

Briarwood Zoning Comparison Chart

Existing Zoning					Proposed Zoning			
Zoning District	R3A	R4	R4-1	R6A	R3X	R4A	R4B	R5D
Building Type	Detached One- and Two-Family	All Building Types	Detached or Semi-Detached One- or Two-Family	General Residence District	Detached One- or Two-Family	Detached One- and Two-Family	One- and Two-Family	All Building Types
Max. Res. FAR	0.6 ¹	0.9 ¹	0.9 ¹	3.0	0.6 ¹	0.9 ¹	0.9 ¹	2.0
Max. Community Facility FAR	1.0	2.0	2.0	3.0	1.0	2.0	2.0	2.0
Min. Lot Area in sf	2,375	3,800 Det 1,700 Other	2,375 Det 1,700 Other	-----	3,325	2,850	2,375 Det 1,700 Other	2,375 Det 1,700 Other
Min. Lot Width in sf	25'	40' Det 18' Other	40' Det 18' Other	-----	35'	30'	25' Det 18' Other	25' Det 18' Other
Max. Streetwall Ht.	21'	25'	25'	40' - 60' max. base height	21'	24'	24'	40'
Max .Building Ht.	35'	35'	35'	70'	35'	35'	35'	40'
Lot Coverage	Determined by yards	45%	Determined by yards	80% corner lot 65% interior lot	Determined by yards	Determined by yards	55%	80%-corner lots 60%- interior & through lots
Minimum Front Yard	10', Line up with 1 adjacent lot, 20' max.	10'	10';if adj is >10' depth must be bet. 2 adj depths	None	10', Line up with 1 adjacent lot, 20' max.	10'; If adj. is >10', depth must be bet. 2 adj. depths	5'; If adj. is >5', depth must be bet. 2 adj. depths	5'; If adj. is >5', depth must be bet. 2 adj. depths
Minimum Side Yard	Det: 2 req., 13' total, 5' min SD: 1 req. 8'	Det: 2 req., 13' total, 5' min SD: 1 req. 8'	Det: 2 req., 8' min ² SD: 1 req. 4' ³	None	2 req., 10' total, 2' min.	2 req., 10' total, 2' min.	8' min. between buildings Det, SD	None required on lots <30' wide; 8' min. bet. Bldgs. On lots >30'
Required Parking	1 per dwelling	1 per dwelling	1 per dwelling	50% of dwelling units	1 per dwelling	1 per dwelling	1 per dwelling	66% of dwelling units

¹ Includes 20% attic allowance

² Zero Lot Line buildings require 1 side yard, 8' wide min.

³ Min. 8' between buildings on adjacent lots