

**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 _____ **LOT** _____ **ZONE** _____ **CORNER LOT?** Yes No

CONDITION - Note Reference	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
Min. lot area (square feet) ¹	14,700	15,470	15,470	YES
Lot area (sq. ft.) w/in [] feet of front lot line	N/A			
Min. lot width at min. front yard setback (feet) ²	105	79.85	79.85	ENC
Min. front yard setback, principal building (feet) ³	40	49 - Orchard 20.4 - Briarcliff	47.5 - Orchard 20.4 - Briarcliff	YES - Orchard NO - Briarcliff
Min. each side yard setback, principal building (feet) ^{3,4}	10	13.8	13.8	YES
Min. total both side yard setbacks, principal building (feet) ^{3,4,5}	26.35	34.2	34.2	YES
Min. rear yard setback, principal building (feet) ³	30	109.9	107.4	YES
Max. building height, principal building (feet) ⁶	35	16.5	33.67	YES
Max. building height, principal building (stories) ⁷	2.5	1	2	YES

Coverage by Above-Grade Structures

Max. coverage ⁸	(percent)	20	12.3	15	YES
	(sq. ft.)	3094	1908	2316	YES
Max. coverage within [140] feet of front lot line ^{8,9} Orchard Pl*	(percent)	20	15.9	19.6	YES
	(sq. ft.)	2201	1750	2158	YES

Coverage by All Improvements

Max. coverage ¹⁰	(percent)	40	28.5	29.5	YES
	(sq. ft.)	6188	4415	4558	YES
Max. coverage within [140] feet of front lot line ^{9,10} Orchard Pl*	(percent)	40	38.7	39.99	YES
	(sq. ft.)	4402	4257	4400	YES

Gross Building Area - Principal Buildings

Max. gross building area ¹¹	(percent)	29	8.9	22.7	YES
	(sq. ft.)	4486	1375	3516	YES
Max. gross building area within [140] feet of front lot line ^{9,11} Orchard Pl*	(percent)	32	12.5	31.9	YES
	(sq. ft.)	3521	1375	3516	YES

Gross Building Area - Accessory Buildings

Max. gross building area ¹¹	(percent)	6	3.4	3.4	YES
	(sq. ft.)	928	533	533	YES
Max. gross building area within [140] feet of front lot line ^{9,11} Orchard Pl*	(percent)	6.5	3.4	3.4	YES
	(sq. ft.)	715	375	375	YES

*140' from lot line along Briarcliff Rd encompasses entire property so calculations are the same as for full property entries