

Expanding Housing Opportunities in Low Residential Neighborhoods



Overview of the “4L” Density District

The New Zoning Code includes a new tool to expand housing opportunities in existing Low Residential neighborhoods while maintaining the overall scale of the neighborhood. The “4L” Density District tool allows for a slight increase in the number of units on single-family properties, particularly near transit stations or adjacent to transit-served corridors, and is paired with other zoning regulations, to shape the overall building mass and lot coverage. Development regulations including a Floor Area Ratio (FAR) limit and height limit would be applied to ensure that the development would be compatible with the existing Low Residential neighborhood. Other regulations, such as setback and open space requirements, would still apply.

Properties with a land use designation “Low Residential” **and** a Density District of “4L” are eligible for this additional density. Properties with a land use designation “Low Residential” and a Density District of “1L” continue to permit only one primary unit under the draft zoning regulations. To view the draft land use and zoning, including Density District, for a given property, please visit our [2025 Westside Community Plans StoryMap](#).

Existing State Law

Through [State Law SB9](#) today, a property owner can build up to four units on a single family property by going through an Urban Lot Split process, which requires filing a Lot Split Parcel Map, planning review and associated fees. The intent of the “4L” Density District is to permit up to four primary units by-right within identified Low Residential neighborhoods.

Please note that Accessory Dwelling Units (ADUs) may be permitted across a variety of Land Uses, for more information on ADUs please [visit this webpage](#).