



CONCORD DEVELOPMENT CODE **Table 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 specified in Table 18.30.040. Additional requirements may apply pursuant to Division IV (Development Standards) and Division V (Standards for Specific Uses).

Table 18.30.040 RL, RM, RH Districts Development Standards ⁽¹⁾				
Standards	RL	RM⁽⁴⁾	RH⁽⁴⁾	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	
Nonresidential	5,000	5,000	5,000	
Lot Width (ft) min				
Residential	24	18 attached 24 detached	50	
Nonresidential	50	50	50	
Lot Depth (ft) min				
Residential	80	60 attached 80 detached	100	
Nonresidential	100	100	100	
Lot Coverage (percent) max				
Residential	50	80 attached 60 detached	75	
Nonresidential	50	60	75	
Building Height (feet) max				
Single-Family	30	40	60	Additional height may be approved with a Use Permit
Nonresidential	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 (ft) ⁽²⁾				
The area between the street improvements and street setback line shall be landscaped in compliance with Chapter 18.165 CDC (Landscaping).				
Residential ⁽¹⁾				
Front, min	5	5	0	Additional setback standards may apply in small lot subdivisions pursuant to Chapter 18.155 CDC.
Interior Side, min	5	5	5 ⁽³⁾	
Corner Side, min	10	10	10 ⁽³⁾	
Rear, min	5	6	6 ⁽³⁾	
Garage, Street Access	20	20	--	Note: Minimum five feet behind primary building facade
Garage, Alley Access, min	4	4	4	

Table 18.30.040
RL, RM, RH Districts
Development Standards⁽¹⁾

Standards	RL	RM⁽⁴⁾	RH⁽⁴⁾	Additional Standards
Nonresidential	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.			
Open Space/Unit (sq ft) min	200 ⁽¹⁾	200 ⁽¹⁾	200	See CDC 18.150.100, Open space and recreational facilities for residential development, and Chapter 18.155 CDC for small lot subdivisions

(1) Additional requirements may apply pursuant to Chapter 18.155 CDC (Standards for Small Lot and Medium Density Development) and Division V of this title (Standards for Specific Uses). Standards for RH apply to aggregate sites 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).

(3) Minimum for each side.

(4) Standard does not apply to small, independent parcels corresponding to individual dwellings within a larger multifamily residential, mixed-use, or townhome development