

**LITTLE
ROCK ADUs**

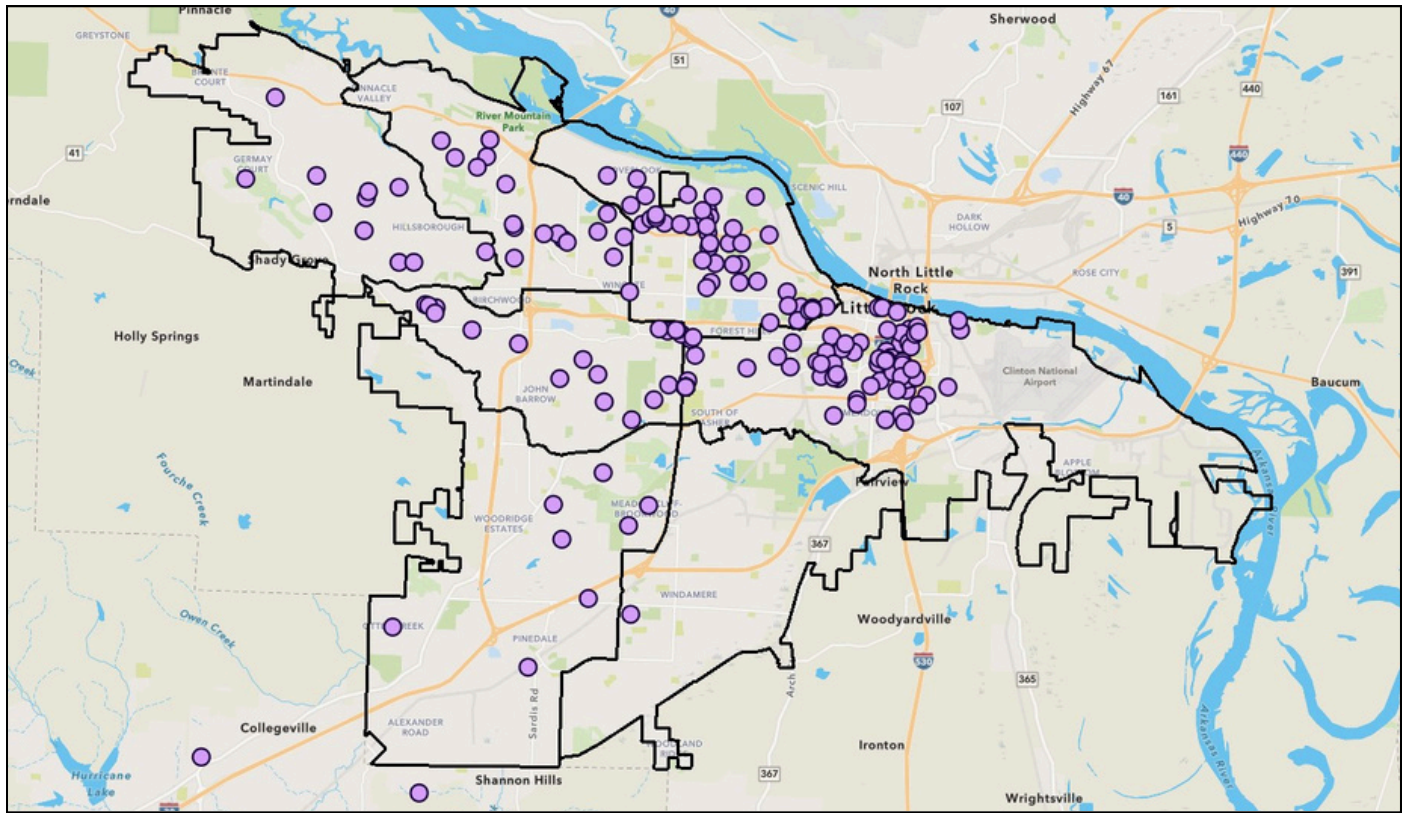
COMMUNITY SURVEY RESULTS

July 17, 2025 - August 24, 2025



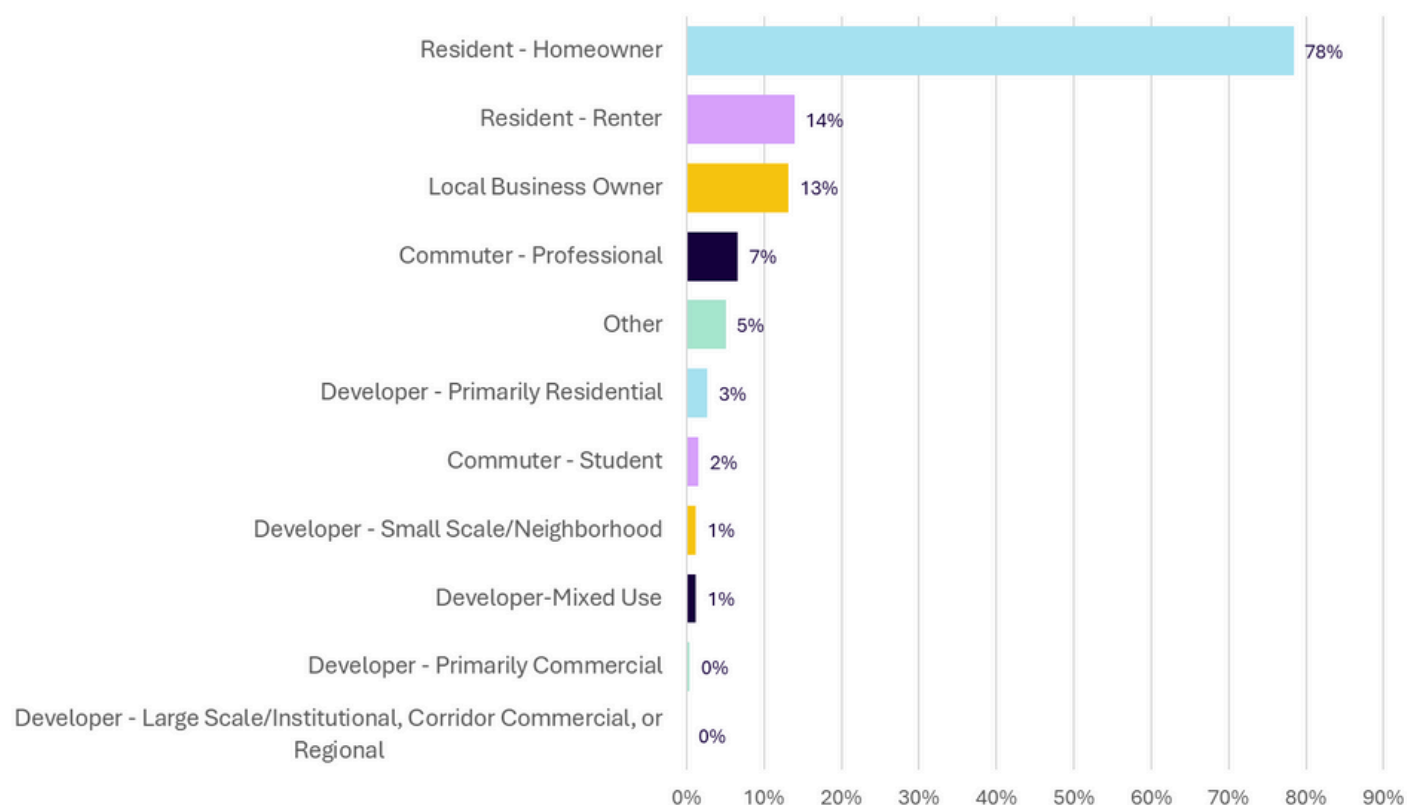
DEPARTMENT OF
PLANNING & DEVELOPMENT

Q1: What part of Little Rock do you live in?



Answer Choices	Responses	
Ward 1	69	27%
Ward 2	1	0.004%
Ward 3	43	17%
Ward 4	18	7%
Ward 5	11	4%
Ward 6	18	7%
Ward 7	8	2%
Default Location	86	33%
Outside Little Rock	5	2%
Total	259	

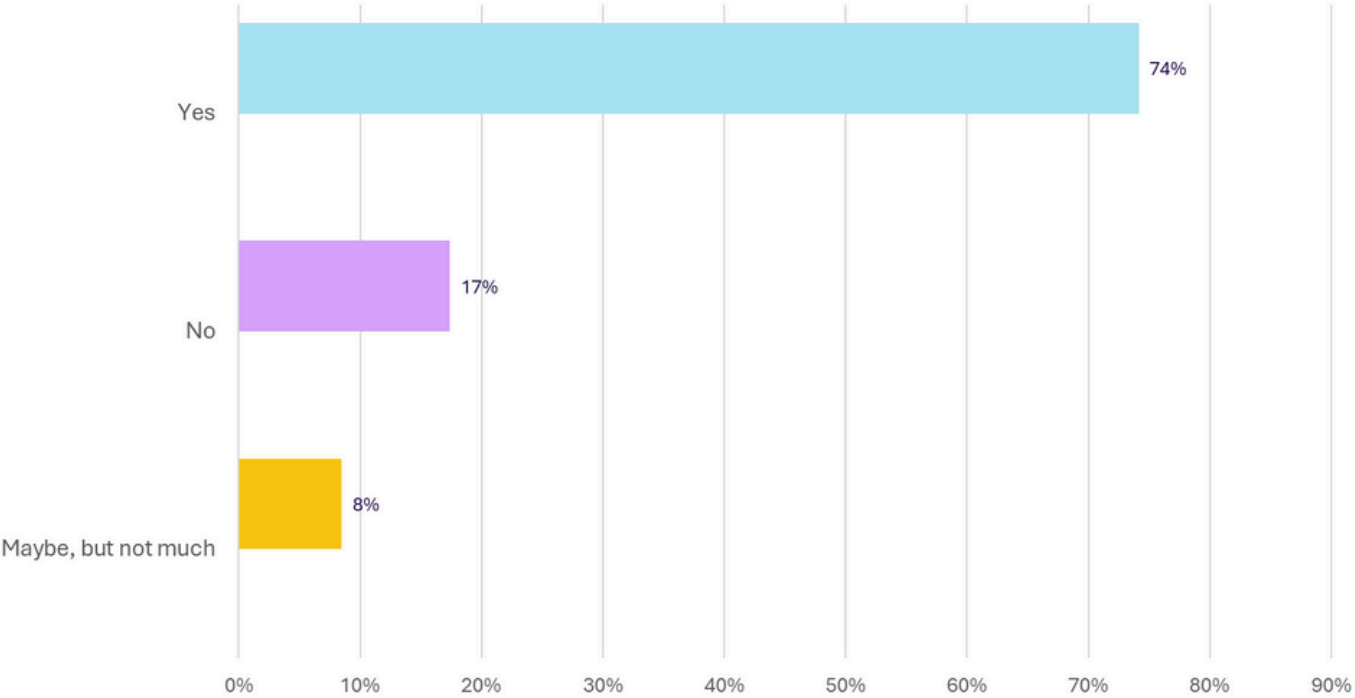
Q2: What best identifies your relationship to Little Rock?



Answer Choices	Responses	
Resident - Homeowner	203	78%
Resident - Renter	36	14%
Local Business Owner	34	13%
Commuter - Professional	17	7%
Other	13	5%
Developer - Primarily Residential	7	3%
Commuter - Student	4	2%
Developer - Mixed Use	3	1%
Developer - Small Scale/Neighborhood	3	1%
Developer - Primarily Commercial	1	0%
Developer - Large Scale/Institutional, Corridor Commercial, or Regional	0	0%
Total	259	

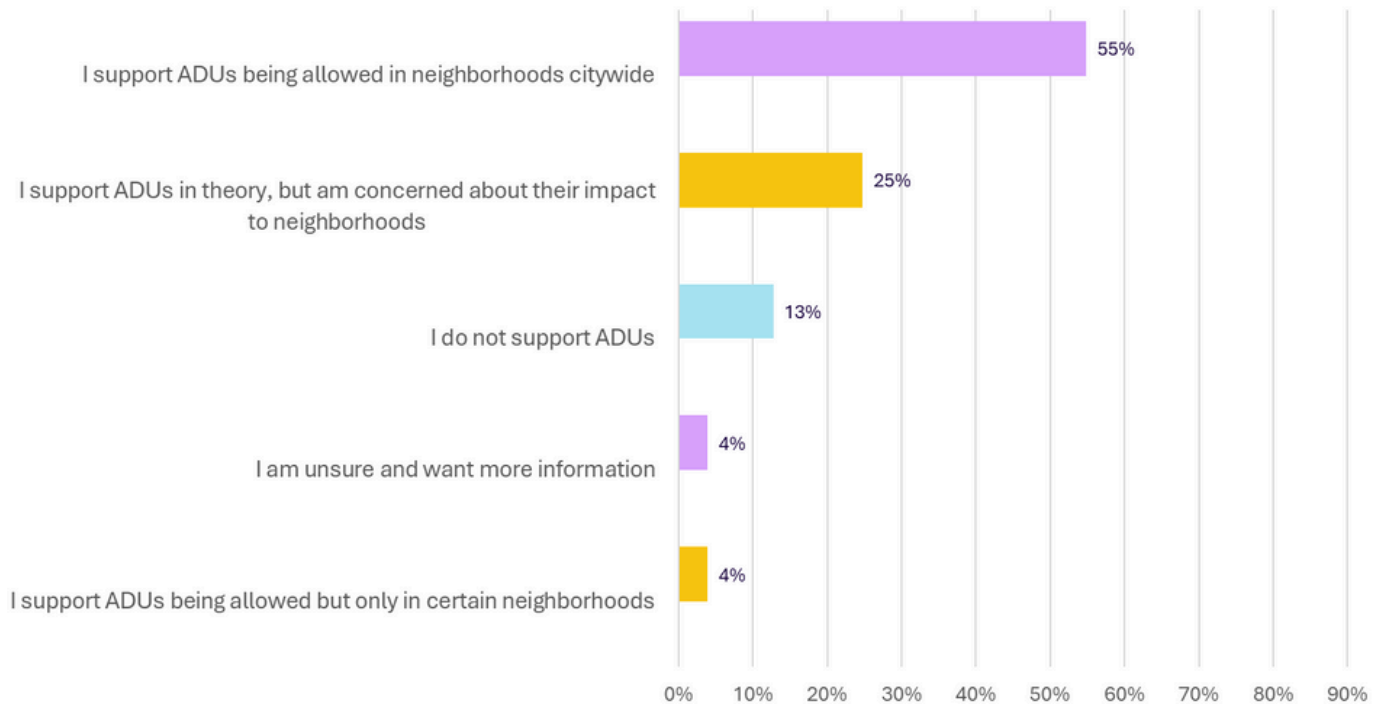
Respondent #	Other - What best identifies your relationship to Little Rock?	Date
16	Realtor, real estate interest	7/21/2025 4:11
56	Far neighbor of Mountain Home.	7/23/2025 7:55
71	We need this option all over the state.	7/23/2025 15:27
74	Entrepreneur (home business)	7/23/2025 15:55
75	landlord	7/23/2025 16:25
86	Grandparent	7/23/2025 19:40
110	former resident	7/24/2025 14:06
111	Live in NLR. Go to the entertainment districts a lot.	7/24/2025 14:08
149	City Employee - Redevelopment Administrator	7/28/2025 0:56
199	Active Military Homeowner	8/3/2025 18:28
200	Heir	8/3/2025 18:58
227	Employment Professional	8/16/2025 22:45

Q3: Had you heard of Accessory Dwelling Units (ADUs) before this survey?



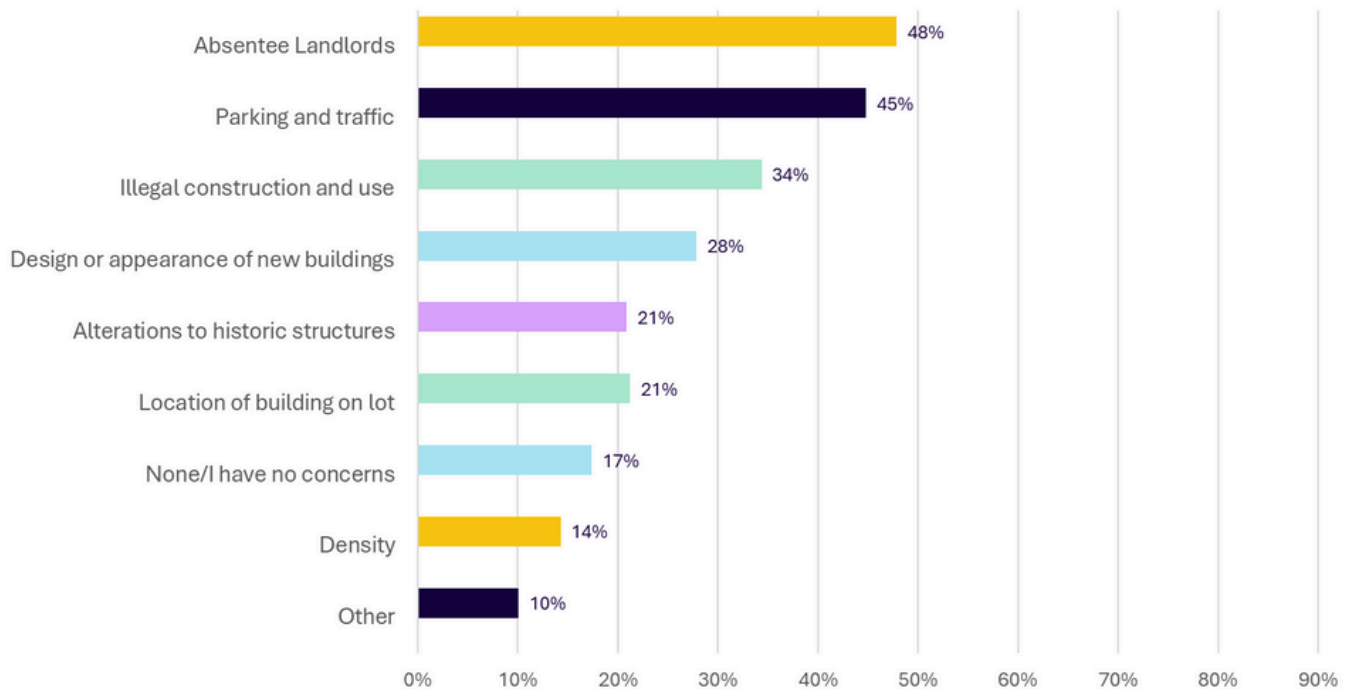
Answer Choices	Responses	
Yes	192	74%
No	45	17%
Maybe, but not much	22	8%
Total	259	

Q4: What do you think of allowing small, secondary housing units (ADUs) in residential neighborhoods?



Answer Choices	Responses	
I support ADUs being allowed in neighborhoods citywide	142	55%
I support ADUs in theory, but am concerned about their impact to neighborhoods	64	25%
Maybe, but not muchI do not support ADUs	33	13%
I support ADUs being allowed but only in certain neighborhoods	10	4%
I am unsure and want more information	10	4%
Total	259	

Q5: What are your 2-3 top concerns, if any, about ADUs in your neighborhood?

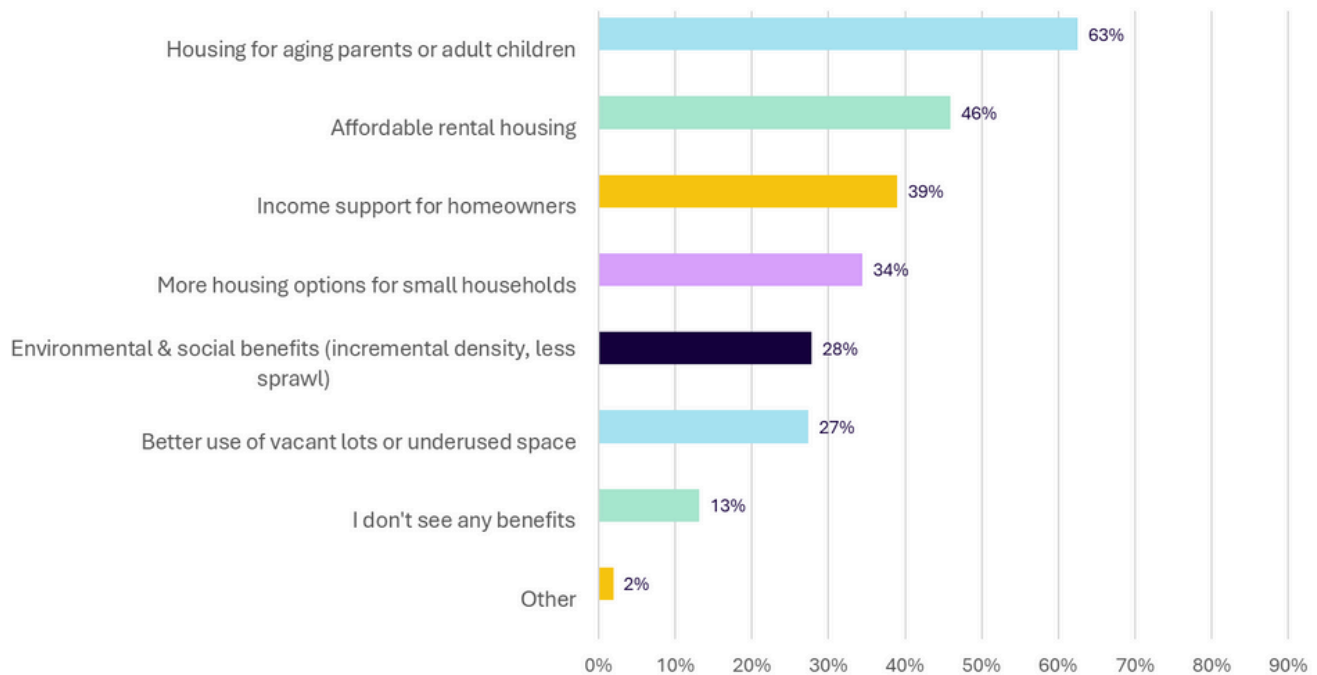


Answer Choices	Responses	
Absentee Landlords	142	55%
Parking and traffic	64	25%
Illegal construction and use	33	13%
Design or appearance of new buildings	10	4%
Location of building on lot	10	4%
Alterations to historic structures	259	
None/I have no concerns		
Density		
Other		
Total	259	

Respondent #	Other -What are your 2-3 top concerns, if any, about ADUs in your neighborhood?	Date
3	Affordability	7/18/2025 12:56
8	Does the City have adequate infrastructure (Electricity, Streets, Sewer Lines, Drinking Water, ...etc.) to absorb more population	7/18/2025 15:23
19	Using ADUs as short term rentals (ie, AirBNBs) instead of long term housing	7/21/2025 16:05
20	Tree removal	7/21/2025 18:19
54	Increase in crime in the neighborhood & trash, littering	7/23/2025 3:28
59	multiple units in a single residential yard... or front and back yards like a mini houseing development on a single residential lot.	7/23/2025 11:52
63	You don't necessarily want to be able to see them from the street.	7/23/2025 13:15
70	We have enough rent houses in this area.	7/23/2025 15:21
86	Environmental impact - trees, flooding risk or erosion	7/23/2025 19:40
90	People buying up property to turn into air bnbs instead of allowing affordable or multigenerational housing opportunities..	7/23/2025 21:23
102	That they won't be used for affordable housing but rather for airbnbs: Worsening the problem.	7/24/2025 4:41
110	landscaping for stormwater control	7/24/2025 14:06
113	Takes potential homes that could be sold off the market adding to the already shortage of homes for sale in littlevrock	7/24/2025 14:50
126	Loss of local regulation of ADU's and/or ability of public opinion if an ADU is proposed in a neighborhood.	7/25/2025 15:27
146	Lack of city oversight once day is built.. city can't keep up with current simple violations like keeping yards mowed..	7/27/2025 18:31
147	water, sewer, and other utilities	7/27/2025 19:49
155	Lack of Accountability	7/28/2025 19:13
173	Concern that they will bring more STRs and the associated negative impacts of those. Concern that many will see an ADU as a STR income source, building with lower quality of design.	7/30/2025 11:17
184	Need study of land use also landlords	7/31/2025 13:33

Respondent #	Other -What are your 2-3 top concerns, if any, about ADUs in your neighborhood?	Date
186	Over-saturating lots with impermeable surfaces, impacts to stormwater system	7/31/2025 14:48
203	Impact to neighborhoods of too many rentals and too few home owners	8/5/2025 21:28
206	Persons dwelling in the units	8/6/2025 20:51
210	Safety/crime	8/6/2025 23:29
227	Built in single family neighborhoods	8/16/2025 22:45
229	Removal of existing mature trees.	8/18/2025 15:30
240	Clearing large trees and changing neighborhood aesthetics and hydrology.	8/19/2025 19:12

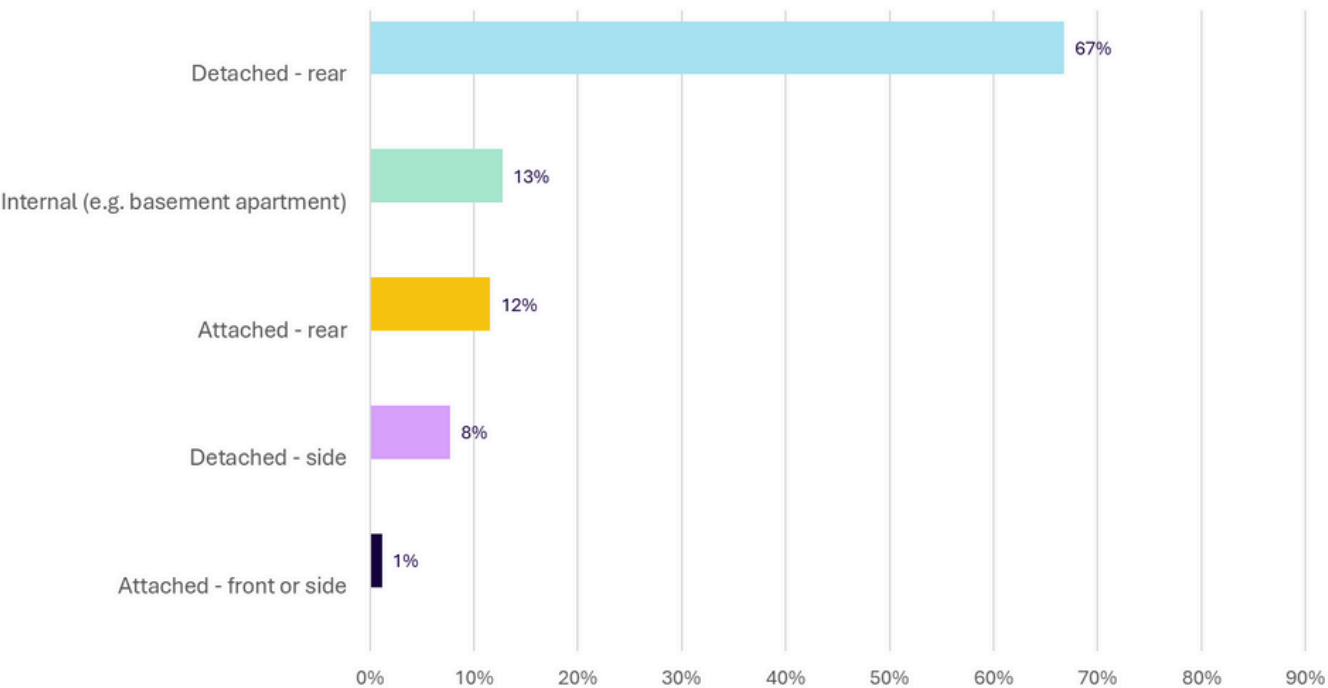
Q6: What are the top 2-3 benefits you see in allowing ADUs?



Answer Choices	Responses	
Housing for aging parents or adult children	162	63%
Affordable rental housing	119	46%
Income support for homeowners	101	39%
More housing options for small households	89	34%
Environmental & social benefits (incremental density, less sprawl)	72	28%
Better use of vacant lots or underused space	71	28%
I don't see any benefits	34	13%
Other	5	2%
Total	259	

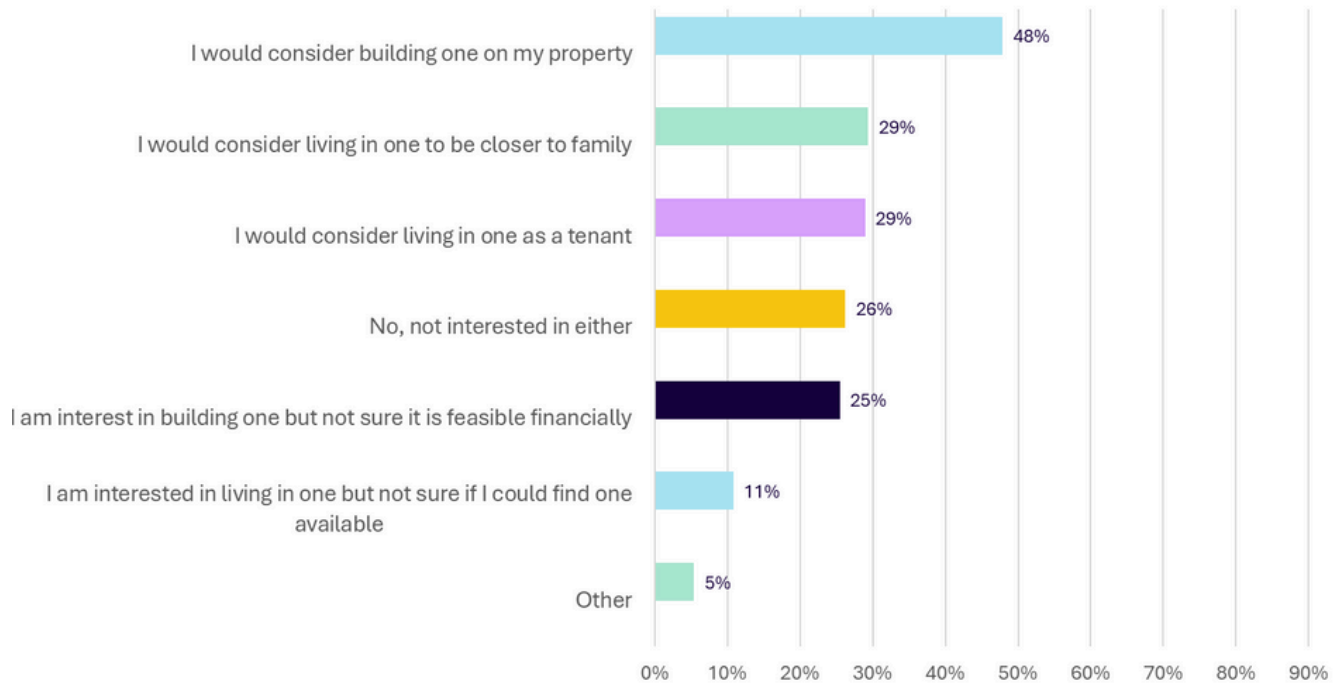
Respondent #	Other -What are the top 2-3 benefits you see in allowing ADUs?	Date
68	Housing for family with disabilities	7/23/2025 14:36
127	All options listed above (except ""I don't see any benefits"" are true for me. Bring on the ADUs!	7/25/2025 22:25
178	More Freedom	7/30/2025 15:53
200	Taxation	8/3/2025 18:58
227	Purchaser should decide on an ADU	8/16/2025 22:45

Q7: What location of an ADU is most preferable on a lot?



Answer Choices	Responses	
Detached - rear	173	67%
Internal (e.g. basement apartment)	33	13%
Attached - rear	30	12%
Detached - side	20	8%
Attached - front or side	3	1%
Total	259	

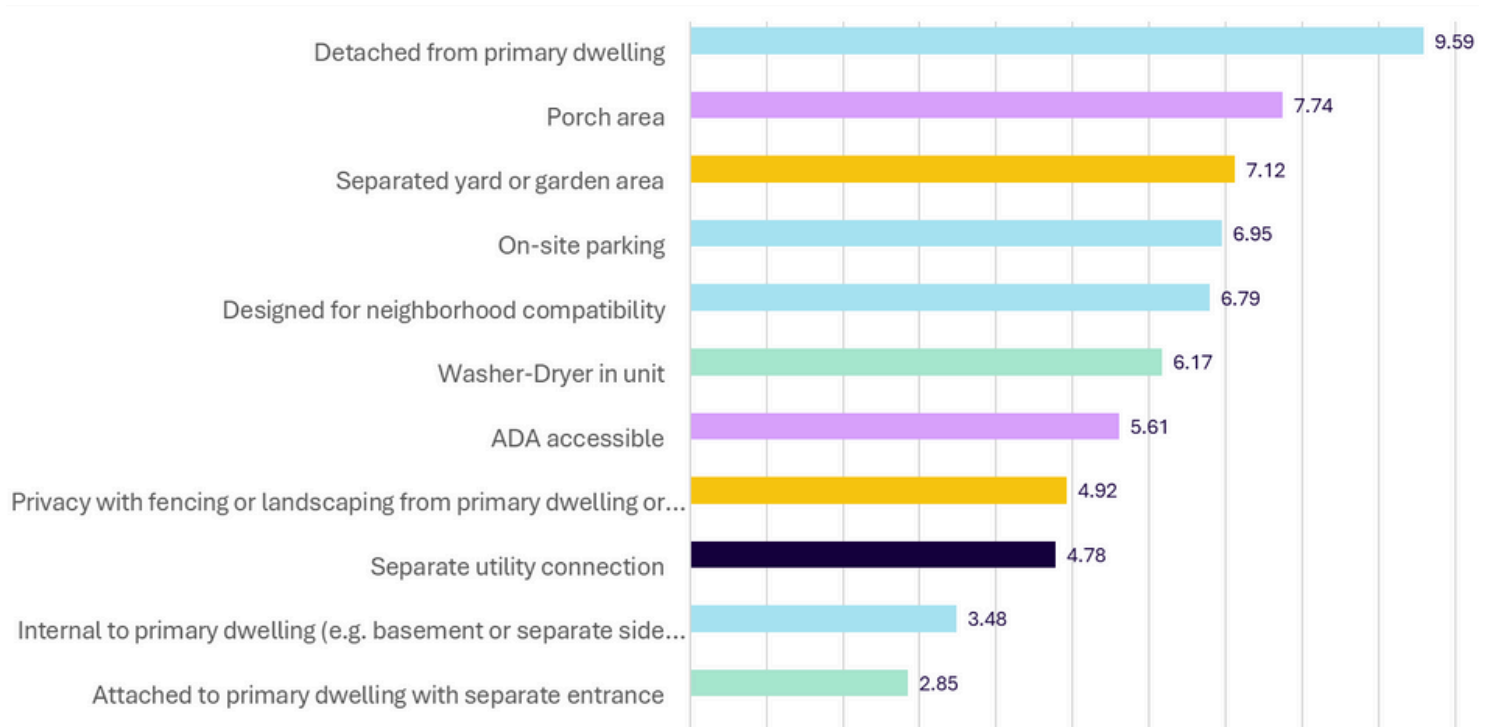
Q8: Would you consider building or living in an ADU?



Answer Choices	Responses	
I would consider building one on my property	124	48%
I would consider living in one to be closer to family	76	29%
I would consider living in one as a tenant	75	29%
No, not interested in either	68	26%
I am interested in building one but not sure it is feasible financially	66	25%
I am interested in living in one but not sure if I could find one available	28	11%
Other	14	50%
Total	259	

Respondent #	Other - Would you consider building or living in an ADU?	Date
18	I have rented a carriage house in the past, and I think it's a great setup!	7/21/2025 15:38
30	I don't see myself living in an ADU right now, but might consider it when I am older.	7/22/2025 14:56
38	Might motivate larger yard purchase	7/22/2025 19:59
49	I'm not at a point in my life where I need this type of housing but apartment garages, finished basements and other ADU options are how most of my friends were able to live in Little Rock in our younger years.	7/23/2025 0:43
74	I would consider being a part of a board or a citizen Commission to monitor the unit and keep up with updates regarding funding and other services for tenant safety & comfort.	7/23/2025 15:55
81	I am a sr single, live alone in my owned house, want an ADU for additional income and safety.	7/23/2025 18:10
86	Want it to be an option for others - aware of lack of affordable housing for younger adults as well as elders	7/23/2025 19:40
110	I would consider one in a larger city if I were to move out of state	7/24/2025 14:06
151	I already have one, historic carriage house rental	7/28/2025 14:42
173	My lot is not an appropriate site. I would consider building if space allowed. At this point in my life, I wouldn't live in one. As I age, I would consider living in one on an adult child's property as a preferable alternative to living in their house.	7/30/2025 11:17
227	They shouldn't be automatic	8/16/2025 22:45
232	Our POA doesn't allow for any out buildings. It would not be possible to build one.	8/18/2025 16:22

Q9: Build Your ADU: If you were looking to live in an ADU, share with our developer and homeowner communities what elements and amenities would be most attractive.



Rank	Answers	1	2	3	4	5	6	7	8	9	10	11	Average score
1	Detached from primary dwelling	48.26%	27.80%	5.41%	3.86%	3.47%	3.09%	1.54%	2.70%	1.93%	1.16%	0.77%	9.59
		125	72	14	10	9	8	4	7	5	3	2	
2	Porch area	3.09%	22.39%	27.41%	10.42%	8.88%	8.11%	8.88%	3.86%	3.47%	1.16%	2.32%	7.74
		8	58	71	27	23	21	23	10	9	3	6	
3	Separated yard or garden area	1.93%	7.34%	15.83%	25.10%	18.15%	11.20%	6.56%	7.72%	3.86%	1.93%	0.39%	7.12
		5	19	41	65	47	29	17	20	10	5	1	
4	On-site parking	9.27%	13.51%	5.02%	16.60%	17.37%	9.27%	5.79%	11.58%	7.72%	0.39%	3.47%	6.95
		24	35	13	43	45	24	15	30	20	1	9	
5	Designed for neighborhood compatibility	12.74%	6.56%	13.13%	12.74%	5.02%	5.79%	25.87%	6.56%	6.56%	3.09%	1.93%	6.79
		33	17	34	33	13	15	67	17	17	8	5	
6	Washer/Dryer in unit	5.02%	10.04%	11.58%	11.20%	13.13%	13.51%	4.25%	4.63%	3.47%	21.62%	1.54%	6.17
		13	26	30	29	34	35	11	12	9	56	4	
7	ADA accessible	8.11%	3.86%	3.09%	6.18%	16.99%	11.58%	11.20%	9.27%	19.69%	5.79%	4.25%	5.61
		21	10	8	16	44	30	29	24	51	15	11	
8	Privacy with fencing or landscaping from primary dwelling or surrounding neighbors	3.09%	1.93%	3.86%	5.79%	7.34%	8.11%	14.29%	33.98%	10.04%	8.49%	3.09%	4.92
		8	5	10	15	19	21	37	88	26	22	8	

Rank	Answers	1	2	3	4	5	6	7	8	9	10	11	Average score
9	Separate utility connection	1.93%	3.86%	10.81%	6.56%	6.95%	12.36%	13.51%	8.49%	2.70%	3.09%	29.73%	4.78
		5	10	28	17	18	32	35	22	7	8	77	
10	Internal to the primary dwelling (e.g. basement or separate side entry)	5.79%	0.77%	1.93%	0%	1.16%	15.44%	5.79%	8.11%	11.58%	13.13%	36.29%	3.48
		15	2	5	0	3	40	15	21	30	34	94	
11	Attached to primary dwelling with separate entrance	0.77%	1.93%	1.93%	1.54%	1.54%	1.54%	2.32%	3.09%	28.96%	40.15%	16.22%	2.85
		2	5	5	4	4	4	6	8	75	104	42	

Q10: What questions, concerns, or comments do you have about ADUs?

Respondent #	Answers	Date
3	<p>I have concerns about affordability and ADUs not becoming an Airbnb offering. I've seen a few for rent and they're over \$1100 with medical students as the target.</p> <p>It would be great if the City collaborates with AARP to offer Age-Friendly design guidelines or universal guidelines to promote visitability. There are many older and disabled people on fixed income who could benefit from ADUs. The City should look into the "village" model.</p> <p>I would love to see exterior designs that flow with the neighborhood. If the area has shotgun or craftsman, keep with the style. These modern farmhouses and shipping container type homes are ugly.</p>	7/18/2025 12:56
4	None	7/18/2025 14:42
5	I would love to have a dedicated page on the city website to access info on how to properly go about adding an ADU to my property and any environmental friendly tips and incentives that I can access to make it happen. (Energy efficiency, local materials, etc)	7/18/2025 15:02
7	Can ADU be used for short term rental?	7/18/2025 15:13
9	N/A	7/18/2025 15:41
15	I'm concerned about how the City is going to be able to regulate ADUs to ensure they are safely constructed and don't become abandoned dwellings on properties should a property owner be unable to afford long term maintenance on an ADU. Concerned about them turning into run down sheds over time that can attract undesirable guests and turn into a fire safety issue. Also concerned about potential density issues for certain neighborhoods.	7/21/2025 4:03
19	My biggest concern is using ADUs as short term rentals instead of housing. My biggest secondary concern is the development of adequate infrastructure to match increases in population density, including expansion of bus routes and service.	7/21/2025 16:05
20	I am concerned this will just encourage short term rentals.	7/21/2025 18:19

Respondent #	Answers	Date
23	Affordability and regulations around the differences between a small landlord/real estate group vs larger ones. Would love to see something that loops in preexisting landlord<>tenant relationships and accountability. As in, in order to build additional units you must have a proven record of tenant attentiveness/satisfaction with current tenants by measure of tenant survey.	7/21/2025 23:27
24	concerned about the City's ability to enforce any new rules. The City of LR does not do a very good job enforcing current rules regarding parking, vacant lots, junk cars, etc. I don't see how they plan to monitor and/or enforce additional rules	7/21/2025 23:50
26	I see a real difference in using the ADU for long term occupancy rather than short term rental. I believe that with long term occupancy there is a greater tendency to be a ""good"" neighbor and not disrupt neighborhood character and ambience.	7/22/2025 11:47
28	I'm worried about too many being used for STR when we need more affordable long term housing options for folks	7/22/2025 14:31
45	It's a new concept and I need more information about ADUs.	7/22/2025 21:39
49	My concerns are simple. Safety. Homeowners doing their own work without inspections but also city overreach on code compliance against the home owners. LR has horrible renters rights & that also concerns me. I fully support adu and what they can mean for someone's independence. Housing is not affordable in our city and it is only getting worse.	7/23/2025 0:43
51	I'm concerned about neighborhoods. They are already losing long term tenants to AirBnB and equivalent. While I'm not inherently opposed to ADUs, I'm concerned this will allow for further short term rentals, which is NOT what neighborhoods need. ADUs for family or long term rentals seem fine, but Little Rock already struggles to adequately regulate other housing issues that are already regulated on paper, so I'm not sure how they will regulate further items.	7/23/2025 2:00
52	This survey didn't let me rank my priorities correctly. I think community and family groups s important and think these swelling help that. I am a landlord that lives in the multi unit dwelling i own,	7/23/2025 2:43
54	Who is responsible for new occupants being good neighbors?	7/23/2025 3:28
55	Na	7/23/2025 4:02

Respondent #	Answers	Date
56	YOU go live over a GD garage or GD shed or GD basement or whatever feeble affordable housing solution you have. Lame. Why does Arkansas hate poor people? From education to food insecurity to the housing problem to how you treat your old and poor. trump wants cane sugar in Coke. Aren't you concerned about HIS sugar intake? You're certainly all over SNAP for Coke w cane sugar or not. Hypocritical BS day in and day out. Huckasands got denied FEMA help twice from her orange moron. We will ALL suffer his wrath. Just a matter of time they will eat their young and implode. One can only hope.	7/23/2025 7:55
60	who will make sure the dwelling will be up to code for someone to live there, what protections will tendents have in little rock if the dwelling becomes unsafe to live in, ie no ac, mold, breakins/crime	7/23/2025 12:42
61	They MUST be ancillary to the main structure, not simply cramming two houses on a single lot. They also must take into consideration how they impact counting of historic units in our historic certified neighborhoods.	7/23/2025 12:42
63	HOA's would never allow them. If they were going. To be housing for homeless or low income the neighborhoods they would be in	7/23/2025 13:15
64	Arkansas already has extremely poor tenant protections. ADUs seem even more vulnerable to abuse, so I would love to see the city take the initiative on protections for all renters, especially those who are in closer physical proximity to landlords.	7/23/2025 13:20
66	It's a great option for aging parents and children over 18. Family compounds should she normalized in this economy.	7/23/2025 13:56
68	My family has siblings on both sides with health issues who potential will need a place to live and ADUs could potential provide that.	7/23/2025 14:36

Respondent #	Answers	Date
69	In theory, I am in support of ADUs and I think they would be a great addition to many neighborhoods in the city and provide a potential source of income that would let young people be more able to afford homes. I do worry about the impact on historic neighborhoods that already struggle to maintain historic integrity. I also worry about neighborhoods like Hillcrest that are primarily street parking in many areas. To add rental units and additional cars would be an issue, especially on streets that are already crowded (primarily streets with existing high percentages of rentals). I also worry about quality and maintenance of ADUs in a state with minimal to no renter protection laws. For historic preservation purposes, I would want these units restricted to the back of the property, but then the units are hard to see from the road and it would be harder for others to see something in a uninhabitable state, or in violation of the ADU restrictions.	7/23/2025 14:38
70	The area is bad enough. We don't need more	7/23/2025 15:21
72	It's well past time Little Rock entered the modern era and allowed property owners greater flexibility. ADUs are an ideal solution for our aging population and housing shortage.	7/23/2025 15:43
74	I have concerns regarding safety for everyone, given the current state we must live with. I am also concerned about racial discrimination, pets, & code enforcement.	7/23/2025 15:55
75	I fully support ADUs in all neighborhoods. Laws should be written in a way that prohibits HOAs from disallowing ADUs. ADUs should not be subject to parking requirements.	7/23/2025 16:25
76	As with all things, the "haves" will find a way to use this as a tool to further extort and enslave the "have-nots."	7/23/2025 16:25
77	we have to many illegal structures being built without inspections or permits. staffing is overloaded and can not keep up. Enforce what we have!!	7/23/2025 16:59

Respondent #	Answers	Date
78	<p>I'm so glad the city is taking the step to take input from residents instead of just going to the Board! The Board doesn't always represent our interests.</p> <p>As a homeowner in Hillcrest, ADUs are already a part of the neighborhood. Reducing permitting barriers to building quality ADUs is going to help homeowners and renters.</p> <p>The only concern I have is what this means for Airbnbs in my neighborhood.</p>	7/23/2025 17:38
80	<p>I lived in an ADU in Pettaway from 2019-2022. It was the perfect set-up for me at that time in my life. It was affordable, super nice, allowed me to live a neighborhood that would've been much more expensive otherwise, etc. My relationship with the owners of the primary dwelling allowed to me connect with the community more quickly and easily. I think that ADUs are a huge boon to communities if they're built with care. I would favor rules that encourage ADU owners to offer them for longer-term rental rather than Airbnb-style short-term rentals. The goal should be to create denser, more affordable, high-quality housing, not to drive income for homeowners.</p>	7/23/2025 18:06
81	<p>I am very much in favor and would be interested in renting one if I had to sell my house. As a homeowner I would love to have an ADU for extra income as well as community. I would love to be able to offer affordable shelter to a student, a young adult transitioning out of foster care, or another senior citizen needing affordable housing. I am on board of my POA and would like to have someone come speak to us about this.</p>	7/23/2025 18:10
84	<p>It's a great idea that is both good for the working class of our city and the environment</p>	7/23/2025 18:40
85	<p>I understand Act 313 of 2025 is a new law, but I do not believe the law is good for metropolitan, Arkansas, such as Little Rock. I'm concerned about property value and safety in my neighborhood. Further, I also believe homelessness need to be properly addressed. but not in the manner of Act 313.</p>	7/23/2025 19:33
86	<p>I didn't rank features above - all potentially valuable - depends on an individuals mobility & relationship to the owners as well as preferences etc. Glad you are educating & polling us. I've known some very successful ADU situations & hope it can be an option for more folks</p>	7/23/2025 19:40

Respondent #	Answers	Date
87	Largest concern is controlling the usage; strict enforcement of long-term rentals will be difficult. Many areas of Little Rock suffer from the overuse of short-term rentals.	7/23/2025 20:50
89	Concerned that the outcry from certain neighborhood groups will discourage the city's elected officials from fully embracing the idea of ADUs - muting the effort to provide additional affordable housing units in Little Rock due to an array of objections (property values, design, density,etc.).	7/23/2025 21:15
94	As someone who lives in the Heights, it is preferable to have these units on lots in my neighborhood, than see huge mcmansions get variances to take up the whole lot and cut down all the trees. ADUs are way less intrusive than ugly huge mcmansions.	7/23/2025 22:25
96	What will happen if the state approves but homeowner's association is against it. We have aging parents, this would be great and it will help with recent college grad student starting out.	7/24/2025 0:38
99	I think there are some locations where ADUs would be appropriate and fit within a neighborhood but there would be very few if any lots in our neighborhood that would be appropriate for an ADU. I worry they would be an eyesore and create much more street parking which is not typical or wanted in our neighborhood.	7/24/2025 2:42
102	That they will be used as Airbnb and affordable housing was an excuse to allow this law so Airbnb can make more money and drive up the cost of rentals further and put us further away from getting affordable housing in Little Rock.	7/24/2025 4:41
104	The implementation of this will be interesting. I don't think some neighborhoods could support additional traffic and parking. Overall, I think this could be a great addition to the housing problem. I do have a concern as well that these structures would be used more for Airbnb purposes rather than an ongoing rental. It may be easier to recoup building costs with a higher income option, like short term rentals.	7/24/2025 11:31

Respondent #	Answers	Date
109	Biggest concern is renting out space when it is not your primary residence or adjacent to primary residence. Unruly or unwanted renters take advantage of having a landlord that is absent and there is no recourse for neighbors that it affects directly not just in quality of life and neighborhood but in property value. I am supportive of ADUs but only if it is on or adjacent to the primary residence.	7/24/2025 13:47
110	Build with tornado safety in mind - an interior space without windows.	7/24/2025 14:06
112	This is a terrible idea.	7/24/2025 14:39
116	That owners will turn them into short term rentals and compromise the integrity of a family focused neighborhood.	7/24/2025 16:19
117	I'm so happy that the tiny home movement has finally reached us. I've wanting to do this for years. I do think boundaries should be set so it is not just any "shack" anyplace. There should be sufficient spacing and parking for detached homes. But attached dwellings should have separate ruled. I dislike that the survey made us choose between those two options. There is nothing wrong with either option, as long as it does not affect the community.	7/24/2025 16:58
118	There is so little affordable housing available. ADUs could be a lifesaver to a retired and/or disabled person. It could help a single parent get back on their feet with the support provided by a neighborhood community.	7/24/2025 19:40
120	Density, traffic, blight, accessibility, noise, anesthetics, deterioration of neighborhood cohesiveness, making single family residences into multiple family houses with similar adverse affects of apartments, etc	7/24/2025 21:35
122	Overall, I see this as a win for affordable housing, environmental impact, and family support.	7/25/2025 3:19
125	This absolutely sounds like a horrible idea! It sounds like you are trying to tank property values so big corporations are able to scoop up properties at pennies on the dollar!	7/25/2025 14:43
126	I am against ADU's in general.	7/25/2025 15:27

Respondent #	Answers	Date
127	I think ADUs can contribute so much to the fabric of Little Rock. As someone with aging parents, I would absolutely consider building an ADU if our lot had room for it. I believe that as long as the ADU complies with local building/structure code and is appropriately designed for the neighborhood (i.e. complies with HDC guidelines if in MacPark, etc.) and for the lot, ADUs should be permitted. In Downtown, carriage houses have been converted to ADUs over the 20th century and these create a wealth of opportunities for family and friends, as well as bring affordable housing opportunities to the area.	7/25/2025 22:25
128	It's refreshing that the city is taking input. It feels like my neighborhood is ignored even though it is full of potential. There is so much vacancy here, having more life around us would feel good. My parents could be on the same property as me but we would have our private space. I can use the unit for rental income. We need more of these. The city is dying. My neighborhood is dying and it's just vacancy. Little cottages would help it feel like it's blooming. Please think about incentives to help us build these or ways to reduce the cost.	7/25/2025 23:08
129	I didn't know much about accessory units before this. After reading through the website, I think they could save my neighborhood. Bring more people here. Bring young people here. I think this is a wonderful idea and I'm so happy to see the city—especially Planning—taking on something positive. This excites me about good change. I am concerned about these being allowed in west Little Rock. They don't need them. We don't need more people moving over there, away from the center. We need more people here in South end.	7/25/2025 23:18
130	My home was hit by the tornado—worst day of my family's life!—we rebuilt. I didn't think about what we could do if we were able to rent part of the property with a detached unit. This would be amazing! How much does it cost to get approval for one? How can we know what the rules are?	7/25/2025 23:36
131	I think these things are great for other neighborhoods, but not in my neighborhood! I support them in general but in John Barrow the streets are too narrow for more people. There's not enough infrastructure! Fix the roads! Then we can have nice things like ADUs!!	7/25/2025 23:41

Respondent #	Answers	Date
133	Accessory dwelling units are a normal part of rural life. Not allowing them in rural areas within the city doesn't make sense. These suburbs that keep getting developed are changing everything. Stop sprawl! Focus on densifying what you already have. ADUs help with that. Don't let anymore subdivisions down here get developed until you have a non-sprawl plan!	7/26/2025 13:36
134	<p>I said parking only because I live on Pine Valley and it's not safe to park on the street. But on any other side street, parking isn't an issue.</p> <p>It's not safe to walk in my neighborhood! No sidewalks. Why aren't there sidewalks?? Can we get a bike lane? There are so many families here with kids who ride bikes. I want to my family to walk to church safely.</p> <p>We have so many young families and renters here, even after the tornado. And so many vacant lots or houses now. ADUs and renters are good. It would make things lively.</p>	7/26/2025 13:45
136	I 100% support ADUs citywide and in all neighborhoods. I am concerned about rental inspections, permit enforcement, and bad property management. I understand that this happens with all rental unit types, and honestly happens a lot with basic homeowners who just don't care. I think if you can put in the rules that ADUs HAVE TO HAVE rental inspections, a lot of people who be happy with these. They wouldn't even be able to tell they are there.	7/26/2025 18:16
138	If I build an ADU, I don't want my water to be attached to my rental unit in case there are issues or they are a bad renter, then their actions impact my access to my water. They need to be separate.	7/26/2025 18:23
139	My main concern is that the ADU will be used as an Air BnB and there are already too many of those. I think ADUs are a great benefit for keeping families together.	7/27/2025 0:32
142	I would love to move to Little Rock and rent an ADU. Right now I commute and I wish more cottage homes were available. I can't afford buying a house at this time and I can't afford renting a house, but I don't want to live in an apartment building. Build more ADUs! ADUs would be an ideal space for me while I save up for a home in Little Rock.	7/27/2025 14:08

Respondent #	Answers	Date
143	I live in North Little Rock and would love to move to Little Rock and find an ADU to rent. I'm a young professional with a dog and I'm not happy with my options in NLR. I also saw that Mayor Hartwick is against ADUs, which is so lame. My work is downtown and I want to find a place somewhere close but more quiet. I don't see a lot of ADUs available on rental websites so I'm not sure where to find one. Does Little Rock have a website of ADUs for rent?	7/27/2025 14:15
145	As a home owner who would like to build one, cost is my primary concern. As a home owner with neighbors who may build one, privacy and quality of life on my property is a concern.	7/27/2025 14:42
146	Minimum lot size for detached adu has to be no less than 1/2 acre lot... off street, behind current residence is a must... not ok to add driveway or parking to front of property.	7/27/2025 18:31
147	Will zoning, permits and inspections apply? How will we monitor construction of new structures or conversions of existing structures that don't have building permits? Will we ensure they are kept up to code?	7/27/2025 19:49
148	Senior citizen moves in followed by grandkids. Now the neighborhood has a problem with drug use Landlords put no restrictions on the tenants as to drinking, parties, drug use and smoking pot Some homes have been taken over by tenants especially senior citizens homes Downgrade the neighborhood and I have a considerable amount invested in my neighborhood to allow an addict close by	7/27/2025 20:30
149	Excited to see how this solution will assist resolving the missing middle housing dilemma.	7/28/2025 0:56
150	We have all the LLCs buy up all the properties. There should be a limit on how many corporate LLCs can own properties in a given neighborhood. They are often doing construction work without licenses. Just look at the tickets with the city managers and the calls to the police for the house owned by a LLC at the corner of Pearl and Capitol Ave. This is dangerous because they hired unlicensed and bonded workers and without permits to do electric and plumbing work. You need strick rules and consequences for such things.	7/28/2025 13:32

Respondent #	Answers	Date
151	ask review of real-estate appraisals. how does an ADU affect property value?	7/28/2025 14:42
154	I think that ADUs are a great idea to address housing supply and costs, but one consideration I have is how to ensure that the whole city utilizes ADUs so that every neighborhood can reap the benefits of ADUs rather than certain neighborhoods. While I do not have many extra concerns about safety, another consideration is ensuring that the neighborhood character is maintained and that current home/property values do not decrease. There are several cities and studies that offer empirical evidence on how ADUs can help cities address housing while addressing these considerations, and I think Little Rock could benefit, too.	7/28/2025 18:42
155	Who is going to hold the accountability for overseeing this process and holding the developer/landlord accountable? Also, what is the accountability for the tenant?	7/28/2025 19:13
156	Excited about possibilities	7/28/2025 20:04
158	None	7/29/2025 4:20
161	Build your ADU, list above, does not work on mobile device, could only reorder one item and then reset to original. Please consider omitting these results from your survey.	7/29/2025 14:13
162	<p>R-1 single family district permits "servants' quarters, provided said quarters are used only by persons employed on the premises and not for commercial purposes." LR 36-253(b)(2)(a). The simplest revision to bring LR's code into conformity with the law will be to replace this provision with "one accessory dwelling unit as defined by ACA 14-56-205." R-1 accessory uses are incorporated by reference into R-2, R-3, R-4, R-4A, R-5, MF-6 and MF-12, R-7A; however, several of these districts make reference to accessory dwellings as a conditional use which will need to be stricken.</p> <p>Second, Little Rock should create a "So you want to develop a lot" guide as a resource to help a citizen have a clear expectation of development processes, and the myriad regulations that apply. Ask your infill builders for help and support in this. I'm sure they'll volunteer.</p>	7/29/2025 19:24
165	Parking is an issue in my neighborhood and I think adding an apartment to someone's backyard would increase the problem.	7/29/2025 20:48

Respondent #	Answers	Date
170	I think they're a wonderful idea and could really help with the shortage in affordable housing.	7/29/2025 23:29
173	ADUs that fit the neighborhood aesthetic could be positive for our city. I fear that they could quickly turn into short-term rentals (vrbo, AirBandB type) with revolving doors of guests for a few days with no interest in life in the neighborhood or the negative impact of, in effect, a mini hotel in a residential neighborhood.	7/30/2025 11:17
179	Please allow these to be in the city this would allow for families/students/visitors to have to safe neighborhoods	7/30/2025 16:58
181	Noise levels, in the case of party noise particularly after 10:00 and screaming children	7/30/2025 23:59
182	The question about preferable location on lot did not allow for "it depends on the specifics of the lot, existing house, and neighborhood". Some lots and houses will not be able to hold any type of ADU, regardless of the state requirement to do so. As usual blanket requirements lead to intended and unintended consequences. These blanket requirements are attacks on city and neighborhoods ability to control their future with quality planning, design, and preservation. It will take major effort to contain their negative effects and obtain positive results. Since Little Rock only has one local ordinance historic district, the rest of the city could become a wild west of negative consequences. Good luck with this effort for public participation and local control.	7/31/2025 0:25
183	Parking issues on streets....almost impassable now in Prospect Terrace	7/31/2025 13:10
184	What place has used this policy? City must support solving affordable housing need.	7/31/2025 13:33
185	This survey is nearly impossible to complete. The map is extremely difficult to see and identify a local. The Build Your ADU question will not work. Once #1 is place the remainder fill in with the order they are in. ADUs can be part of an affordable housing solution. Please correct and redo this survey.	7/31/2025 14:15

Respondent #	Answers	Date
186	I think ADUs can positively effect downtown residential density and provide affordable options for those that haven't been able to experience living in downtown Little Rock yet! I'm mostly concerned about modern boxes that take every square inch possible and compete visually and environmentally with the existing residence and impact the sustainability of the lot.	7/31/2025 14:48
187	I am interested in building ADU's in Pine Bluff, Ar on my property.	8/1/2025 3:34
188	Are there loans or credits to help build	8/1/2025 11:29
189	As I get older it might be a good option for me. But I would have to have a garden space!	8/1/2025 14:49
191	I think this is a great asset to the state, and I would like to see financial programs to assist with incremental development and increased density. a tax rebate or some other program to help homeowners build ADUs would be amazing. Sewer capacity may become an issue, so be aware of that and be in touch with central arkansas water to ensure adequate capacity continues to be available.	8/1/2025 15:11
196	I live in a downtown apartment and would rather live in an ADU downtown with my own garden, like small alleyway rowhouses in Europe. Little Rock could be so charming!	8/2/2025 17:38
197	When you are in a neighborhood where city council voted against the BUILDER from building duplexes is now allowed to use the AUD. My subdivision is very small there only one way in and out. No additional roads it becomes a safety hazard for first reponders	8/2/2025 18:36
198	I lived in an ADU in the Houston area when i was an Americorps member. It was a great experience.	8/3/2025 16:58
200	ADUs should not be obvious and stick out like a sore thumb to the block that it is located on. It should match/complement in appearance of the primary property or other primary homes on the specific block it is located on. It should not have a taller height taller than primary property. All should have come with a shared driveway or off street parking	8/3/2025 18:58
201	I'm all for it.	8/5/2025 2:30

Respondent #	Answers	Date
202	Regs should be conducive to homeowners building or rehabbing, and renting ADUs. Off-street parking requirements should depend on the area. for example, wide streets downtown allow for plenty of off-street parking without requiring a driveway. Historic design guidelines, especially setbacks and scale should be considered for new construction.	8/5/2025 15:54
203	ADU's that are rented to the public for short term use, should be inspected just like the hotels and Inns. Owner occupied property with an ADU should receive preferential status.	8/5/2025 21:28
204	I have noticed on street parking in other neighborhoods clutters the streets and can cause accidents. Our streets are not wide enough to allow for this. Also, our neighborhood is on the National Register of Historic Places and I'm very concerned that the additional construction would not keep us in compliance with the requirements for the National Register. Lot size should definitely be considered as well! Some just do not have adequate space for additional living quarters unless it is basement or internal in some way.	8/6/2025 19:10
206	Unhomed individuals living in them illegally/squatters.	8/6/2025 20:51
208	Crime.	8/6/2025 21:29
211	Might work in neighborhoods with large yards. I would love to live in one with family.	8/7/2025 0:12
212	The lots in the University Park are designed for Single Family Homes.	8/7/2025 0:15
219	None	8/11/2025 14:21
220	I do not believe in restricting rental income opportunities, whether short or long term, for personal property. It discourages development and in some cases is the only way to make it financially viable to build. I would have already built an ADU except for the limit on short term rental permits.	8/14/2025 16:24
223	Adu is the dumbest law ever put into law. It destroys home owner value and has u living around or in middle of a duplex. That's what they are no matter what name u give them	8/15/2025 23:05
225	I'm more concerned that we appear to be looking for reasons to disallow than about ADUs.	8/16/2025 4:10

Respondent #	Answers	Date
226	I think they are horrible ideas and I pray one does not go in around my home	8/16/2025 22:06
227	They should be on a case by case basis if the person who purchased the home is in need of it. It shouldn't automatically be built because not everyone who purchases a single family home needs one. Normally people would buy a bigger square footage home to accommodate their needs versus trying to add or build an ADU. Single family neighborhoods should be exactly that. There's property available to be purchased to develop such housing without trying to rezone or take over a single family neighborhood that had been rezoned for that purpose. Buyers purchased or built their homes under the impression that this neighborhood was single family.	8/16/2025 22:45
228	There doesn't seem to be an adequate definition of exactly what an ADU is nor clarity on what the law allows developers to build.	8/16/2025 22:56
231	Homeowners building them and turning a neighborhood into multi-residential developments and renting them out. Rental house, rental ADU, owner doesn't even live in that neighborhood or care about appearance.	8/18/2025 16:08
232	I do not like the idea at all.	8/18/2025 16:22
233	Rent is rising fast. ADUs are preferable to urban sprawl and can be environmentally more efficient	8/18/2025 16:30
236	Seems like many old neighborhoods already have these in the form of converted garages or former sheds, cottages, etc in the backyards. As long as building codes and appearance guidelines are met, I don't think I see a problem. Also the previous question only let me put #1, the rest are in no particular order. Neighborhood compatibility is key.	8/18/2025 18:03
237	can Little Rock opt out?	8/18/2025 20:06
239	I think this is a great idea. I hope the city will approve it without a lot of new rules and bureaucracy. This is a good thing.	8/19/2025 17:32

Respondent #	Answers	Date
240	<p>New construction projects are currently ignoring or obtaining variances for setbacks. Creating more impermeable surfaces will continue to exacerbate the already stressed drainage infrastructure in several areas. I fear that more trees will be cleared to accommodate the construction of these structures.</p> <p>There should be guidances regarding minimum lot size, set backs, tree removal, etc.</p> <p>Little Rock is paving over her charm.</p>	8/19/2025 19:12
241	I don't want over-regulation but I also don't want overpopulation.	8/19/2025 20:32
243	<p>Minimum sq feet required?</p> <p>Can they be manufactured?</p>	8/20/2025 0:43
247	Costs to plan, develop and implement ADU's can be complicated and very costly. What's in it for me as a property owner for the use of my land?	8/20/2025 21:40
249	<p>The above is confusing. My top 3 are as follows:</p> <ol style="list-style-type: none"> 1. Detached from primary swelling 2. On site parking 3. Designed for neighborhood compatibility <p>All others are equal</p>	8/21/2025 16:14
252	<p>Shame on the Arkansas state legislature for dictating what municipalities can and can not do for their residents</p> <p>Hypocritical for republicans who espouse "we don't want government telling us what to do" and then pass this law.</p> <p>Same concept when the city of Fayetteville proposed an ordinance forbidding use of single use straws and plastic and styrofoam containers 🗑 but then the republican state legislature passed a law forbidding local municipalities to do this.</p>	8/21/2025 22:48
254	Implications with density, parking issues with street parking, as well as infrastructure strain.	8/23/2025 14:48

Respondent #	Answers	Date
256	<p>An ADU is meant to be an accessory to the main single-family dwelling. There is a contractor trying to build in an established single-family subdivision, what are essentially duplexes, and call them ADUs. Allowing this would cause congestion, a burden on utilities, and safety concerns. HB1503 was a poorly written law. But Little Rock has the opportunity to write an ordinance that will give clarity on the building of ADUs.</p> <p>I am not opposed to ADUs being used as intended. Have elderly parents needing to be close for assistance? Absolutely enclose an attic or basement for them. Have adult children needing a place to live without living with the parents? Sure, convert that space above the garage. But to build 2 attached units with the intent to rent them separately, that is not an ADU. That is a duplex!</p> <p>Clear guidelines are a necessity! Developers trying to skirt the system are ruining what could be a good option for someone truly needing an ADU...ACCESSORY dwelling unit.</p>	8/23/2025 23:00
257	<p>Unscrupulous contractor/builder bending the law to build duplex insted of ADU.</p>	8/23/2025 23:01
258	<p>I am concerned about unchecked sprawl and structures that don't match the original character / design of the neighborhood. This seems to be a trend among developers who target lower income neighborhoods.</p> <p>Lower income neighborhoods are already dealing with an abundance of absentee owners who rent out properties and leave neighbors (homeowners) to deal with a revolving door of disruptive tenants without regard for long-term residents who pay property taxes.</p> <p>I would not be in favor of any option that permits more than one ADU per lot. I do not want my neighborhood turned into tiny home nation.</p>	8/23/2025 23:26