

ConcordNEXT - Phase 1 Proposed Code
 Comparison of Existing and Proposed Dimensional Standards

5/6/2022

Existing Standards					Proposed Standards				
District	Lot Size	Lot Width	Building Setback Front-Rear-Side		District	Lot Area	Lot Frontage	Building Setback Front-Rear-Side	
					Open Space Conservation	OS	NA	NA	25-25-25
Open Space Residential Watershed Overlay	RO	4 ac.	200	50-50-40	Rural Residential: Watershed	RR-WS	4 ac.	200	50-50-40
Open Space Residential	RO	2 ac.	200	50-50-40	Rural Residential: Open Space	RR-OS	2 ac.	200	50-50-40
Medium Density Residential w/out sewer	RM	40,000	200	25-25-15	Rural Residential: Transition	RR-T	40,000 or as permitted by DES	100	25/15-25-15
Medium Density Residential w/ sewer - duplex	RM	18,750	150	25-25-25					
Medium Density Residential w/ sewer - single family		12,500	100	25-25-15	Residential: 10,000 sf lot min	R-10	10,000	80	15-25-10
Single Family Residential	RS	12,500	100	25-25-15	Residential: 7,500 sf lot min	R-7.5	7,500	64	15-25-5/14
Neighborhood Residential multi family	RN	25,000	120	15-25-25					
Neighborhood Residential. duplex		15,000	120	15-25-25	Residential: 5,000 sf lot min	R-5	5,000	50	10-20-5/14
Neighborhood Residential single family		10,000	80	15-25-10					
Downtown Residential multi family	RD	25,000	112.5	10-25-25					
Downtown Residential duplex		11,250	112.5	10-25-25	Residential: 2,500 sf lot min	R-2.5	2,500	40	10-20-5/14
Downtown Residential single family		7,500	75	10-20-10					
High Density Residential (Manufactured Housing)	RH	12 ac. 7,000	80 70	30-30-30 20-15-15	Residential: Manufactured Housing	R-MH	4 ac.	200	15-15-15
					Note: Building Setback requirements are proposed to allow flexibility for front and side setbacks. Front - Where a lot is located on a corner, a reduced building setback is permitted in R-Districts on the secondary street. Side - Side setbacks are calculated as an overall total in R- Districts, with a minimum of 5 feet in each district, allowing flexibility as long as the overall total is met.				

Urban Transitional	UT	10,000	80	15-25-10		Mixed Use - Transitional	MX-T	5,000	40	5/15-5-5/15
Neighborhood Commercial	CN	10,000	100	20-30-10		Mixed Use - Neighborhood	MX-N	3,000	37.5	0/10-5-5
Urban Commercial	CU	12,500	100	15-15-15		Mixed Use - Urban	MX-U	5,000	37.5	0/10-5-5
						Mixed Use - Village Business (max height - 45 ft)	MX-VB	0	22	0/10-0-0
Central Business Performance	CBP	0	22	0-0-0		Mixed Use - Central Business (max height - 80 ft)	MX-CB	0	22	0/10-0-0
Opportunity Corridor Performance	OCP	0	150	15-15-15		Mixed Use - Opportunity Corridor 1 (max height 80 ft)	MX-OC1	0	50	0/10-0-0
						Mixed Use - Opportunity Corridor 2 (max height - 45 ft)	MX-OC2	0	50	0/10-0-0
Civic Performance	CVP	0	80	15-15-25		Civic	CIV	0	80	15-15-15
Institutional	IS	25,000	150	30-30-25		Institutional	IS	25,000	150	30-30-25
Highway Commercial	CH	40,000	200	50-30-25		Highway Commercial	CH	10,000	75	15-25-10
Industrial	IN	40,000	200	50-30-25		Industrial	IN	40,000	200	50-30-25

Phase 2

High Density Residential multi family	RH	10,000	80	15-25-10		Phase 2				
General Commercial	CG	25,000	150	30-30-25		Phase 2				
Gateway Performance	GWP	0	300	25-25-25		Phase 2				
Office Park Performance	OPF	0	200	25-25-25		Phase 2				