

**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 2303 LOT 30 ZONE R-2 CORNER LOT? Yes No

CONDITION - Note Reference	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
Min. lot area (square feet) ¹	10,500 SF	20,470 SF	NO CHANGE	YES
Min. lot width at min. front yard setback (feet) ²	75.0'	75.0'	NO CHANGE	YES
Min. front yard setback, principal building (feet) ³	40.0'	44.8'	NO CHANGE	YES
Min. each side yard setback, principal building (feet) ^{3, 4}	10.0'	15.0' / 12.6'	N.C. / 12.55'	YES
Min. total both side yard setbacks, principal building (feet) ^{3, 4, 5}	24.75'	27.6'	27.55'	YES
Min. rear yard setback, principal building (feet) ³	30.0'	162.15'	157.13'	YES
Max. building height, principal building (feet) ⁶	30.0'	27.33'	NO CHANGE	YES
Max. building height, principal building (stories) ⁷	2 1/2	2 1/2	NO CHANGE	YES

Coverage by Above-Grade Structures

Max. coverage ⁸	(percent)	20%	15.28%	15.68%	YES
	(sq. ft.)	4,094 SF	3,127 SF	3,210 SF	YES
Max. coverage within [140] feet of front lot line ^{8, 9}	(percent)	20%	25.28%	26.07%	NO
	(sq. ft.)	2,100 SF	2,654 SF	2,737 SF	NO

Coverage by All Improvements

Max. coverage ¹⁰	(percent)	40%	41.44%	NO CHANGE	NO
	(sq. ft.)	8,188 SF	8,483 SF	NO CHANGE	NO
Max. coverage within [140] feet of front lot line ^{9, 10}	(percent)	45%	51.98%	NO CHANGE	NO
	(sq. ft.)	4,725 SF	5,458 SF	NO CHANGE	NO

Gross Building Area - Principal Buildings

Max. gross building area ¹¹	(percent)	24.0%	18.71%	19.31%	YES
	(sq. ft.)	4,912.8 SF	3,830 SF	3,952 SF	YES
Max. gross building area within [140] feet of front lot line ^{9, 11}	(percent)	32.0%	36.48%	37.64%	NO
	(sq. ft.)	3,360 SF	3,830 SF	3,952 SF	NO

Gross Building Area - Accessory Buildings

Max. gross building area ¹¹	(percent)	5.0%	1.69%	NO CHANGE	YES
	(sq. ft.)	1,000 SF	346 SF	NO CHANGE	YES
Max. gross building area within [140] feet of front lot line ^{9, 11}	(percent)	6.5%	0.0%	NO CHANGE	YES
	(sq. ft.)	682.5 SF	0.0 SF	NO CHANGE	YES