





Housing Types Associated with Various Density Ranges

The chart below demonstrates the housing types associated with density ranges. The pictures of different affordable housing developments show what density looks like.

Housing Type	Density (dwelling units/acre)	Example
Large to medium lot single-family detached homes	1-10 du/acre	 <p data-bbox="808 751 1398 785">Vecino Self-Help Project, Indio, CA (4.5 du/acre)</p>
Small to medium lot single-family detached attached homes	10-20 units/acre	 <p data-bbox="808 1119 1459 1152">Lohart Homes Program, Montebello, CA (14 du/acre)</p>
Single-family attached/town homes and low density multifamily developments	20-35 units/acre	 <p data-bbox="808 1514 1395 1547">Hermosa Village, Anaheim, CA (20 du/acre)</p>
		 <p data-bbox="808 1845 1401 1879">San Felipe Home, Los Angeles, CA (36 du/acre)</p>

Medium density multi-family developments - apartments and condominiums

35-50 du/acre



Heritage Court Apartments, Downey, CA (50 du/ acre)

Medium to high density multi-family developments- apartments and condominiums

50 - 100 du/acre



Hismen Hin-nu Terrace, Oakland, CA (80 du/acre)



Colorado Court, Santa Monica, CA (142 du/acre)

High density apartments and condominiums

150 - 300 du/acre



Lincoln Hotel, Los Angeles, CA (214 du/acre)

Sample of Southern California Maximum Densities

Below is a survey of Southern California cities' maximum densities (units/acre) for both residential zone and commercial zones that allow residential development. Densities are based on either gross or net dwelling units per acre. Net acreage refers to all densities that are calculated on the basis of net lot area, which is the existing lot area minus any dedications for public right-of-way (streets or alleys) to meet minimum city standards. Municipalities are listed from the highest allowable densities to the lowest.

San Diego (population: 1,223,400)

Land Use Category	Zoning District	Max. du/acre (gross)
Residential Estate	RS-1-1	10 acre lot
Residential Estate	RS-1-2	5 acre lot
Residential Estate	RS-1-3	1 acre lot
Residential Single Unit	RS-1-1 to RS-1-7	1 to 9
Residential Small Lot	RX-1-1	11
Residential Small Lot	RX-1-2	15
Residential Townhouse	RT-1-1	12
Residential Townhouse	RT-1-2	15
Residential Townhouse	RT-1-3	17
Residential Townhouse	RT-1-4	20
Residential Multiple Unit (lower density)	RM-1-1	15
Residential Multiple Unit (lower density)	RM-1-2	17
Residential Multiple Unit (lower density)	RM-1-3	22
Residential Multiple Unit (medium density)	RM-2-4	15
Residential Multiple Unit (medium density)	RM-2-5	29
Residential Multiple Unit (medium density)	RM-2-6	15
Residential Multiple Unit (medium density/limited commercial)	RM-3-7	44
Residential Multiple Unit (medium density/limited commercial)	RM-3-8	54
Residential Multiple Unit (medium density/limited commercial)	RM-3-9	73
Residential Multiple Unit (high density/limited commercial)	RM-4-10	109
Residential Multiple Unit (high density/limited commercial)	RM-4-11	218
Residential Multiple Unit (medium density/visitor accommodations)	RM-5-12	44
Commercial Neighborhood	CN-1-1 ¹	29
Commercial Neighborhood	CN-1-2 to CN-1-3 ¹	15
Commercial Regional	CR-1-1 ¹	29
Commercial Office	CO-1-1 ¹	43
Commercial Office	CO-1-2 ¹	29
Commercial Visitor	CV-1-1 to CV-1-2 ¹	29
Commercial Community	CC (1-5) ¹	29

1. Residential use is permitted only as part of mixed use.