



**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).

<b>Table 18.30.030</b>									
<b>RR and RS Districts</b>									
Development Standards <sup>(1,2)</sup>									
<b>Standards</b>	<b>RR-20</b>	<b>RR-40</b>	<b>RR-15</b>	<b>RS-6</b>	<b>RS-7</b>	<b>RS-7.5</b>	<b>RS-8</b>	<b>RS-10</b>	<b>RS-12</b>
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 <sup>(1, 3, 4)</sup>									
Single-Family									
Front	25	30	20	20	20	20	20	20	20
Interior Side <sup>(5)</sup>	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.