



CONCORD DEVELOPMENT CODE
Requirements for Single Family Residential Zoning Districts

Section 18.30.030

Subdivisions, new uses and structures, and alterations to existing uses and structures shall be designed, constructed, and established in compliance with the requirements specified in Table 18.30.030. Additional requirements may apply pursuant to Article IV (Development Standards) and Article V (Standards for Specific Uses).

Table 18.30.030 RR and RS Districts Development Standards ^(1,2)									
Standards	RR-20	RR-40	RR-15	RS-6	RS-7	RS-7.5	RS-8	RS-10	RS-12
Density (du/net acre) minimum/maximum									
	0 -2.5 du/net acre			0-10 du/net acre					
Lot Area (square feet) minimum									
Single-Family	20,000	40,000	15,000	6,000	7,000	7,500	8,000	10,000	12,000
Non-Residential	20,000	40,000	15,000	10,000	10,000	10,000	10,000	10,000	12,000
Lot Width (feet) minimum									
Single-Family	100	150	100	60	70	75	80	100	100
Non-Residential	100	100	100	100	100	100	100	100	100
Lot Depth (feet) minimum									
Single-Family	100	100	85	85	85	85	85	85	85
Non-Residential	100	100	85	85	85	85	85	85	85
Lot Coverage (percent) maximum									
Single-Family	25	20	25	35	35	35	35	30	25
Building Height (feet) maximum									
Single-Family	30	30	30	30	30	30	30	30	30
Non-Residential	Building height shall be established in compliance with the requirements specified by the permit; except that if the permit does not regulate a development feature that is regulated by an abutting district, or if a permit is not required, the regulations of the abutting district shall apply to each adjacent portion of the property, as applicable.								
Setbacks (feet) minimum ^(1, 3, 4)									
Single-Family									
Front	25	30	20	20	20	20	20	20	20
Interior Side ⁽⁵⁾	10	10	10 min	5,10	5,10	5,10	5,10	5,10	10 min
Aggregate	25	50	25	15	15	15	15	15	20
Corner Side	15	25	15	10	10	10	10	15	15
Rear	30	50	30	15	20	20	20	25	25
Non-Residential	Lot Coverage, Building Height, and Setbacks shall be established in compliance with the requirements specified by the permit; except that if the permit does not regulate a development feature that is regulated by an abutting district, or if a permit is not required, the regulations of the abutting district shall apply to each adjacent portion of the property, as applicable.								

- (1) Additional requirements may apply pursuant to Article IV (Development Standards and Article V (Standards for Specific Uses).
- (2) Unless otherwise approved through a Planned Unit Development (PUD) Use Permit.
- (3) Measured from property line or back of sidewalk (whichever is less) to the face of building or structure.
- (4) In no case shall any structure be erected closer than 45 feet (50 feet in RR-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 RR-20, or less than 30 feet in RR-40.
- (5) Minimum for each side.

Section 18.25.040 references this table for corresponding Planned Development (PD) setbacks.

Section 18.50.140 (C.5) allows RS-7, RS-7.5, and RS-8 rear setbacks to be reduced to 15' under certain criteria.

Section 18.50.140 identifies allowed architectural projections into residential setbacks.



CONCORD DEVELOPMENT CODE **Section 18.30.040**
Requirements for Low, Medium, and High Density Residential Development

Subdivisions, new uses and structures, and alterations to existing uses and structures shall be designed, constructed, and established in compliance with the requirements in Table 122-80.1. This table does not include standards for Non-Residential Uses (see Table 122-80.1). Additional requirements may apply pursuant to Article IV (Development Standards) and Article V (Standards for Specific Uses).

Table 18.30.040 RL, RM, RH Districts Development Standards⁽¹⁾				
Standards	RL	RM⁽⁶⁾	RH⁽⁶⁾	Additional Standards
Density (du/net acre) min/max	2.5 - 10	11 - 32	33 - 100	
Lot Area (sq ft) min				
Residential	1,920	1,440	5,000	
Lot Width (ft) min				
Residential	24	18 attached 24 detached	50	
Lot Depth (ft) min				
Residential	80	60 attached 80 detached	100	
Lot Coverage (percent) max				
Residential	50	80 attached 60 detached	75	
Building Height max	2-1/2 Stories or max. 30 ft.	4 Stories or max 40 ft.	6 Stories or max 60 ft.	Additional height allowed by Use Permit.
Setbacks (ft) ⁽²⁾	The front yard area between street improvements and setback line shall be landscaped in compliance with Article IV. Division 4. (Landscaping).			
Residential ⁽¹⁾				
Front, min	5	5	0	Standards may apply in small lot subdivisions pursuant to Article IV Div 2. (Small Lot and Medium Density Development)
Interior Side, min	5	5	5 ⁽⁵⁾	
Corner Side, min	10	10	10 ⁽⁵⁾	
Rear, min	5	6	6 ⁽⁵⁾	
Garage, Street Access	20	20	--	Min 5 ft behind primary building façade
Garage, Alley Access, min	4	4	4	
Open Space/Unit (sq ft) min	200 ⁽¹⁾	200 ⁽¹⁾	200	Section 122-303 - Open Space and Recreation Facilities for Residential Development and Article VI Division 2 Small Lot Subdivisions

(1) Additional requirements may apply pursuant to Article IV (Development Standards, Standards for Small Lot and Medium Density Development) and Article V (Standards for Specific Uses). Standards for RH apply to aggregate site only and not to individual fee simple/ condominium units which may be created on a subdivided RH site.
 (2) Unless otherwise approved through a Planned Unit Development (PUD).
 (5) Minimum for each side.
 (6) Does not apply to small, independent parcels with individual dwellings within a larger multi-family residential, mixed use, or townhome development.