

STATEMENT OF EXISTING CONDITIONS

5.0 HOUSING AND LAND USE

5.1 HOUSING PROFILE

Vacancy rates for housing in Carlsbad are relatively low due to inactivity in new construction because of population losses experienced between 1960 and 1970. Since 1970, this trend has been reversed, and by the mid-1970s 200 to 250 new residential units are being produced each year in the City of Carlsbad. The estimated vacancy rate of 2.9 percent implies 263 available units to support new population growth.

5.2 LAND USE PROFILE

The zoning ordinance for the City of Carlsbad identifies eight zones for residential and business activity. Except for lands used for multi-family dwellings, development in the area has proceeded in accordance with the zoning classifications used. There are substantial nonconforming uses within the multi-family zone.

Substantial vacant land exists within the city for all zoning classifications. For example, it is estimated that 1,446 acres zoned for single-family dwellings is currently available.