

Zoning Chart



City of Sedona
Community Development Department

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District	Minimum Lot Area (square feet)	Minimum Width/Depth	Setbacks		Maximum Lot Coverage	Minimum Building Space
RS-5A	217,800 (5 acres)	325'	FRONT – 50' REAR – 50'	IN/SIDE – 40' EX/SIDE – 50'	10%	10'
RS-70	70,000	200'	FRONT – 50' REAR – 50'	IN/SIDE – 25' EX/SIDE – 30'	15%	10'
RS-36	36,000	120'	FRONT – 25' REAR – 25'	IN/SIDE – 20' EX/SIDE – 20'	35%	10'
RS-35	35,000	145'	FRONT – 40' REAR – 40'	IN/SIDE – 20' EX/SIDE – 20'	15%	10'
RS-18a (Yavapai)	18,000	100'	FRONT – 30' REAR – 30'	IN/SIDE – 10' EX/SIDE – 15'	25%	10'
RS-18b (Coconino)	18,000	100'	FRONT – 25' REAR – 25'	IN/SIDE – 10' EX/SIDE – 15'	35%	10'
RS-12	12,000	90'	FRONT – 20' REAR – 25'	IN/SIDE – 7' EX/SIDE – 10'	40%	10'
RS-10a (Yavapai)	10,000	80'	FRONT – 20' REAR – 25'	IN/SIDE – 7' EX/SIDE – 10'	40%	10'
RS-10b (Coconino)	10,000	80'	FRONT – 20' REAR – 20'	IN/SIDE – 10' EX/SIDE – 10'	40%	10'
RS-6	6,000	60' X 80'	FRONT – 20' REAR – 20'	IN/SIDE – 5' EX/SIDE – 10'	40%	10'
RMH-12	12,000	90' X 90'	FRONT – 20' REAR – 25'	IN/SIDE – 7' (see LDC) EX/SIDE – 10'	40%	10'
RMH-10	10,000	80' X 80'	FRONT – 20' REAR – 25'	IN/SIDE – 7' (see LDC) EX/SIDE – 10'	40%	10'
RMH-6	6,000	60' X 80'	FRONT – 20' REAR – 20'	IN/SIDE – 5' (see LDC) EX/SIDE – 10'	40%	10'

Source: Sedona Land Development Code, Article 6, District Regulations, Property Development Standards