Borough of Prospect Park
Schedule of Space Regulations
Area, Yard and Bulk Standards

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 (percent)	Maximum Building Height (feet)				
								Interior One (feet)	Interior Total (feet)	Corner (feet)	Interior (feet)	Corner (feet)	Adj. to Side[1] (feet)	Other (feet)			Principal Building	Accessory Building	Front	Side	Rear
R-1	Single-Family Two-Family	11.6 14.0	3,750 6,250	37.5 62.5	100 100	15 15	25 25	3 12.5	11 25	8 15	3 5	5 8	3 3	3 3	10 10	40 40	2.5 Stories/35 2.5 Stories/35	1.5 Stories/18	[3]	3 3	5 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	[3]	3	5
B-C	Non-residential	N/A	2,500	25	100	0	20	0	0[2]	7	5	8	5	5	10	50	2 Stories/25	2 Stories/25	0[4]	0[4]	0[4]
B-G-1	Non-residential/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[4]	0[4]	0[4]
B-G-2	Non-residential	N/A	7,500	75	100	25	25	10	20	15	5	8	5	5	10	50	2 Stories/25	2 Stories/25	0[4]	0[4]	0[4]
P-LWO	Single-Family Two-Family Offices Live/Work Unit	11.6 14.0 N/A N/A	3,750 6,250 6,250 6,250	37.5 62.5 62.5 62.5	100 100 100 100	15 15 15 15	25 25 25 25	3 12.5 12.5 12.5	11 25 25 25	8 15 25 25	3 5 5 5	5 8 8 8	3 3 3 3	3 3 3 3	10 10 10 10	40 40 40 40	2.5 Stories/35 2.5 Stories/35 2.5 Stories/35 2.5 Stories/35	1.5 Stories/18	3 3 3 3	3 3 3 3	5 5 5 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 Section 90-80.3G).									See 90-80.3	20	Q-MR-1 9 Stories/100 feet and in accordance with 90-80.3.I.2. Q-MR-2 4 Stories/50 feet and in accordance with 90-80.3.I.2.	2 Stories/25	40 40	40 40	40 40
R	Municipally Owned or Operated Buildings Wireless Telecommunication	N/A N/A	N/A N/A	N/A N/A	N/A N/A	65 1.5 times tower height	65 1.5 times tower height	65 1.5 times tower height	65 1.5 times tower height	65 1.5 times tower height	65 1.5 times tower height	65 1.5 times tower height	65 1.5 times tower height	65 1.5 times tower height	25 N/A	5 5	2.5 Stories/35 120	2.5 Stories/35 12 (Equipment Buildings)	40 40	40 40	40 40
VCR[5]	Non-residential/Mixed Use Single-Family Two-Family	19.0 11.6 14.0	[7] 3,750 6,250	[7] 37.5 62.5	[7] 100 100	[7] 15 15	[7] 25 25	[7] 3 12.5	[7] 11 25	[7] 8 15	5 8 5	8 5 8	5 3 3	5 3 3	10 10	See 90-80.8 40 40	See 90-80.8	1.5 Stories/18	[4] [3] [3]	3 3	5 5

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 (5) 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 (10) foot off-street parking setback is required adjacent to a residential zone or residential use.
5 See Section 90-80.8 for nonresidential requirements.
6 No minimum off-street parking setback is required. However, a three (3) foot off-street parking setback is required adjacent to a residential zone or residential use.
7 See Section 90-80.8