

**ZONING COMPLIANCE TABLE - VILLAGE OF RIDGEWOOD
SINGLE-FAMILY OR TWO FAMILY DWELLING - NO SUBDIVISION**

The following table is to be completed for applications seeking a zoning permit or variance for a single-family or two-family dwelling. Note that this table is NOT intended for use with subdivision applications, which require additional information. If the proposal is not regulated by any or all of the conditions in the table, then the Zoning Officer may waive the requirement to complete some or all of the table.

BLOCK 2513 LOT 1 ZONE R-1 CORNER LOT? Yes No

CONDITION - Note Reference	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
Min. lot area (square feet) ¹	14,800	21,093	N/A	YES
Lot area (sq. ft.) w/in [140] feet of front lot line		14,239	N/A	YES
Min. lot width at min. front yard setback (feet) ²	120	94	N/C	EXISTING NON-COMFORMING
Min. front yard setback, principal building (feet) ³	40	22.8/76.3	N/C	EXISTING NON-COMFORMING
Min. each side yard setback, principal building (feet) ^{3,4}	19	15	10.3	NO
Min. total both side yard setbacks, principal building (feet) ^{3,4,5}	31	N/A	N/A	-
Min. rear yard setback, principal building (feet) ³	30	88	85.8	YES
Max. building height, principal building (feet) ⁶	30/35	28	N/C	YES
Max. building height, principal building (stories) ⁷	2 1/2	2 1/2	N/C	YES

Coverage by Above-Grade Structures

Max. coverage ⁸	(percent)	20	14	14.9	YES
	(sq. ft.)	4,339	3,056	3,226	YES
Max. coverage within [140] feet of front lot line ^{8,9}	(percent)	20	18	19.9	YES
	(sq. ft.)	2,848	2,568	2,738	YES

Coverage by All Improvements

Max. coverage ¹⁰	(percent)	40	30	30.8	YES
	(sq. ft.)	8,683	6,514	6,684	YES
Max. coverage within [140] feet of front lot line ^{9,10}	(percent)	40	25.9	27.1	YES
	(sq. ft.)	5,096	3,690	3,860	YES

Gross Building Area - Principal Buildings

Max. gross building area ¹¹	(percent)	24	21.5	22.2	YES
	(sq. ft.)	5,000	4,658	4,828	YES
Max. gross building area within [140] feet of front lot line ^{9,11}	(percent)	29	29.3	30.5	NO
	(sq. ft.)	4,620	4,170	4,340	YES

Gross Building Area - Accessory Buildings

Max. gross building area ¹¹	(percent)	5	22	N/C	YES
	(sq. ft.)	1084	490	N/C	YES
Max. gross building area within [140] feet of front lot line ^{9,11}	(percent)	5	0	N/C	YES
	(sq. ft.)	712	0	N/C	YES.

N/A - NOT APPLICABLE
N/C - NO CHANGE