

**SUBCHAPTER 18: DENSITY, AREA, AND DIMENSION REQUIREMENTS
IN RESIDENTIAL ZONES**

DENSITY AND DIMENSION STANDARDS¹

ZONE

| | | RS | RM | RH | MX |
|---|-----------------------------------|---|-----------|-----------|------------------------------------|
| Density | | 8 | 12 | 20 | 9 |
| Lot Area | | | | | See Standards in 23.025 and 23.030 |
| | Townhouses/Rowhouses | 2,500 | 2,500 | 2,500 | |
| | All Other | 5,000 | 5,000 | 5,000 | |
| Lot Frontage | | 25 | 25 | 25 | |
| Lot Width | | | | | |
| | Townhouses/Rowhouses | 25 | 25 | 25 | |
| | All Other | 50 | 50 | 50 | |
| Minimum Setbacks | | | | | |
| -Primary Structures | | | | | |
| | Front | 15 | 10 | 5 | |
| | Side | 5 (10 on Corner Lot) | | | |
| | Rear | 15 | 15 | 15 | |
| | Alley (Side or Rear) | 5 | 5 | 5 | |
| -Attached Garages | | | | | |
| | Front | 19 (and 4 feet behind front façade) ² | | | |
| | Other | Same as Primary Structure | | | |
| -Detached Garages | | | | | |
| | Front | 40 | 40 | 40 | 40 |
| | Side (Corner/Alley) | 5 (cannot locate more than 25 feet from street) | | | |
| | Side (Interior) | 0 | 0 | 0 | See Standards in 23.025 and 23.030 |
| | Rear (Interior) | 0 | 0 | 0 | |
| | Rear (Abutting a Street or Alley) | 1 | 1 | 1 | |
| | Rear (Other) | Same as Primary Structure | | | |
| -Detached Accessory Structures Other than Garages and Fences | | | | | |
| | Front | Same as Primary Structure | | | |
| | Side and Rear | 5 | 5 | 5 | |
| Lot Coverage | | 40% | 40% | 45% | |
| Height | | | | | |
| | Church/Public Service Buildings | 45 | 45 | 45 | 35 |
| | Other Primary Structure | 35 | 35 | 45 | 35 |
| | Accessory Building | 15 (or, if primary building is multiple stories, the lesser of the height of the primary building or 25 feet) | | | |

Notes:

1. Larger setbacks may be required as a result of the building code
2. May be modified per the provisions for garages in front of buildings in IDC 74.005(B)(2).