

LAND DEVELOPMENT

235 Attachment 1

Borough of Prospect Park

Schedule of Space Regulations  
Area, Yard and Bulk Standards (§ 235-2206)

Zone	Use	Gross Density Ratio (dwelling units per acre)	Minimum Lot Dimensions			Minimum Yards (Principal)						Minimum Yards (Accessory)				Maximum Bulk Standards				Outdoor Parking/Driveway Setback (feet) Spaces Required		
			Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front (feet)	Rear (feet)	Side			Side		Rear		Minimum Distance Between Buildings (feet)	Maximum Building Coverage	Maximum Building Height (feet)		Front	Side	Rear	
								Interior One (feet)	Interior Total (feet)	Corner (feet)	Interior (feet)	Corner (feet)	Adj. to Side <sup>1</sup> (feet)	Other (feet)			Principal Building	Accessory Building				
R-1	Single-family	11.6	3,750	37.5	100	15	25	3	11	8	3	5	3	3	10	40%	2.5 stories/35	1.5 stories/18	-- <sup>3</sup>	3	5	
	Two-family	14.0	6,250	62.5	100	15	25	12.5	25	15	5	8	3	3	10	40%	2.5 stories/35	stories/18	-- <sup>3</sup>	3	5	
R-2	Townhouse	20.0	2,000	20	100	15	25	12.5	25	15	5	8	3	3	10	40%	2.5 stories/35	1.5 stories/18	-- <sup>3</sup>	3	5	
B-C	Nonresidential	N/A	2,500	25	100	0	20	0	0 <sup>2</sup>	7	5	8	5	5	10	50%	2 stories/25	2 stories/25	0 <sup>4</sup>	0 <sup>4</sup>	0 <sup>4</sup>	
B-G-1	Nonresidential/mixed-use	19.0	7,500	75	100	25	25	10	20	15	5	8	5	5	10	50%	2 stories/25	2 stories/25	0 <sup>4</sup>	0 <sup>4</sup>	0 <sup>4</sup>	
B-G-2	Nonresidential	N/A	7,500	75	100	25	25	10	20	15	5	8	5	5	10	50%	2 stories/25	2 stories/25	0 <sup>4</sup>	0 <sup>4</sup>	0 <sup>4</sup>	
P-LWO	Single-family	11.6	3,750	37.5	100	15	25	3	11	8	3	5	3	3	10	40%	2.5 stories/35	1.5 stories/18	3	3	5	
	Two-family	14.0	6,250	62.5	100	15	25	12.5	25	15	5	8	3	3	10	40%	2.5 stories/35		3	3	5	
	Offices	N/A	6,250	62.5	100	15	25	12.5	25	25	5	8	3	3	10	40%	2.5 stories/35		3	3	5	
	Live/work unit	N/A	6,250	62.5	100	15	25	12.5	25	25	5	8	3	3	10	40%	2.5 stories/35		3	3	5	
Q-MR-1 Q-MR-2	Condominium-style flats Retail and restaurant Community buildings	Minimum gross density ratio of 12 units per acre having a maximum yield of 720 units	70 Acres (Total Lot Area)	N/A	N/A	A 100-foot perimeter buffer shall be required. Roadways and detention basins subject to conditions shall be permitted within the buffer area (See § 235-2303G).										See § 235-2303	20%	Q-MR-1: 9 stories/100 feet and in accordance with § 235-2303. Q-MR-2: 4 stories/50 feet and in accordance with § 235-2303	2 stories/25	40 40	40 40	40 40
R	Municipally owned or operated buildings	N/A	N/A	N/A	N/A	65	65	65	65	65	65	65	65	65	25	5%	2.5 stories/35	2.5 stories/35	40	40	40	
	Wireless telecommunication	N/A	N/A	N/A	N/A	1.5 times tower height	1.5 times tower height	1.5 times tower height	1.5 times tower height	1.5 times tower height	1.5 times tower height	1.5 times tower height	1.5 times tower height	1.5 times tower height	N/A	5%	120	12 (equipment buildings)	40	40	40	
VCR <sup>5</sup>	Nonresidential/mixed-use	19.0	-- <sup>7</sup>	-- <sup>7</sup>	-- <sup>7</sup>	-- <sup>7</sup>	-- <sup>7</sup>	-- <sup>7</sup>	-- <sup>7</sup>	-- <sup>7</sup>	5	8	5	5	-- <sup>7</sup>	-- <sup>7</sup>	See § 235-2307	1.5 stories/18	-- <sup>4</sup>			
	Single-family	11.6	3,750	37.5	100	15	25	3	11	8	8	5	3	3	10	40%			-- <sup>3</sup>	3	5	
	Two-family	14.0	6,250	62.5	100	15	25	12.5	25	15	5	8	3	3	10	40%			-- <sup>3</sup>	3	5	

Notes:

- 1 Required setback when the rear yard of the subject property adjoins a side yard of an adjoining property.
- 2 No side yard setback is required. However, if a side yard setback is provided, it shall be a minimum of five feet.
- 3 No parking in the front yard except for driveways is permitted.
- 4 No minimum off-street parking setback is required. However, a ten-foot off-street parking setback is required adjacent to a residential zone or residential use.
- 5 See § 235-2307 for nonresidential requirements.
- 6 No minimum off-street parking setback is required. However, a three-foot off-street parking setback is required adjacent to a residential zone or residential use.
- 7 See § 235-2307.