



Inyo County Residential Infill Opportunities Community Survey

Inyo County is conducting a review of zoning and General Plan requirements and identifying modifications to development and design standards that could help accelerate infill housing and accessory dwelling units in the communities of Big Pine, Independence, and Lone Pine. Responses to this survey will help inform the County’s approach to the project. **Please complete by March 7, 2025.**

1. **Where do you currently reside?**
 - a. Independence
 - b. Lone Pine
 - c. Big Pine
 - d. Outside of Independence, Lone Pine, and Big Pine (please specify): _____
2. **What is your current housing status?**
 - a. Homeowner.
 - b. Renter.
 - c. Other (please specify): _____
3. **What type of dwelling do you currently reside in?**
 - a. Single-family home
 - b. Apartment/Condominium
 - c. Duplex/Triplex
 - d. Mobile/Manufactured Home
 - e. Other (please specify): _____

INFILL HOUSING OPPORTUNITIES

4. **Which of the following types of infill housing options would you most support in your community? (select all that apply)**
 - a. Accessory dwelling units: small, secondary units on existing residential properties.
 - b. Duplexes/townhomes: two or more units sharing common walls.
 - c. Small apartment buildings: low-rise buildings with multiple units.
 - d. Condominiums: individually owned units within a larger building.
 - e. Cottage style housing: clusters of small, detached homes on shared lots.
 - f. None of the above.
 - g. Other (please specify): _____
5. **What specific concerns or benefits do you associate with the types of infill housing you selected, or did not select?** _____

6. **Do you believe current zoning and General Plan regulations allow for the development of additional housing units within existing neighborhoods?**
 - a. Strongly Agree
 - b. Agree
 - c. Neutral
 - d. Disagree
 - e. Strongly Disagree
7. **For respondents who answered “Disagree” or Strongly Disagree,” what specific changes to current regulations would you like to see to allow for more housing development in existing neighborhoods?** _____

RESIDENTIAL DENSITY

8. **Do you support allowing more housing units per lot in residential zones (e.g., ADUs, duplexes, triplexes, cluster housing, etc.)?**
 - a. Strongly Support
 - b. Support
 - c. Neutral
 - d. Oppose
 - e. Strongly Oppose
9. **For respondents who answered “Support,” “Strongly Support,” or “Neutral,” what types of multi-unit housing do you feel are most appropriate for your community?** _____

10. **For respondents who answered “Support,” “Strongly Support,” or “Neutral,” what measures would you like to see in place to ensure that any increased density is compatible with the character of existing neighborhoods?** _____

11. **For respondents who answered “Oppose” or “Strongly Oppose,” what are your primary concerns about allowing more housing units per lot?** _____

12. **For respondents who answered “Oppose” or “Strongly Oppose,” what alternative solutions would you suggest for addressing the community’s housing needs?** _____

BUILDING HEIGHT

13. **Do you support increasing allowable building heights in certain areas?**
 - a. Strongly Support
 - b. Support
 - c. Neutral
 - d. Oppose
 - e. Strongly Oppose
14. **For respondents who answered “Support,” “Strongly Support,” or “Neutral,” in which areas do you believe increasing building heights would be appropriate and what height limits do you believe would be reasonable for these areas?** _____

15. **For respondents who answered “Oppose” or “Strongly Oppose,” what alternative solutions would you suggest for increasing housing density without increasing building heights?** _____



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YARD SETBACKS

16. Do you support reducing required setbacks between buildings and property lines?

- a. Strongly Support
- b. Support
- c. Neutral
- d. Oppose
- e. Strongly Oppose

17. For respondents who answered “Support,” “Strongly Support,” or “Neutral,” in what types of situations do you believe reducing setbacks would be appropriate?

18. For respondents who answered “Oppose” or “Strongly Oppose,” what alternative solutions would you suggest for increasing housing density while maintaining appropriate setbacks?

PARKING

19. Do you support reducing required parking for new housing developments?

- a. Strongly Support
- b. Support
- c. Neutral
- d. Oppose
- e. Strongly Oppose

20. For respondents who answered “Support,” “Strongly Support,” or “Neutral,” in what types of locations do you believe reduced parking requirements would be appropriate?

21. For respondents who answered “Support,” “Strongly Support,” or “Neutral,” what alternative options should be encouraged to compensate for reduced parking?

22. For respondents who answered “Oppose” or “Strongly Oppose,” what are your primary concerns about reducing parking requirements?

ACCESSORY DWELLING UNITS

23. How familiar are you with Accessory Dwelling Units (ADUs), sometimes referred to as in-law units, second units, granny flats, casitas, etc.?

- a. Very Familiar
- b. Somewhat Familiar
- c. Slightly Familiar
- d. Not Familiar at All

24. If you were considering adding a dwelling unit to your property, how interested would you be in exploring the possibility of building an ADU?

- a. Very interested.
- b. Somewhat interested.
- c. Not very interested.
- d. Not at all interested.
- e. Not Applicable – I am not a property owner.

25. What would be the primary motivations for you to consider building an ADU on your property?

- a. Generate supplemental income.
- b. Provide housing for family members (e.g., parents, children).
- c. Increase property value.
- d. Support affordable housing in the community.

e. Other (please specify):

f. Not Applicable – I am not a property owner.

26. What do you perceive as the biggest obstacles to building an ADU on your property?

- a. Cost of construction.
- b. Zoning regulations and permitting process.
- c. Finding qualified contractors.
- d. Lack of space on my property.
- e. Concerns about neighborhood impacts.
- f. Other (please specify):

g. Not Applicable – I am not a property owner.

27. What specific actions or policies do you believe would encourage the development of ADUs within your community?

28. Did you know that Inyo County offers pre-approved ADU plan sets that can help streamline the permitting process?

- a. Yes
- b. No

29. Is there anything else you’d like to share with the County regarding infill residential development or ADUs? Are there any other change to zoning regulations you believe would make it easier to build more housing in existing neighborhoods?

Return completed survey by mail to Inyo County, Planning Department, P.O. Drawer L, Independence, CA 93526 or email to dvisuano@inyocounty.us