

**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 2312 **LOT** 1 **ZONE** R-2 **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	44.2 - 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	92.95	YES
Max. building height, principal building (feet) ⁶	35	16.5	32.04	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	16.9	YES
	(sq. ft.)	3094	1908	2616	YES
Max. coverage within [140] feet of front lot line ^{8,9}	(percent)	20	12.3	16.9	YES
	(sq. ft.)	3094	1908	2616	YES

Coverage by All Improvements

Max. coverage ¹⁰	(percent)	40	30.51	31.97	YES
	(sq. ft.)	6188	4721	4947	YES
Max. coverage within [140] feet of front lot line ^{9,10}	(percent)	40	30.51	31.97	YES
	(sq. ft.)	6188	4721	4947	YES

Gross Building Area - Principal Buildings

Max. gross building area ¹¹	(percent)	29	8.9	25.32	YES
	(sq. ft.)	4486	1375	3917	YES
Max. gross building area within [140] feet of front lot line ^{9,11}	(percent)	29	8.9	25.32	YES
	(sq. ft.)	4486	1375	3917	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}	(percent)	6	3.4	3.4	YES
	(sq. ft.)	928	533	533	YES

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

ZONING TABLE NOTES

1 - The minimum lot area excludes the area of any road or road widening easements, pursuant to §190-119.I. Also, the minimum lot area is increased for corner lots (see the zone regulations), and when the lot contains a flood hazard area; see §190-120C(3).

2 - "Lot width" is defined in §190-3 as the shortest straight line distance between the two side lines of any lot, measured parallel to the front lot line and at a distance from the front lot line equal to the minimum required front yard setback. On corner lots, the lot width is measured parallel to the shortest front lot line. If the front lot line of the lot is not a straight line, the lot width is measured as above, but parallel to the shortest imaginary line which is entirely within the lot and tangent to the front lot line. The minimum lot width is greater for corner lots (see the zone regulations).

3 - All yard setbacks are measured perpendicular to the lot lines. The **front yard** is the space extending across the full width of a lot and lying between the street right-of-way and the nearest principal building. On corner lots, any yard facing an abutting street is a front yard. The **rear yard** is the space extending across the full width of any lot between the nearest principal building and the rear lot line. The **side yard** is the space between the side lot line(s) and the nearest principal building, and between the front yard and the rear yard. Also, see §190-119A for special provisions concerning front, side and rear yard requirements.

4 - In the R-110, R-1, R-1A and R-2A zones, the minimum side yard setback is 15 feet, or 2/3 of the building height, whichever is greater. In other zones, the minimum side yard setback is a single dimension.

5 - Except in the R-125 zone, the minimum total of both side yard setbacks is either a percentage of the lot width or the sum of the required individual side yard setbacks, whichever is greater.

6 - See §190-119D, which provides exclusions and indicates how building height is measured. Principal building height may exceed 30 feet, but not more than 35 feet, in certain circumstances as set forth in the regulations for each zone.

7 - A 'story' is that portion of a building between the surface of any one floor and the surface of the floor next above it or, if there is no floor above it, then that portion of the building included between the surface of any floor and the ceiling or roof next above it. A basement shall be considered a story only if the finished surface of the floor above the basement is: a) more than six feet above the average elevation of the finished ground level at the foundation wall of the structure; or b) more than six feet above the average elevation of the finished ground level for more than 50% of the total building perimeter; or c) more than 12 feet above the finished ground level at any point. A 'half story' is that portion of a building included between the surface of any floor and the ceiling or roof next above it, and in which the ceiling area at a height of seven feet above the floor is not more than one-third the area of the next floor below.

8 - An above-grade structure is any building, roofed structure or other improvement which has a height above the ground of at least one foot. If only part of said structure is one foot or higher above the ground, then only that part shall be considered an "above-grade structure." This definition shall include, but is not necessarily limited to, swimming pools, hot tubs, ornamental pools, porches, decks, balconies, tanks, fireplaces and barbecue pits, roofed arbors and trellises, any or all of which are located above grade, as defined herein. Notwithstanding the above, the following are not above-grade structures: fences, freestanding or retaining walls and the earth retained by such walls, flagpoles, mail boxes, signs and lawn ornaments. "Coverage by above-grade structures" is combined area of all buildings and other above-grade structures on a lot, including but not limited to porches, decks, balconies and cantilevered parts of the building at any level, but excluding, however, cornices, eaves and other structures which specifically excluded by Chapter 190.

9 - The specified distance from the front lot line varies by zone, as follows: R-125 zone: 200 ft., R-110 zone: 110 ft., R-1, R-1A, R-2, R-2A and R-3 zones: 140 ft.

10 - "Coverage by improvements" is the coverage by buildings and other above-grade structures on a lot as defined by this chapter, plus the coverage of any other structures, including but not limited to driveways, sidewalks, patios, decks, swimming pools, tennis courts, parking areas and other paved areas, whether constructed of asphalt, concrete, brick, stone, gravel or other paving materials, but excluding structures, or portions of structures, that are located below the surface of the ground and which are not visible from above the surface of the ground. (Thus, subsurface structures such as drywells, underground tanks, etc., are typically excluded from such coverage, whereas swimming pools, which may be located below the surface of the ground, but which are visible from above the surface of the ground, are not excluded). Improvement coverage includes all man-made features except vegetation, organic mulch, soil (including soil retained by retaining walls) and structures that may be specifically excluded by Chapter 190.

11 - "Gross building area" is the sum of the horizontal areas of each story or half story of all principal and accessory buildings, measured from the exterior face of the exterior walls of such buildings. Gross building area does not include basements, areas not enclosed by walls or screening or windows, etc., or areas having a vertical dimension of less than seven feet between the floor (or if there is no floor, then the joists) and the bottom of the roof structure. Gross building area includes: a) the area of habitable and nonhabitable floors, b) the area of interior and exterior walls, c) the area of attics or similar areas below the roof having a vertical dimension of at least seven feet between the floor (or if there is no floor, then the joists) and the bottom of the roof structure, d) the area of all stairs and stairwells on each floor, e) the horizontal area of other spaces that project through two or more stories, f) the area of enclosed porches, enclosed decks and similar features enclosed by screening, windows or similar enclosures, g) the area of attached garages, storage rooms and similar areas. The maximum gross building area permitted is cumulative for all buildings, not for each building.

12 - A corner lot is a lot located at the junction of and having frontage on two or more intersecting streets. A "corner lot" is also a lot bounded on two or more sides by the same street.

