



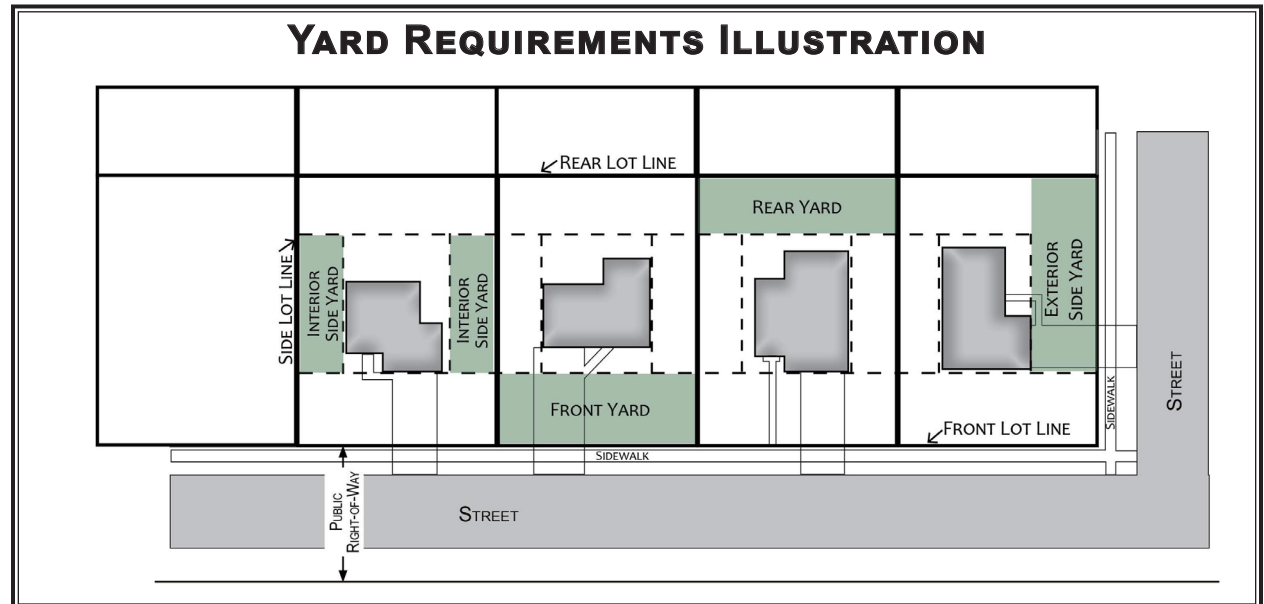
VILLAGE OF MOUNT PROSPECT
 BULK REGULATIONS BY ZONING DISTRICT
 RESIDENTIAL DISTRICTS

Zoning District	R-X Single Family	R-1 Single Family	R-A Single Family	R-2 Single Family	R-2 Attached Single Family	R-3 Low Density Residential	R-4 Multi-Family Residential
Minimum Lot Size (SF)	17,500	8,125 interior lot 9,375 corner lot	6,000	8,125	4,000	8,000	2,700 sf/unit
Minimum Lot Width	85 ft	65 ft interior lot 75 ft corner lot	50 ft	65 ft interior lot 75 ft corner lot	30 ft interior lot 45 ft corner lot	60 ft	60 ft
Yards							
Front	40 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft
Interior Side	10 ft or 10%*	10 ft or 10%*	5 ft	10% (5 ft minimum)	10% (5 ft minimum)	10 ft or 10%*	10 ft or 10%*
Exterior Side	25 ft	10 ft	10 ft	20 ft	20 ft	20 ft	20 ft
Rear	30 ft	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft
Lot Coverage	35%	45%	50%	50%	50%	50%	50%
Maximum Height	40 ft	35 ft	35 ft	35 ft	35 ft	28 ft	35 ft
Floor Area Ratio	0.35	0.5	0.5	0.5	0.5	0.5	n/a
Attached/Multi-family Density (units/acre)					Attached SF: 10 units/acre	SF: 5.4 units/acre Duplex: 10 units/acre Multi-family: 13.5 units/acre	Multi-family: 16 units/acre

* Whichever is less

Note: Non-Residential Uses in Residential Districts have separate bulk requirements. Refer to the [Zoning Ordinance](#) for more details.

If you have any additional questions regarding the Village's bulk requirements, contact the Community Development Department at (847) 818-5328 or comdevdept@mountprospect.org.





VILLAGE OF MOUNT PROSPECT
BULK REGULATIONS BY ZONING DISTRICT
 BUSINESS AND INDUSTRIAL DISTRICTS

For Additional Information,
 Click on the Zoning District Heading

Zoning District	B-1 Business Office B-2 Neighborhood Shopping B-3 Community Shopping B-4 Commercial Corridor	B-5 Central Commercial	I-1 Limited Industrial	I-2 Railroad	I-3 Solid Waste Handling District
Yards					
Front	30 ft	No minimum unless established, see note below	30 ft	30 ft	25 ft
Interior Side	10 ft	None	10 ft	Transitional setback to all business and industrial districts where there is a side yard or rear yard requirement. 40 ft from any abutting residential property line or 50 ft from any residential building, whichever is less All other instances, 30 ft	5 ft
Exterior Side	30 ft	None	30 ft		25 ft
Rear	20 ft	None	20 ft		5 ft
Lot Coverage	75%	None	75%	75%	100%, 0% within 5' of lot line
Maximum Height	35 ft or 3 stories, whichever is less	35 ft or 3 stories, whichever is less. 80 ft in Core (B5C)	40 ft	30 ft	50 ft
Parking Lot Setback	10 ft	10 ft	10 ft	10 ft	10 ft
Multi-family Density	N/A	16 units/acre 30 units/acre in Core (B5C)	N/A	N/A	N/A
Transitional Setback	Transitional Setbacks apply in the B-1, B-2, B-3, B-4, B-5, and I1 Districts when adjacent to Residential Districts. Click on the Zoning District heading for more information on this requirement.				

Note: B-5C Front Yard Setbacks. Where lots comprising forty percent (40%) or more of the frontage between two (2) intersecting streets are developed with buildings having front yard setbacks, the average of such front yard setbacks shall establish the minimum front yard setback for the entire frontage. In no case shall a front yard setback of more than thirty feet (30') be required.

If you have any additional questions regarding the Village's bulk requirements for business and industrial districts, contact the Community Development Department at (847) 818-5328 or via [email](#).