

Average Unit Density-Size Incentive Program Summary Table

Density Program	Units/Acre	Unit Size Range ¹
Base Density²: Applies in the Multi-Family and Commercial Zones (where residential is allowed).	12-18 du/ac	N/A ³
<p>Medium High Density Residential: Serves as a transition from medium density neighborhoods to commercial centers. This density tier maintains existing variable densities with smaller unit sizes. <i>Refer to AUD Map for precise delineation of Medium-High Density Residential designated areas.</i></p> <ul style="list-style-type: none"> ▪ Medium High Residential ▪ Hotel/Medium High Residential ▪ Ocean Related Commercial/Medium High Residential ▪ Office/Medium High Residential ▪ Commercial/Medium High Residential ▪ Commercial Industrial/Medium High Residential 	15-27 du/ac	805sf – 1,450sf
<p>High Density Residential: Allows denser residential development close to urban centers. This density tier encourages market rate housing with smaller unit sizes. <i>Refer to AUD Map for precise delineation of High Density Residential designated areas.</i></p> <ul style="list-style-type: none"> ▪ High Density Residential ▪ Office/High Density Residential ▪ Commercial/High Density Residential 	28-36 du/ac	970sf – 1,245sf
<p>Priority Housing Overlay: Allows units above the High Density incentive program. Additional units above the High Density allocation are limited to 600 sf or less. This density tier is intended to encourage rental, employer, and co-op housing. <i>Refer to AUD Map for precise delineation of Priority Housing Overlay areas.</i></p> <ul style="list-style-type: none"> ▪ Priority Housing Overlay Areas 	49-63 du/ac	600sf

¹ The permitted densities under the AUD program are both minimum and maximum per the respective designation. Larger sized units are permitted within each “average unit size” category; however a corresponding number of smaller units are then required in order to achieve the “average size”.

² The base density for multi-family and commercial zones (where residential is allowed) has been and will continue to be a range of 12-18 du/ac. However the density incentives allowed by the Medium-High Residential and High Density Residential designations allow for densities above the base density.

³ Single family homes and multi-family projects that develop at the base density of 12-18 du/ac are exempted from the minimum requirement and are not subject to unit size limitations.