



RESIDENTIAL ZONING CODES

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These codes allow flexibility in their application in a municipality by providing a choice of 18 R codes, ranging from suburban densities to inner-city provisions. These new codes reflect the changing dynamic of Blue Sky City and the trend towards the redevelopment of older style properties for more urbanised or inner-city living lifestyles. The residential zoning codes make provision for;

Density Control, essential to preserve the residential character of an area and to have regard to any limitations posed by the local street system or other infrastructure.

Restricted Coding, where the assignment of a particular code to a given area will normally mean that all of the varying housing types included in that code will be permissible within that area. However, there may be areas where the local Government parties and/or the Planning Commission may wish to secure a given density but without the full range of housing types permissible under the relevant density code.

Expanded or Dual Coding, which is the opposite of restricted coding and enables local Government and/or Planning Commission parties to permit specific dwelling types not included in the selected code for an area.



Table 1 – General Site Requirements.

The codes provide a wide range of choice of housing densities, enabling local Government parties and/or the Planning Commission to exert close control over development outcomes. The R code number provides a guide to the permissible maximum density of development. For example, **R20** generally indicates a **density of 20 dwelling units per hectare**, which would equate to a site area of 500sqm per dwelling as a general guide. However, these are **nett development site** densities, and should not be used to calculate the number of lots or dwellings that a large, unsubdivided parcel of land might yield. It also cannot be assumed that all types of dwelling may be built according to the standards of each code.

LOW DENSITY CODES											
1 R Code	2 Dwelling Type	3 Min Site Area per dwelling (m ²)	4 Min Lot Area / Rear Battleaxe (m ²)	5 Max Plot Ratio	6 Min Frontage (m)	7 Open Space			8 Min Setbacks (m)		
						Min. total (% of site)	Min Communal (m ²)	Min O/door Living (m ²)	Primary street	Secondary street	Other / rear
R2	Single House or Grouped Dwelling	5,000	-	-	50	80	-	-	20	10	10
R2.5	Single House or Grouped Dwelling	4,000	-	-	40	80	-	-	15	7.5	7.5
R5	Single House or Grouped Dwelling	2,000	-	-	30	70	-	-	12	6	*6
R10	Single House or Grouped Dwelling	Min 875 Ave 1,000	925	-	20	60	-	-	7.5	3	*6
R12.5	Single House or Grouped Dwelling	Min 700 Ave 800	762.5	-	17	55	-	-	7.5	2	*6
R15	Single House or Grouped Dwelling	Min 580 Ave 666	655	-	12	50	-	-	6	1.5	*6
R17.5	Single House or Grouped Dwelling	Min 500 Ave 571	587.5	-	12	50	-	36	6	1.5	*
R20	Single House or Grouped Dwelling	Min 440 Ave 500	540	-	12	50	-	30	6	1.5	*
R25	Single House or Grouped Dwelling	Min 360 Ave 400	445	-	24	50	-	30	4	1.5	*

MEDIUM DENSITY CODES											
1 R Code	2 Dwelling Type	3 Min Site Area per dwelling (m ²)	4 Min Lot Area / Rear Battleaxe (m ²)	5 Max Plot Ratio	6 Min Frontage (m)	7 Open Space			8 Min Setbacks (m)		
						Min. total (% of site)	Min Communal (m ²)	Min O/door Living (m ²)	Primary street	Secondary street	Other / rear
R30	Single House or Grouped Dwelling	Min 270 Ave 300	420	-	-	45	-	24	4	.5	*
R35	Single House or Grouped Dwelling	Min 235 Ave 260	410	-	-	45	-	24	4	1.5	8
	Multiple Dwelling	285	-	0.60	-	50	20	-	4	1.5	*
R40	Single House or Grouped Dwelling	Min 200 Ave 220	400	-	-	45	-	16	4	1.0	*
	Multiple Dwelling	250	-	0.60	-	50	16	-	4	1.0	*
R50	Single House or Grouped Dwelling	Min 160 Ave 180	400	-	-	45	-	16	4	1.0	*
	Multiple Dwelling	200	-	0.60	-	50	16	-	4	1.0	*
R60	Single House or Grouped Dwelling	Min 160 Ave 180	400	0.65	-	45	-	16	4	1.0	*
	Multiple Dwelling	166	-	0.70	-	50	16	-	4	1.0	*
HIGH DENSITY CODES (NOTE: all standards for Grouped Dwellings and Single Houses within R80-R160 areas are as for the R60 code.)											
1 R Code	2 Dwelling Type	3 Min Site Area per dwelling (m ²)	4 Min Lot Area / Rear Battleaxe (m ²)	5 Max Plot Ratio	6 Min Frontage (m)	7 Open Space			8 Min Setbacks (m)		
						Min. total (% of site)	Min Communal (m ²)	Min O/door Living (m ²)	Primary street	Secondary street	Other / rear
R80	Multiple Dwelling	125	-	1.00	-	60	16	-	4	*	*
R100	Multiple Dwelling	100	-	1.25	-	60	16	-	4	*	*
R160	Multiple Dwelling	62.5	-	2.00	-	60	16	-	4	*	*
R-IC	Single House or Grouped Dwelling	110	-	1.25	-	35	-	12	1.5	*	*
	Multiple Dwelling	125	-	1.50	-	35	16	-	1.5	*	*

LEGEND:

- Indicates 'not applicable'
- * Dependent upon other zoning and/or local government/Planning Commission regulations.