

### **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
	<u>yard</u> setbacks?


<u>yard</u> setbacks?	<u>yard</u> setbacks? 	should County			 	
		<u>yard</u> set	backs	?		

9. What factors do you think

# 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?



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15. What potential challenges or

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#### **REUSE OF EXISTING BUILDINGS**

The County is exploring ways to encourage the reuse of existing underutilized buildings – both vacant residential and non-residential buildings in areas where housing is permitted – for new housing opportunities. This would be focused on infill parcels in Big Pine, Independence, and Lone Pine, and generally along or near Highway 395.

- 12. How supportive are you of a program to encourage the reuse of existing underutilized buildings for housing?
  - a. Strongly support
  - b. Support
  - c. Neutral
  - d. Oppose
  - e. Strongly oppose

13. What are your initial thoughts on the idea of reusing

- f. Unsure, need more information
- g. Other (please specify)

	underutilized buildings in Big Pine, Independence, or Lone Pine for housing?
14.	Do you have specific examples of underutilized buildings in Big Pine, Independence, or Lone Pine that you think would be good candidates for housing conversion?

	concerns do you foresee with converting this specific building (or buildings) into housing?
	OTHER IDEAS
16.	. We welcome any additional
	ideas you may have to
	encourage infill housing in Big
	Pine, Independence, and Lone
	Pine. Please share your
	thoughts below.

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