

Rockaway Neighborhoods Rezoning – Zoning Summary Chart

Zone	Building Type	FAR	Lot Width	Wall Height	Building Height	Front Yard	Side Yards (total)	Parking /Unit
R2	1-Family Detached	0.5	40'	25'	NA	15'	13'	1
R2X	1-Family Detached	1.02	30'	21'	35'	15'	10'	1
R3-1	1-2 Family Detached/Semi-Det.	0.6 ¹	40' Det. 18' Other	21'	35'	15'	13' Det. 8' SD	1
R3-2	All Housing Types	0.6 ¹	40' Det. 18' Other	21'	35'	15'	13' Det. 8' SD	1
R3A	1-2 Family Detached	0.6 ¹	25'	21'	35'	10'	8'	1
R3X	1-2 Family Detached	0.6 ¹	35'	21'	35'	10'	8'	1
R4	All Housing Types	0.9 ¹	40' Det. 18' Other	25'	35'	10'	13' Det. 8' SD	1
R4-1	1-2 Family Detached/Semi-Det.	0.9 ¹	25' Det. 18' SD	25'	35'	10'	8' Det. 4' SD	1
R4A	1-2 Family Detached	0.9 ¹	30'	21'	35'	10'	10'	1
R4B	1-2 Family (All Types)	0.9	25' Det. 18' Other	NA	24'	5'	8' Det. 4' SD	1
R5	All Housing Types	1.25	40' Det. 18' Other	30'	40'	10'	13' Det. 8' SD	0.85
R5A	1-2 Family Detached	1.1	30'	25'	35'	10'	10'	1
R5B	All Housing Types	1.35	25' Det. 18' Other	30'	33'	5'	8' Det. 4' SD	0.66
R5D	All Housing Types	2.0	25' Det. 18' Other	NA	40'	5'	8' Det. 4' SD	0.66
R6	All Housing Types	2.43	NA	NA	NA	NA	NA	0.85 ²
R6A	All Housing Types	3.0	NA	40-60'	70'	NA	NA	0.85 ²
R7A	All Housing Types	4.0	NA	40-65'	80'	NA	NA	0.85 ²

¹ Includes 20% attic allowance

² Within CD14 (proposed)