



Single- and Two-Family Detached and Semi-Detached Residences											
R3-1 <sup>1</sup>	Lot Width (min)	Lot Area (min)	FAR (max)	Lot Coverage (max)	Front Yard (min)	Rear Yard (min)	Side Yards (min)			Building Height/Perimeter Wall (max)	Required Parking (min)
							#	Total	Each		
Detached	40 ft	3,800 sf	0.5 <sup>2</sup>	35%	15 ft	30 ft	2	13 ft	5 ft	35 ft/21 ft	1 per dwelling unit
Semi-detached	18 ft	1,700 sf					1	8 ft	na		

<sup>1</sup> Regulations may differ in Lower Density Growth Management Areas

<sup>2</sup> FAR may be increased up to 20% for attic allowance