

DEVELOPMENT

70 Attachment 1

Summary of Zoning and Development Regulations
Borough of Prospect Park

| Zoning District | Area (square feet) | Lot Width at street line (feet) | Width at Building Line (feet) | Minimum Setback/Yard | | | Aggregate Side (feet) | Parking per dwelling unit | Maximum Coverages | | Height Buildings (feet) |
|---------------------------------------|------------------------------------|--|--|-------------------------|----------------|----------------|-----------------------------|------------------------------------|------------------------|-------------------------------------|-------------------------------|
| | | | | Front (feet) | Rear (feet) | Side (feet) | | | Buildings (percent) | Impervious surfaces (percent) | |
| R-1 Residential (Article IV) | | | | | | | | | | | |
| Single-family detached | 5,000 | 50 | 50 | 20 | 25 | 8 | 20 | 2 | 30 | 40 | 35 |
| Single-family semidetached | 3,000 | 30 | 30 | 20 | 25 | 10 | -- | 2 | 30 | 40 | 35 |
| Corner lot | See Article XIII, ~ 70- 55G. | | | | | | | | | | |
| R-2 Residential (Article V) | | | | | | | | | | | |
| Single-family detached | See R-1 Residential above | | | | | | | | | | |
| Single-family semidetached | 3,000 | 30 | 30 | 20 | 25 | 10 | -- | 2 | 30 | 40 | 35 |
| Townhouse | 1,500 | 18 | | 20 | 25 | 15 | -- | 2 | 45 | 55 | 35 |
| Apartments and apartment developments | 12,000 | 100 | | 20 | 65 | 15 | -- | 2 | 45 | 65 | 35 |
| Multifamily dwellings | 2,500 | | 60 | 20 | 25 | 10 | 20 | 2 | 45 | 55 | 35 |
| R-3 Residential (Article VI) | | | | | | | | | | | |
| Single-family semidetached | See R-2 Residential above. | | | | | | | | | | |
| Apartment/unified apartments | See R-2 Residential above. | | | | | | | | | | |
| Mobile homes | See Article VI, ~ 70-21. | | | | | | | | | | |
| C-1 Commercial (Article VII) | 2,500 | 25 | | 25 | 20 | 15* | | ** | 60 | 80 | 35 |
| C-2 Commercial (Article VIII) | 2,500 | 25 | | 25 | 20 | 15* | | ** | 40 | 60 | 35 |
| I-1 Industrial (Article IX) | 22,500 | | 150 | 30 | 30 | 30 | | ** | 75 | 90 | 35 |

* Abutting residential district

** See Article XII, Off-Street Parking and Loading Facilities.