



CONCORD DEVELOPMENT CODE **Section 122-80**
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 122-80.1 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.