

Council	Main Residential Zone	Restrictions	Relevant Code	Frontage (m)	Side (m)	Rear (m)	Site Cover	Built to Boundary	
Brisbane	Low Density Residential	Lots <450 m ² . See 3d building envelope in Code. Setbacks exclude eaves. Planning approval required if Traditional Character Overlay applies.	Small Lot Code	3 to 6	1	3 to 6	50% where lot over 400 sq m	0.5 m garage	
	Low Density Residential	Lots >450 m ² Planning approval required if Traditional Character Overlay applies.	QDC	6 or between adjacent houses	1.5 (1 storey) 2 (2 storeys) with concession for narrow lots	1.5 (1 storey) 2 (2 storeys) with concession for narrow lots	50%	Garage average height 3.5 m and 9 m long, not within 1.5 m of window	
Gold Coast	Low Density Residential		Low Density Residential Zone Code	6	1.5 (1 storey) 2 (2 storeys)	1.5 (1 storey) 2 (2 storeys)	50%	Requires Relaxation	
Moreton Bay	General Residential	Suburban Neighbourhood Precinct	Dwelling House Code	4.5 to wall, 3 to OMP & 5.4 to garage	1.5 (1 storey) 2 (2 storeys) with concession for narrow lots	1.5 (1 storey) 2 (2 storeys) with concession for narrow lots	50%	Not permitted.	
		Next Generation Precinct		3 to wall, 2 to OMP & 5.4 to garage				60% for lot >401 m ² & 60% for lot 301 m ² to 400 m ²	20 mm, length & height subject to frontage width
		Urban Neighbourhood Precinct		1 to wall 1 to OMP 5.4 to garage					
Sunshine Coast	Low Density Residential		Dwelling House Code	4.5 (1 storey), 6 (2 storey)	1.5 (1 storey) 2 (2 storeys) with concession for narrow lots	1.5 (1 storey) 2 (2 storeys) with concession for narrow lots	50%	Garage av height 3.5 m and 9 m long, not within 1.5 m of window	
Logan	Low Density Residential	Standards may be more restrictive in lower density precincts	Dual Occupancy & Dwelling House Code for frontage & QDC otherwise	4	1.5 (1 storey) 2 (2 storeys) with concession for narrow lots	1.5 (1 storey) 2 (2 storeys) with concession for narrow lots	50%	Garage av height 3.5 m and 9 m long, not within 1.5 m of window	
Ipswich	Residential Low Density	Lots >450	Residential Code	6	1.5 (1 storey) 2 (2 storeys) with QDC concession for narrow lot	1.5 (1 storey) 2 (2 storeys) with QDC concession for narrow lot	60% for lots <600 m ² , 50% for lots >600 m ²	Garage average height 3.5 m and 9 m long, not within 1.5 m of window	
		Lots <450		3 or 4 depending on road class or between adjacent houses					60%

Notes:

This information is a broad overview only, and will be affected by overlays, local area plans, other approvals specific site conditions and the like, and should not be substituted for specific site advice.

Setbacks measured to OMP unless specified otherwise.