

# Accessory Dwelling Unit Task Force: Environmental Organizations Survey

The Maryland Department of Planning (MDP) requests your assistance answering a few questions regarding Accessory Dwelling Units (ADU). This survey will inform the work of the [ADU Policy Task Force](#), developed in response to [2023's SB 382](#). MDP requests your contact information so it can follow up with you as needed, but your name and organization will not be shared during Task Force meetings. Questions marked with an asterisk are required. More information about the Task Force is provided in the email used to transmit this survey, but if you have any questions, please contact Joe Griffiths, Local Assistance and Training Manager for the Maryland Department of Planning, at [joseph.griffiths@maryland.gov](mailto:joseph.griffiths@maryland.gov).

\* Indicates required question

## Respondent Information

Last Name \*

Your answer

First Name \*

Your answer

Company/Organization/Other \*

Your answer

DRAFT

Pre-fill responses, then click "Get link"

Email Address \*

Your answer

DRAFT

Pre-fill responses, then click "Get link"

1. Type(s) of environmental, sustainability, and/or neighborhood impacts on which your company or organization works. Please select all that apply. \*

- Stormwater Management
- Land Cover (eg. pervious vs impervious)
- Chesapeake Bay Restoration
- Low Impact Development
- Brownfield Remediation and/or Sustainable Redevelopment
- Watershed Management
- Ecological Preservation/Habitat Restoration
- Land Preservation, Including Agricultural Preservation
- Renewable Energy Development
- Energy Conservation and Weatherization
- Open Space Preservation, Design, and Development
- Green Infrastructure
- Climate Change Resilience (Adaptation and Mitigation)
- Water Quality
- Air Quality
- Sustainable Materials Management
- Environmental Justice
- Drinking Water
- Wastewater
- Hazardous Waste and Cleanup
- Forest Resources
- Solid Waste Management
- Coastal Resource Management and Protection

Pre-fill responses, then click "Get link"

Other:

2. Please select all the region(s) in which your company or organization typically works (counties in parentheses) \*

- Central Maryland (Anne Arundel, Baltimore City and County, Carroll, Harford, Howard)
- Eastern Shore (Cecil south through Worcester)
- Southern Maryland (Calvert, Charles, St. Mary's)
- Washington Metro (Frederick, Montgomery, Prince George's)
- Western Maryland (Allegany, Garrett, Washington)

3. Please note any other states in which you work \*

Your answer

#### ADU Experience

4. Has your company/organization worked on a project that included ADUs? \*

- Yes
- No
- Not Sure

Pre-fill responses, then click "Get link"

5. How would you rate your company/organization's familiarity with ADU development and associated environmental impacts? \*

1      2      3      4      5

Not at all Familiar                        Very Familiar

6. If you answered yes to question 4, which type(s) of ADUs were involved? Please select all that apply

- Optional feature in association with new home construction
- New construction on parcel with existing home
- ADU internal to residential structure (basement, attached garage, attic, or other form of conversion)
- ADU as an addition to an existing residential structure
- ADU detached from primary residential structure
- ADU for a single-family detached residential structure
- ADU for a two family or multifamily residential structure

### ADU Insight and Analysis

7. How would you rate the impact of ADUs on environmental issues and neighborhood livability in the regions/communities in which you work? \*

1      2      3      4      5

No Impact                        Significant Impact

Pre-fill responses, then click "Get link"

8. What are the **primary** barriers, related to environmental issues and neighborhood livability, to constructing ADUs? **Please select up to five, none, or not sure.** \*

- Stormwater management requirements
- Lot coverage or open space standards
- Local or neighborhood opposition
- Grading costs, topography or soils
- Fire suppression sprinkler requirements
- Foundation type
- Utility connection/metering/impact fees
- Septic reserve areas or private wells
- Energy efficiency standards/materials
- Maryland Critical Areas
- Drinking water and sewer capacity
- Residential density limitations
- None
- Not Sure
- Other:

DRAFT

Pre-fill responses, then click "Get link"

9. From your experience, in what ways do ADUs impact the environment and neighborhood livability? **Please select all that apply, none, or not sure.** \*

- Increase impervious surfaces
- Strain the transportation network, including parking availability.
- Reduce carbon footprint
- Decrease neighborhood open space or the perception of open space
- Strain the existing infrastructure such as water, sewer, schools, etc...
- Alter neighborhood design and character
- Support multi-generational housing
- Diversify neighborhood demographics in terms of household income, household size, age, race and ethnicity, other
- Increase housing energy efficiency values
- Decrease construction waste stream
- Increase housing affordability
- Negatively impact water quality
- None
- Not sure
- Other:

10. Please describe any other environmental or neighborhood livability constraints or impacts when developing/constructing ADUs?

Your answer

Pre-fill responses, then click "Get link"

11. How can ADUs be designed to minimize negative environmental impacts on neighborhood livability? \*

Your answer

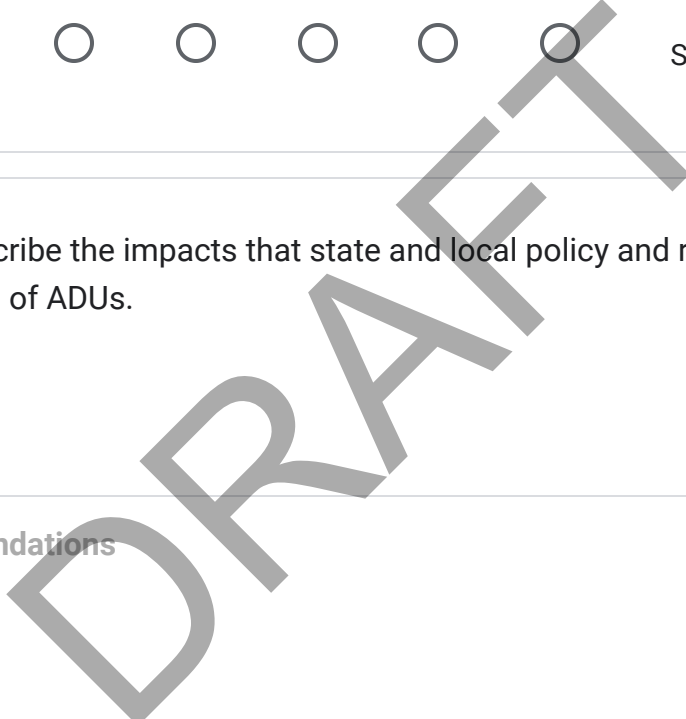
12. In comparison to housing market pressures and demand, how would you rate the impact of state and local policy and regulation on the proliferation of ADUs? \*

|           |                       |                       |                       |                       |                       |                    |
|-----------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|--------------------|
|           | 1                     | 2                     | 3                     | 4                     | 5                     |                    |
| No Impact | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Significant Impact |

13. Please describe the impacts that state and local policy and regulation has on the proliferation of ADUs.

Your answer

ADU Recommendations



Pre-fill responses, then click "Get link"



14. What environmental and/or neighborhood livability concerns should ADU policy, regulations, and permitting requirements hold paramount, *even at the expense of ADU proliferation and affordability*? **Please select all that apply, none, or not sure.** \*

- Maryland Critical Areas
- Septic Requirements
- Steep Slopes
- Water Quality
- Air Quality
- Stormwater Management
- Drinking Water and Sewer Capacity
- Impervious Cover
- Open Space Preservation and Requirements
- Energy Efficiency
- Residential Density Limitations
- Accessible Design
- Construction Materials
- Fire suppression sprinkler requirements
- None
- Not Sure
- Other:

15. Please list any other environmental and/or neighborhood livability concerns not included in question 14.

Your answer

Pre-fill responses, then click "Get link"

16. Starting from a position that both environmental preservation and addressing <sup>\*</sup> the housing crisis are important goals, should state and local policy and regulations regarding ADUs prioritize environmental and neighborhood livability concerns (1), balance ADU construction and environmental concerns (3), or prioritize ADU construction (5)?

1    2    3    4    5

Prioritize environmental and neighborhood livability concerns                    Prioritize ADU construction

17. Are there any other state and/or local policies or regulations that should be changed regarding ADU development and construction?

Your answer

18. Are there any other practical issues associated with the development of accessory dwelling units on the environment and neighborhood livability that the Task Force should consider?

Your answer

19. Please provide any additional comments or questions for the ADU Task Force

Your answer

Get link

Never submit passwords through Google Forms.

Pre-fill responses, then click "Get link"

DRAFT

Pre-fill responses, then click "Get link"