

### Anderson Township Housing Survey

## Part A: New Housing Options, Considerations, and Key Elements of a Township-wide Strategy

The purpose of this part of the survey is to solicit the views and comments from professional real estate agents engaged in residential housing sales in Anderson Township.

### **\*1. What are the primary reasons that people move into Anderson Township? (Please check all that apply)**

- Employment Opportunities (Close to Work, etc.)
- Family & Friends
- Health Care Offerings
- Housing Options / Prices
- Natural Environment
- Nearby Amenities (Shopping, Attractions, etc.)
- Parks & Recreation
- Public Schools
- Safety Services (Police, Fire & Rescue, etc.)

Other (please specify)

### **\*2. What are the primary reasons that people move from Anderson Township? (Please check all that apply)**

- Alternative Housing Options
- Cost of Living (Home Prices, Taxes, etc.)
- Employment Opportunities
- Nearby Amenities (Shopping, Attractions, etc.)
- New Housing Options
- Public Schools
- Safety Services (Police, Fire & Rescue, etc.)

Other (please specify)

**\***

**3. Do you feel additional new housing options are needed in Anderson Township (townhouses, clustering home sites on smaller lots, etc.)?**

Yes

No

Other (please specify)

**\*4. Do you think the Township should permit increased density and flexibility in the parceling and development of new housing options in existing single-family districts?**

Yes

No

Other (please specify)

**\*5. Do you think you will be able to effectively market existing subdivision homes if new housing options of comparable value, but which vary in design, were introduced adjacent to these existing single family districts?**

Yes

No

Other (please specify)

**\*6. What is your opinion regarding potential controversy surrounding existing Anderson Township residents objections to new options for residential development? Please select the statements with which you agree.**

- Additional development will create harmful traffic impacts on the surrounding neighborhoods
- New housing options will lower surrounding property values
- Potential loss of open space (privately owned) is strongly perceived as a negative impact
- New housing opportunities will not be acceptable to existing residents unless it mirrors existing types
- Some increase in density and flexibility in layout and housing types will not be acceptable from existing residents
- Opposition to new housing opportunities may be intensified by misunderstanding and lack of widespread alternative housing options in Anderson area
-

None

Other (please specify)

**\*7. In an effort to address some potential concerns with accommodating new options of residential development near existing neighborhoods, what features do you think should be considerations to mitigate potential impacts?**

- Consideration of security and privacy
- Provision for open space and maintaining / creating buffer areas
- Minimize storm water runoff
- Respect for the fabric and context of existing neighborhoods
- Promote energy-efficient "green" building design
- Creation and adherence to strict site and design guidelines
- None

Other (please specify)

Next

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Anderson Township Housing Survey

**Part B: Residential Infill Housing Types Preference Survey**

The purpose of this part of the survey is to identify the preferences of professional real estate agents engaged in residential housing sales in Anderson Township, with regard to types of housing and their design that could potentially be constructed in the neighborhoods.

From your knowledge of Anderson Township's neighborhoods, please identify which of the following new housing options might be appropriate for development in the community. You may add comments after each housing type or at the end of this part of the survey. Please note that the images will appear prior to the rating scales.

**\* 8. For Narrow Lot Houses with Garages at the Rear**

Not Appropriate      Somewhat Appropriate      Appropriate      Very Appropriate

                                                                

Other (please specify)

**Narrow Lot Houses with Garages at the Rear: Single-family detached houses on narrow lots, with density similar to that of townhouses**



**\*9. Appropriateness of Narrow Lot Houses in Anderson Township**

Not Appropriate      Somewhat Appropriate      Appropriate      Very Appropriate

                                                                

Other (please specify)

**Narrow Lot Houses: Single-family detached houses on narrow lots, with density similar to that of townhouses**



**\*10. Appropriateness of Cottage Clusters and Pocket Neighborhoods in Anderson Township**

Not Appropriate      Somewhat Appropriate      Appropriate      Very Appropriate

                                                                

**Cottage Clusters and Pocket Neighborhood: Single-family detached houses on a shared lot, often oriented around a common open space, with vehicular access from the rear. (Please Note: because we could not find proper images from local developments we are showing images from outside Cincinnati).**

Other (please specify)

Seattle, Washington



**\*11. Appropriateness of Traditional Townhouses in Anderson Township**

Not Appropriate      Somewhat Appropriate      Appropriate      Very Appropriate

                                                                

Other (please specify)

**Townhouses (also "attached houses"):**  
**Single-family attached units, each on a separate lot, and each with its own entry from a public street.**

**Traditional**



**\*12. Appropriateness of Contemporary Townhouses in Anderson Township**

Not Appropriate      Somewhat Appropriate      Appropriate      Very Appropriate

                                                                

Other (please specify)

**Townhouses (also "attached houses"):**  
**Single-family attached units, each on a separate lot, and each with its own entry from a public street.**

**Contemporary**



**\*13. Appropriateness of Traditional Façade with Pedestrian Access in Anderson Township**

Not Appropriate      Somewhat Appropriate      Appropriate      Very Appropriate

                                                                

**Courtyard Townhouses:**  
**Units similar to townhouses, but feature a shared driveway and are often oriented around common open space, rather than towards the street.**

Other (please specify)

**Traditional Façade with Pedestrian Access**



**\*14. Appropriateness of Shared Court Courtyard Townhouses in Anderson Township**

- |                       |                       |                       |                       |
|-----------------------|-----------------------|-----------------------|-----------------------|
| Not Appropriate       | Somewhat Appropriate  | Appropriate           | Very Appropriate      |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Other (please specify)

**Courtyard Townhouses: Shared Court**

**Portland, Oregon**



**\*15. Appropriateness of Duplex Front-facing Garages in Anderson Township**

- |                       |                       |                       |                       |
|-----------------------|-----------------------|-----------------------|-----------------------|
| Not Appropriate       | Somewhat Appropriate  | Appropriate           | Very Appropriate      |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Other (please specify)

**Duplexes:**

**A two-family unit structure on a shared lot. Two attached units on separate lots are classified as townhouses.**

**Duplex Front-facing Garage**



**\*16. Appropriateness of Duplex: Rear Garage in Anderson Township**

- |                       |                       |                       |                       |
|-----------------------|-----------------------|-----------------------|-----------------------|
| Not Appropriate       | Somewhat Appropriate  | Appropriate           | Very Appropriate      |
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Other (please specify)

**Duplexes:**

**A two-family unit structure on a shared lot. Two attached units on separate lots are classified as townhouses.**

**Duplex Rear Garage**



**\*17. Appropriateness of Shared Court Single-Family Cluster Housing in Anderson Township**

Not Appropriate    Somewhat Appropriate    Appropriate    Very Appropriate

                                                                

Other (please specify)

**Shared Court Single-Family Cluster Housing:** Single-family housing units, on separate lots, oriented to a courtyard-like street shared by pedestrians and vehicles, with special paving and other features that highlight prioritization of pedestrians and community activities.



**\*18. Appropriateness of Single-Family with Common Green in Anderson Township**

Not Appropriate    Somewhat Appropriate    Appropriate    Very Appropriate

                                                                

Other (please specify)

**Common Green Single-Family Housing:** Single-Family housing units, on separate lots, oriented to a landscaped courtyard that provides pedestrian access. (Please Note: because we could not find proper images from local developments we are showing images from outside Cincinnati).

**Single-Family with Common Green Tennessee**



**\*19. Appropriateness of Single-Family Cluster with Courtyard in Anderson Township**

Not Appropriate    Somewhat Appropriate    Appropriate    Very Appropriate

                                                                

**Common Green Single-Family Housing:** Single-Family housing units, on separate lots, oriented to a landscaped courtyard that provides pedestrian access. (Please Note: because we could not find proper images from

Other (please specify)

local developments we are showing images from outside Cincinnati).

**Single-Family Cluster with Courtyard Washington**



**\*20. Appropriateness of Mixed Use Upper Level Residential in Anderson Township**

Not Appropriate    Somewhat Appropriate    Appropriate    Very Appropriate  
                                                           

Other (please specify)

**Mixed Use:**

Development consisting of a mixture of uses, typically with retail or service offerings on first floor and housing on the upper story (s).

**Upper Level Residential**



**\*21. Appropriateness of Garage Conversion to Carport/Apartment in Anderson Township**

Not Appropriate    Somewhat Appropriate    Appropriate    Very Appropriate  
                                                           

Other (please specify)

**Accessory Apartment or Granny Flat:**

Use of existing or new square footage in homes (with separate entrance) or detached structure for additional housing unit on property that is owner occupied. Deep lots offer rear yard addition of an apartment.

**Garage Conversion to Carport/Apartment**



\*

**22. Appropriateness of Rear Yard Apartment Infill in Anderson Township**

Not Appropriate	Somewhat Appropriate	Appropriate	Very Appropriate
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

**Accessory Apartment or Granny Flat:** Use of existing or new square footage in homes (with separate entrance) or detached structure for additional housing unit on property that is owner occupied. Deep lots offer rear yard addition of an apartment.

**Accessory Apartment or Granny Flat, Rear Yard Apartment Infill**



Prev

Next

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**\*23. What specific design issues and/or priorities should be included in the consideration of new options of residential development. (Please check all that apply)**

- Pedestrian-friendly street frontages
- Provision of adequate off-street parking
- Compatible building scale and continuation of neighborhood building patterns
- Inclusion of architectural features (roof forms, porches, trim, etc.) common in the neighborhood
- Minimizing impacts on the privacy of neighboring properties
- Provision of usable open space
- Minimizing environmental impacts, such as by limiting impervious surfaces and storm water
- Keeping construction costs low
- Connectivity to adjoining developments

Other (please specify)

**24. Please provide any additional comments or feedback below.**

Thank you! Your feedback is greatly appreciated!

Prev

Done

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