

SECTION 11 – SINGLE FAMILY DISTRICT (R-1, R-2) REGULATIONS

11 SINGLE-FAMILY RESIDENTIAL DISTRICTS (R-1 AND R-2)

Single family districts exist to protect larger areas that a predominantly developed for single family dwellings. Single Family Districts are designed specifically to maintain neighborhoods integrity with regard to minimum and uniform lot sizes as well as their single-family character.

11.1 **Purpose.** To provide a traditional development form for developed areas of West Haven.

11.2 **Intent.** To protect single family areas and to maintain a balanced community of sound residential areas of diverse types. To develop density similar to surrounding areas in a form that encourages home ownership and occupancy.

11.3 **Design.** Single family detached housing with private yards.

TABLE 11.1 AREA AND BULK REQUIREMENTS IN R-1 AND R-2 RESIDENTIAL DISTRICTS

KEY	REQUIREMENT	DISTRICT	
		R-1	R-2
A.	Min. Parcel Size (KSF)	20	16
B.	Min. <i>Lot</i> Size (KSF)	20	16
C.	Minimum <i>Lot Area</i> per Dwelling Unit (KSF)*	20	16
D.	Max. No. <i>Dwelling Units</i> Per Building	1	1
E.	Min. <i>Front Yard</i> (Feet)	35	30
F.	Min. <i>Side Yard</i> (Feet)	20	15
G.	Min. <i>Rear Yard</i> (Feet)	35	30
H.	Min. Street Frontage (Feet)	100	80
I.	Max. <i>Building Coverage</i> (%)	20	20
J.	Maximum <i>Impervious Surface Coverage</i> (%)	10	15
K.	Max. <i>Lot Coverage</i> (%)	30	35
L.	Max. <i>Height</i> (In Stories)	2½	2½
M.	Max. <i>Height</i> (In Feet)	35	35
N.	Min. <i>Open Space</i> (%)	70	65
O.	<i>Parking</i> per Bedroom (2 Space Minimum)	1	1

* Lot shall not include any land having a slope of 20% or greater.