

4.6 RESIDENTIAL DEVELOPMENT DENSITY

Allowed densities for different types of land uses and residential development are shown on the chart below. In all cases, these represent maximum intensities; natural resource limitations or constraints may further reduce these densities for any individual parcel.

<i>Land Use Category</i>	<i>Location</i>	<i>Approx. Acreage (Acres)</i>	<i>Density for New Subdivision</i>	<i>Est. Max New Res. Dev. # of units</i>
<i>Watershed and Scenic Conservation</i>				
- below the 1,000 foot elevation contour	Coastal Hills and ridges east of Highway 1	2,400	1 unit per 40 acres	60
- above the 1,000 foot elevation contour		1,740	1 unit per 80 acres	33 ¹
- Palo Corona Ranch		560	1 unit per 40 acres	14
- Rancho San Carlos		600	1 unit per 40 acres	15
<i>Agricultural Conservation</i>	Odello property	134	3 units/ac on 54 acres	162
<i>Recreation and Visitor-Serving Commercial</i>	Lower Area of Point Lobos Ranch ("Flatlands")	343	Riley = 12 units Hudson = 16 units	28
<i>Low Density Residential</i>	- Carmel Highlands	740	1 unit per acre	218 ²
<i>Medium Density Residential</i>	- City of Carmel Vicinity and Carmel Meadows ³	656	2 units per acre	148
	- Mission Ranch	21	(gross) 4 units per net developable acre (31 max.)	
<i>ESTIMATED TOTAL NEW RESIDENTIAL DEVELOPMENT:</i>				709 (units max.) ⁴

¹Includes the 16 units on the Sawyer property

²Assumes further subdivision of approximately 18 parcels, including Behavioral Sciences Institute Property, to create an add 50 lots

³Excludes Mission Ranch property

⁴Does not include employee housing