



Single- and Two-Family Detached Residences										
R3A ¹	Lot Width (min)	Lot Area (min)	FAR (max)	Front Yard (min)	Rear Yard (min)	Side Yards ⁴ (min)			Building Height/Perimeter Wall (max)	Required Parking (min)
						#	Total	Each		
	25 ft	2,375 sf	0.5 ²	10 ft ³	30 ft	2	8 ft	na	35 ft/21 ft	1 per dwelling unit

¹ Regulations may differ in Lower Density Growth Management Areas

² FAR may be increased up to 20% for attic allowance

³ Front yard must be at least as deep as an adjacent front yard with a minimum depth of 10 feet

⁴ Zero lot line buildings require only one side yard at least 8 feet wide; minimum of 8 feet required between buildings on adjacent zoning lots