

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

DENSITY AND DIMENSION STANDARDS¹

		ZONE			
		RS	RM	RH	MX
Minimum Lot Area					
	Detached Single-Unit	4,800 sf	4,800 sf	4,800 sf	N/A ²
	Townhouses/Rowhouses	2,400 sf	2,400 sf	1,800 sf	1,800 sf ²
	Duplex, Triplex, Quadplex (average per unit)	2,400 sf	2,400 sf	1,800 sf	1,800 sf ²
	Cottage Cluster Development	NA			
	Multiple-Unit Dwellings	N/A	N/A	N/A	N/A ²
	All Other	4,800 sf	4,800 sf	4,800 sf	None
Minimum Lot Width					
	Townhouses/Rowhouses	20 ft	20 ft	20 ft	20 ft
	Multiple-Unit Dwellings	N/A	N/A	N/A	6 ft/unit min 30 ft/unit max
	All Other	N/A	N/A	N/A	35 ft min 100 ft max
Minimum Setbacks					
-Primary Structures					
	Front	10 ft	10 ft	5 ft	10 ft
	Side	5 ft (10 ft on Corner Lot)			
	Rear	10 ft	10 ft	10 ft	None
	Alley (Side or Rear)	5 ft	5 ft	5 ft	5 ft
-Attached Garages					
	Garage entrances facing a public street access (driveway length)	19 ft (and 4 feet behind façade) ³			
	Other	Same as primary structure			
-Detached Garages					
	Front	40 ft	40 ft	40 ft	N/A
	Side (Corner/Alley)	5 ft	5 ft	5 ft	N/A
	Side (Interior)	0	0	0	N/A
	Rear (Interior Lot)	0	0	0	N/A
	Rear (Abutting a Street or Alley)	1 ft	1 ft	1 ft	N/A
	Rear (Corner lot or Other)	Same as Primary Structure			
-Detached Accessory Structures Other than Garages and Fences					
	Front	Same as Primary Structure			

		RS	RM	RH	MX
	Side and Rear	5 ft	5 ft	5 ft	N/A
Maximum Lot Coverage					
	Single-Unit Dwellings	40%	40%	45%	40%
	Multiple-Unit Development	N/A	N/A	60%	70%
	All other Residential Development	45%	45%	50%	50%
	Non-residential development	40%	40%	45%	None
Maximum Height					
	Residential Uses	35 ft	35 ft	45 ft	35 ft
	Church/Public Service Buildings	45 ft	45 ft	45 ft	45 ft
	Other Primary Structure	35 ft	35 ft	45 ft	35 ft
	Accessory Building	15 ft (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. The average density of residential development in the MX zone must be at least 9 units per acre.
3. May be modified per the provisions for garages in front of buildings in IDC 74.005(B)(2).