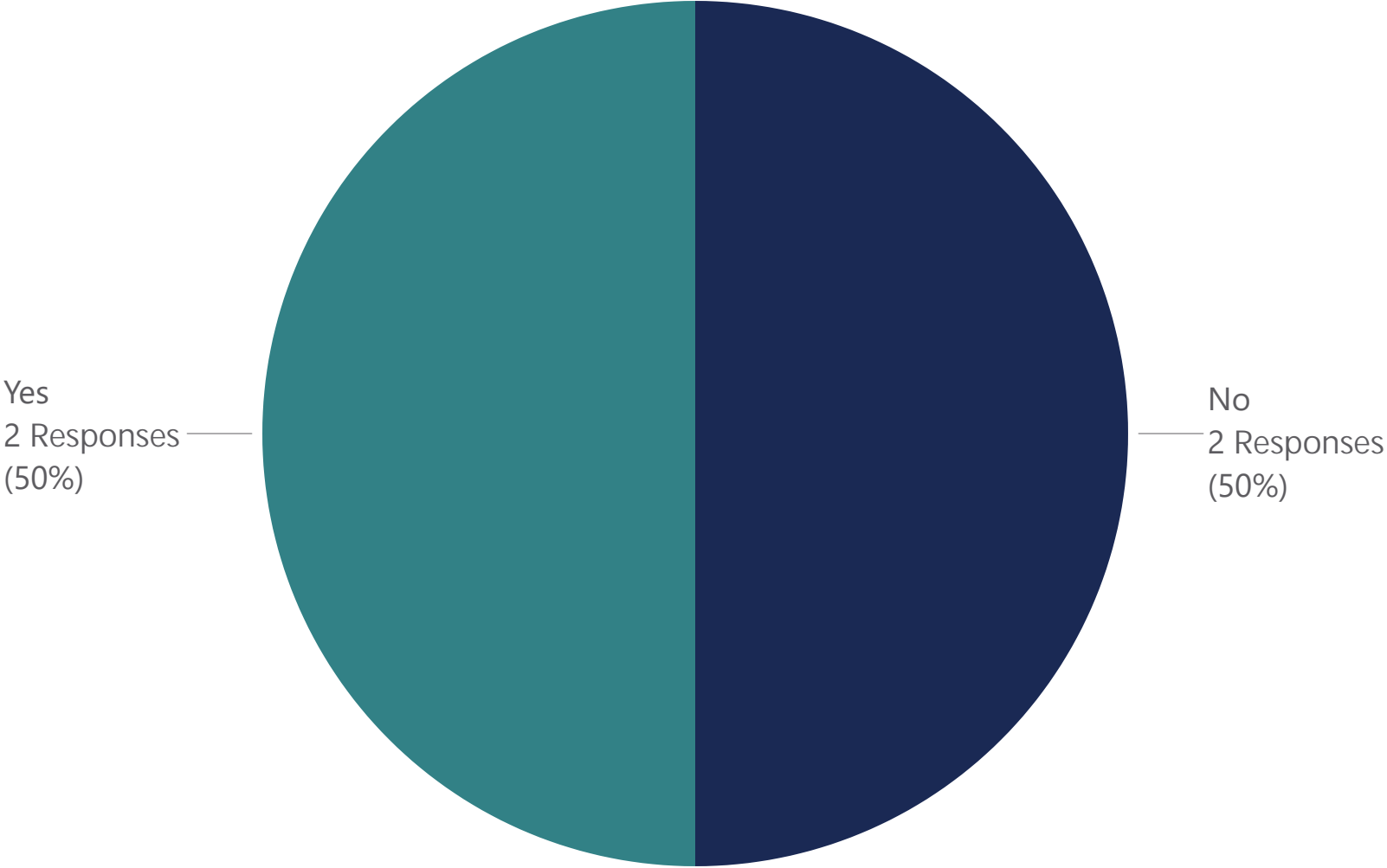
**Have you ever encountered a situation where zoning regulations
prevented you from doing something on your property?**

Occupation:
Business Owner



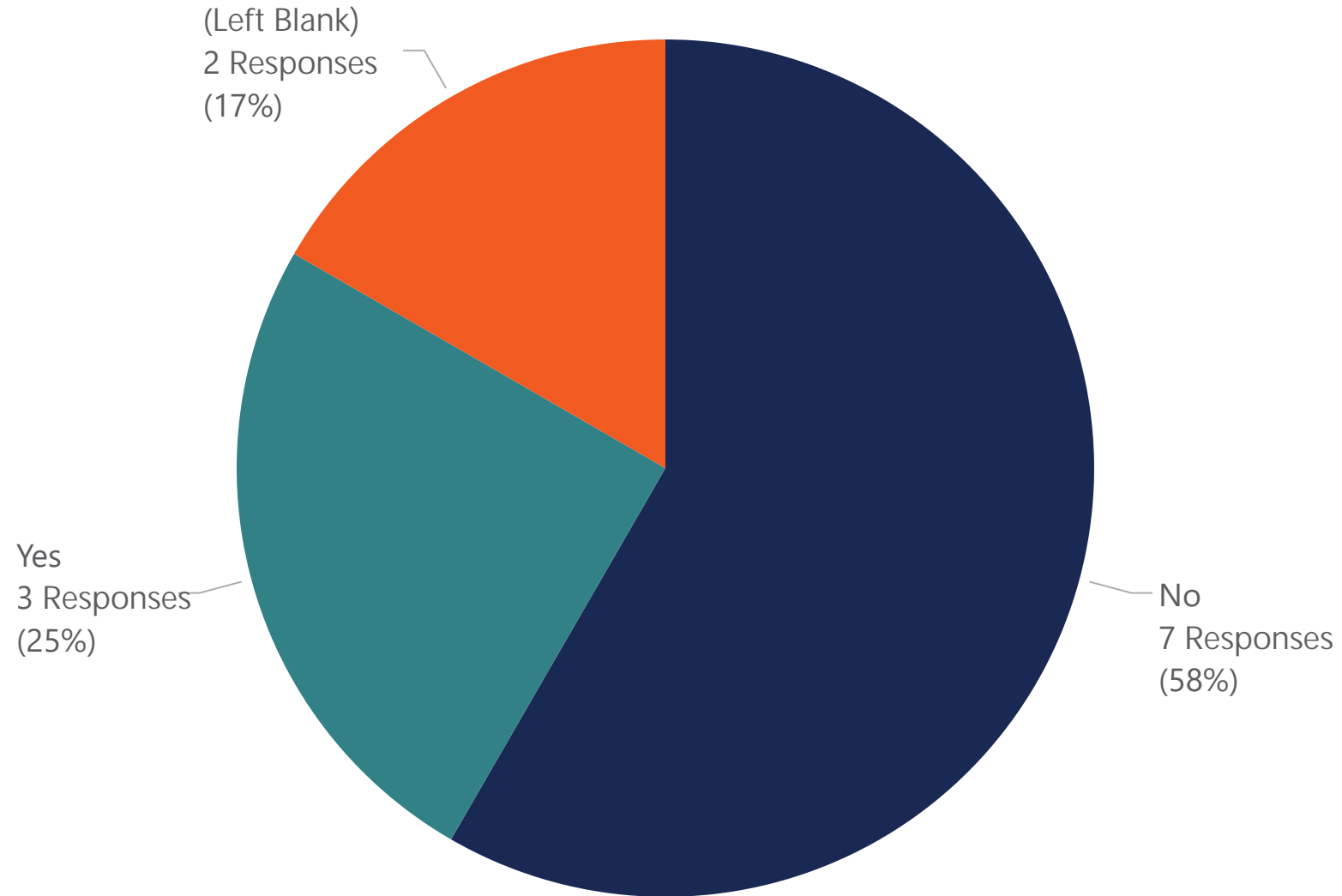
Have you ever encountered a situation where zoning regulations prevented you from doing something on your property?

Occupation:
Contractor/Developer



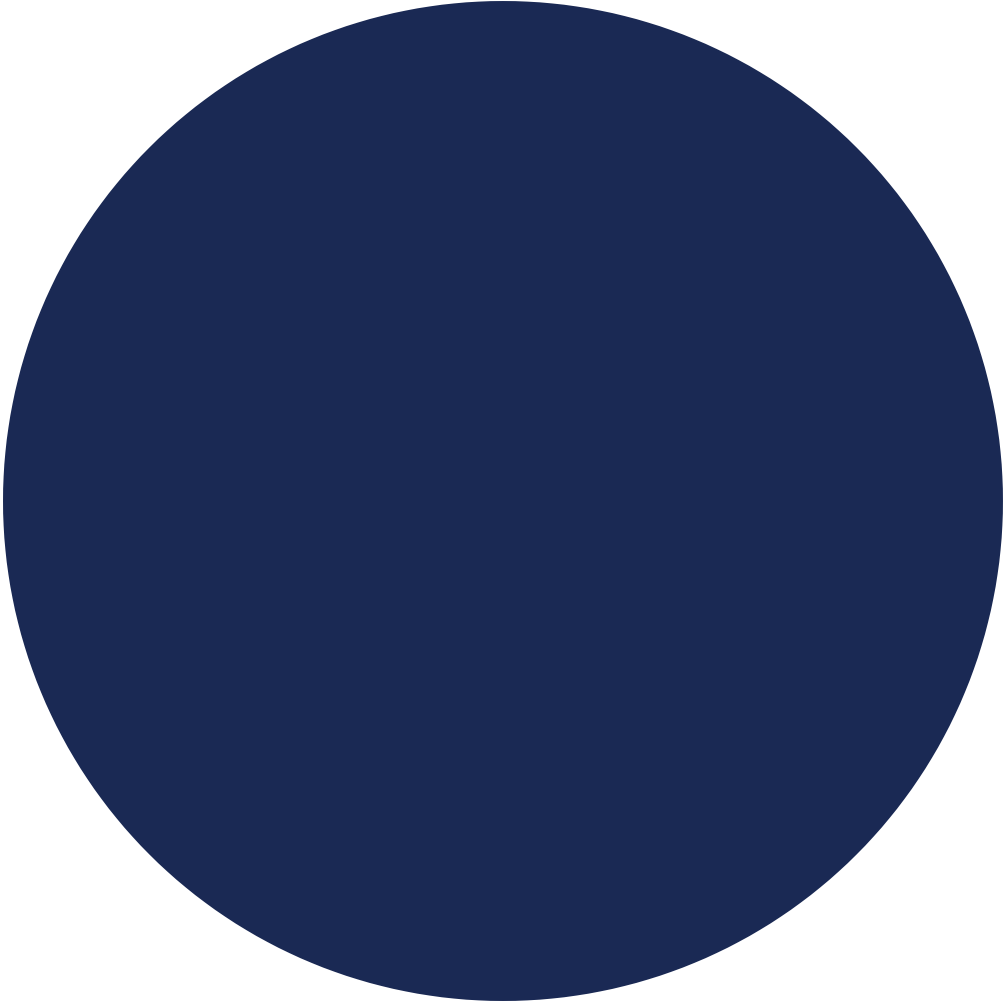
**Have you ever encountered a situation where zoning regulations
prevented you from doing something on your property?**

Occupation:
Engineer/Architect/Surveyor



Have you ever encountered a situation where zoning regulations prevented you from doing something on your property?

Occupation:
Realtor



No
10 Responses
(100%)

**Have you ever encountered a situation where zoning regulations
prevented you from doing something on your property?**

Occupation:
other

