

**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 2512 **LOT** 10 **ZONE** R-1 **CORNER LOT?** Yes No

CONDITION - Note Reference	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
Min. lot area (square feet) ¹	14,000	13,125	13,125	N - EXISTING
Lot area (sq. ft.) w/in [140] feet of front lot line		10,500	10,500	
Min. lot width at min. front yard setback (feet) ²	100'	75'	75'	N - EXISTING
Min. front yard setback, principal building (feet) ³	40'	60.3'	60.3'	Y
Min. each side yard setback, principal building (feet) ^{3,4}	22.5'	9.1'	9.1'	N - EXISTING
Min. total both side yard setbacks, principal building (feet) ^{3,4,5}	24.75'	23.2'	23.2'	N - EXISTING
Min. rear yard setback, principal building (feet) ³	30'	67'	67'	Y
Max. building height, principal building (feet) ⁶	30'	40'-9.5"	35'-1"	N - VARIANCE
Max. building height, principal building (stories) ⁷	2 1/2	2 1/2	2 1/2	Y

Coverage by Above-Grade Structures

Max. coverage ⁸	(percent)	20%	17.2%	17.2%	Y
	(sq. ft.)	2,625	2,262.44	2,262.44	Y
Max. coverage within [140] feet of front lot line ^{8,9}	(percent)	20%	21.54%	21.54%	N - EXISTING
	(sq. ft.)	2,100	2,262.44	2,262.44	N - EXISTING

Coverage by All Improvements

Max. coverage ¹⁰	(percent)	45%	41.8%	41.8%	Y
	(sq. ft.)	5,906.25	5,487.79	5,487.79	Y
Max. coverage within [140] feet of front lot line ^{9,10}	(percent)	45%	52.3%	52.3%	N - EXISTING
	(sq. ft.)	4,725	5,487.79	5,487.79	N - EXISTING

Gross Building Area - Principal Buildings

Max. gross building area ¹¹	(percent)	32%	26.6%	33.2%	N - VARIANCE
	(sq. ft.)	4,200	3,489.86	4,357.9	N - VARIANCE
Max. gross building area within [140] feet of front lot line ^{9,11}	(percent)	32%	33.2%	41.5%	N - VARIANCE
	(sq. ft.)	3,360	3,489.86	4,357.9	N - VARIANCE

Gross Building Area - Accessory Buildings N/A

Max. gross building area ¹¹	(percent)				
	(sq. ft.)				
Max. gross building area within [] feet of front lot line ^{9,11}	(percent)				
	(sq. ft.)				