



CONCORD MUNICIPAL CODE SECTION: **Section 122-306**
 DESCRIPTION: **Development Standards**

Requirements for Single-Family Districts

District	Minimum Yards for Dwelling (1)				Lot Coverage	Maximum Building Height		Minimum Building Site (3)	
	Zoning	Front (2)	Side	Rear (5)		Corner Lot Ext. Side	Maximum Aggregate Building Coverage	Dwelling	Accessory Building
R-6	20'	5' + 10'	20'	10'	35% of lot	30'	12' (4)	6,000	60'
R-7	20'	5' + 10'	20'	10'	35% of lot	30'	12' (4)	7,000	70'
R-7.5	20'	5' + 10'	20'	10'	35% of lot	30'	12' (4)	7,500	75'
R-8	20'	5' + 10'	20'	10'	35% of lot	30'	12' (4)	8,000	80'
R-10	20'	10' + 10'	25'	15'	30% of lot	30'	12' (4)	10,000	100'
R-12	20'	10' + 10'	25'	15'	25% of lot	30'	12' (4)	12,000	100'
R-15	20'	10' minimum 25' aggregate	30'	15'	25% of lot	30'	12' (4)	15,000	110'
R-20	25'	10' minimum 25' aggregate	30'	15'	25% of lot	30'	12' (4)	20,000	110'
R-40	30'	20' minimum 50' aggregate	40'	25'	20% of lot	30'	12' (4)	40,000	150'

- (1) Measured from property line to the face of building or to a structure.
- (2) In no case shall any structure be erected closer than 45 feet (50 feet in R-40) from the centerline of any street, provided that where four or more lots in a block on the same side of the street have been improved with buildings, the minimum requirement shall be the average of improved lots if less than 20 feet, or less than 25 feet in R-20, or less than 30 feet in R-40.
- (3) There shall be no more than one single-family dwelling on any one building site, except as provided in Section 122-309.
- (4) Except as provided in Section 122-308 of this division.
- (5) May be reduced to 15 feet for single-story additions only as provided in Section 122-307.