

Summary Table of Residential Lot and Building Standards (LDC 2.23.A, Table 2.2)

The table below provides basic lot and building standards for residentially zoned lots within the City. Additional standards, restrictions and allowances may apply as required by the Land Development code.

- Check your property’s zoning, size, and more by using the City of Sedona’s online GIS map viewer at <http://www.sedonaaz.gov/gis>.
- To view the Land Development Code (LDC) for other sections and regulations applicable to your property, visit www.sedonaaz.gov/lcd.

**Table 2.2
Residential Districts Lot and Building Standards**

Zoning District	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3
Lot Standards									
Width (ft) (minimum)	200	145	100	80	60	80	80	100	100
Area (sq ft) (minimum)	70,000	35,000	18,000	10,000	6,000	10,000	10,000	10,000	8,000
Density (du/acre) (maximum), for new subdivisions	0.5	1	2	4	6	4	8	12	20
Setbacks (minimum)									
Front (ft)	50	40	25	20	20	20	20	20	10
Side (ft)	25	20	10	7	5	7	10	10	8
Side, abutting street (ft)			15	10	10	10			
Rear (ft)	50	40	25	20	20	25	25	25	20
Height									
Building height	See 2.24.E								
Impervious Coverage (maximum)									
Building coverage (percentage)	15	15	35	40	40	40	40	40	40
Total coverage (percentage)	30	40	60	60	65	65	65	65	70