

DENSITY DEFINITIONS AND EXAMPLES  
From the Lincoln Institute of Land Policy  
Prepared by Commission on Local Government Staff

Net density: A units-per-acre density measurement that includes in the calculation only land occupied by residential uses. It does not include streets, parks or other uses.

Gross density: A units-per-acre density measurement that includes in the calculation land occupied by public rights-of-way, recreational, civic, commercial and other non-residential uses.

The unit densities below were calculated using U.S. Census block data (for unit counts) and mapping software (for determining acreages). In some cases it is unclear whether the figures express net or gross density. These ambiguities are noted.

These and many other images are available at:

<http://www.lincolnst.edu/subcenters/visualizing-density/goodthings/index.aspx>

<http://www.lincolnst.edu/subcenters/visualizing-density/gallery/index.aspx>

Tysons Corner, Virginia—0.9 units per acre (net)\*—single-family detached (2-3 stories)



\*HOA-held open space may be included in this figure.



Kansas City, Missouri—1.9 units per acre (net)—single-family detached (2-3 story)





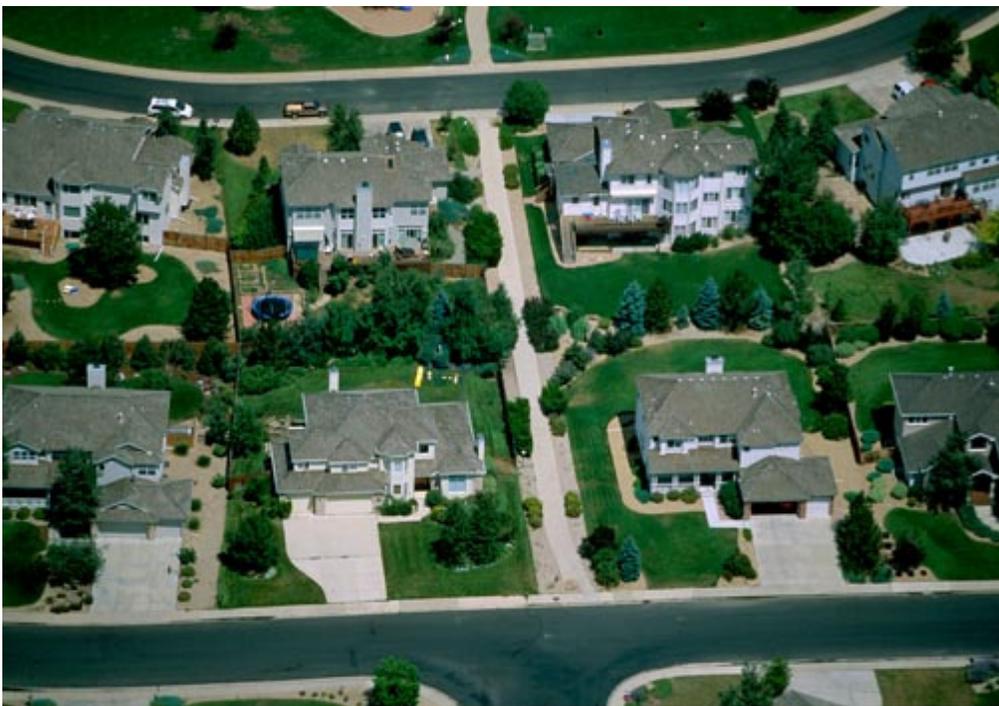
Dallas, Texas—3.2 units per acre (net)





Boulder, Colorado—3.9 units per acre (net)—single-family detached (2-3 story)





Brooksville, Florida—4.0 units per acre (net)—single-family detached (1 story)





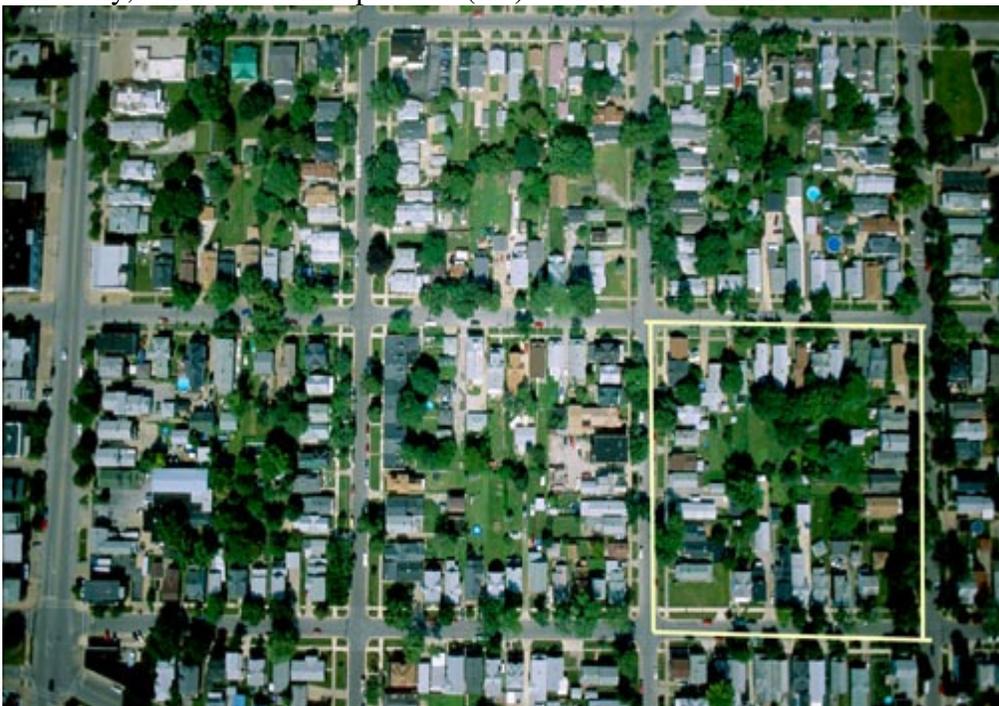
Levittown, New York—5.0 units per acre (gross)\*—single-family detached (2-story)



\*Internal road infrastructure appears to be included in this measure.



Sandusky, Ohio—5.4 units per acre (net)—mixed residential





Radburn, New Jersey—5.7 units per acre (gross)\*—mixed residential



\*Open space and some internal road infrastructure appear to be included in this measure.



Huntersville, North Carolina (block opposite pool)—6.3 units per acre (net)—single-family detached



Tampa, Florida—8.6 units per acre (gross)\*—multifamily (3-story)



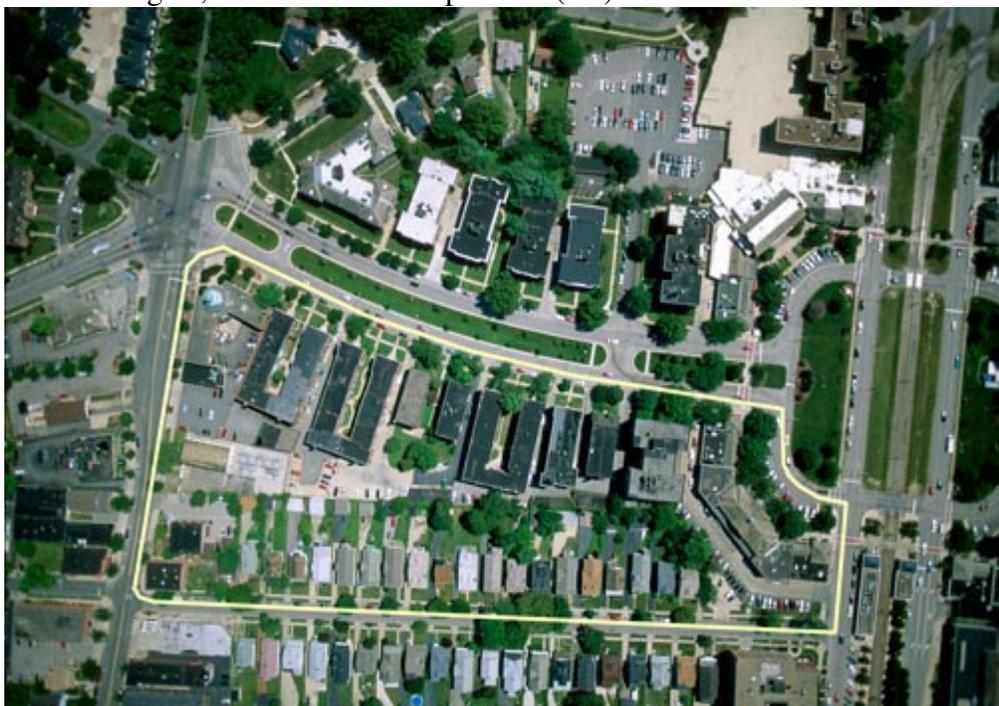
\*Internal travelways/parking lots and open space appear to be included in this measure.



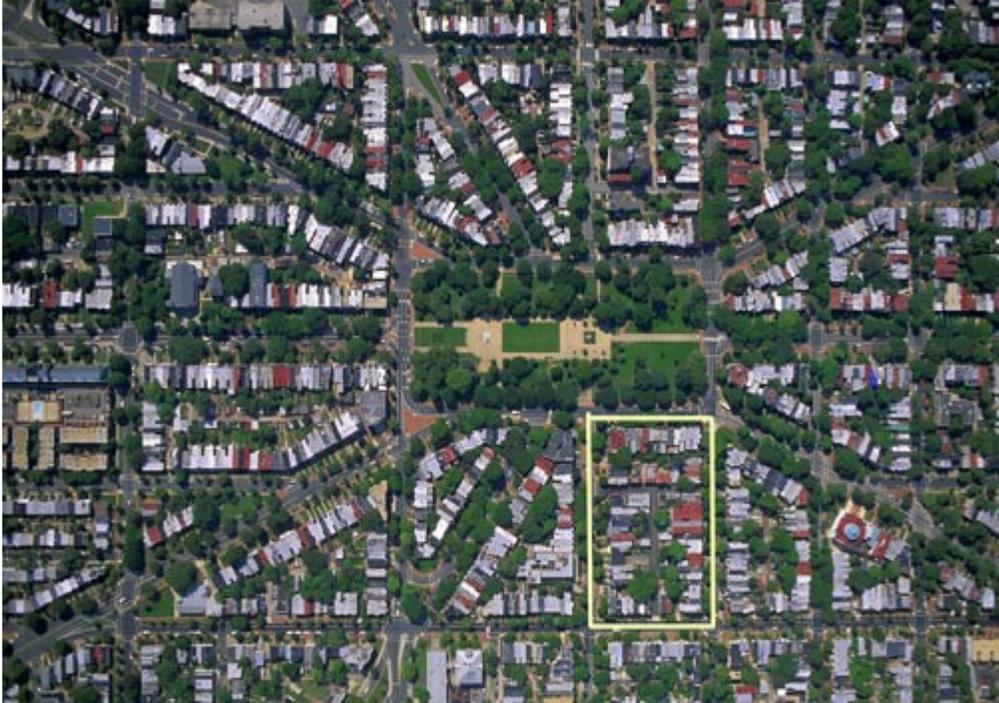
Charleston, South Carolina—10.7 units per acre (net)—mixed residential



Shaker Heights, Ohio—15.2 units per acre (net)—mixed residential



Washington, D.C.—21.8 units per acre (net)—mixed residential



Los Angeles, California—53.3 units per acre (net)—multifamily (2-4 stories)



Boston, Massachusetts—89.6 units per acre (net)—multifamily (5-12 stories)

