



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 June 6, 2025.**

DEMOGRAPHICS

1. Where do you currently reside?

- a. Independence
- b. Lone Pine
- c. Big Pine
- d. Prefer not to answer
- e. Other (please specify):

2. What is your current housing status?

- a. Homeowner
- b. Renter
- c. Prefer not to answer
- d. 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. Prefer not to answer
- f. Other (please specify):

4. Did you attend the community workshop held in February?

- a. Yes
- b. No
- c. Prefer not to answer

ACCESSORY DWELLING UNITS

Accessory Dwelling Units (ADUs) are smaller, independent housing units on the same property as a primary dwelling. Currently, State Law allows one detached ADU on single-family lots. The County is considering a "Bonus ADU Program" to potentially allow more ADUs on eligible infill parcels in Big Pine, Independence, and Lone Pine.

5. Are you familiar with ADUs?

- a. Yes
- b. No

6. How supportive are you of ADUs?

- a. Strongly Support
- b. Support
- c. Neutral
- d. Oppose
- e. Strongly Oppose
- f. Unsure, need more information
- g. Other (please specify):

7. What factors do you think should be considered if the County were to allow more ADUs on eligible infill parcels in Big Pine, Independence, and Lone Pine?

YARD SETBACKS

Yard setbacks are the minimum required distances between a building and property lines. The County is considering reducing these setbacks on infill parcels in residential zones (like R-1 and R-2) to potentially increase the buildable area of lots and to accommodate ADUs. The current minimum front yard setback in the R-1 and R-2 zone districts is 25 feet from the front property line. The current minimum rear yard setback for the R-1 zone district is 20 feet and the rear yard setback for the R-2 zone district is 25 feet from the rear property line.

8. What factors do you think should be considered if the County were to reduce front yard setbacks?

9. What factors do you think should be considered if the County were to reduce rear yard setbacks?

LOW-DENSITY MULTI-UNIT HOUSING

The County is exploring the possibility of allowing more low-density multi-unit housing types (like duplexes, triplexes, and fourplexes) on residentially zoned infill parcels in Big Pine, Independence, and Lone Pine. For example, this could mean allowing a two-unit dwelling in an area currently zoned for single-family homes

10. How supportive are you allowing more types of low-density multi-unit housing on residentially zoned, infill parcels in Big Pine, Independence, and Lone Pine?

- a. Strongly support
- b. Support
- c. Neutral
- d. Oppose
- e. Strongly oppose
- f. Unsure, need more information
- g. Other (please specify)

11. What potential challenges or concerns do you foresee with allowing more low-density multi-unit housing on these infill parcels?



REUSE OF EXISTING BUILDINGS

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