

**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 3604 **LOT** 3 **ZONE** R-2 **CORNER LOT?** Yes No

CONDITION - Note Reference	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
Min. lot area (square feet) ¹				
Lot area (sq. ft.) w/in [] feet of front lot line	10,500	11,250	11,250	YES.
Min. lot width at min. front yard setback (feet) ²	75'	75'	75'	YES.
Min. front yard setback, principal building (feet) ³	40'	49.1'	49.1'	YES.
Min. each side yard setback, principal building (feet) ^{3,4}	10'	9.7', 14.9'	9.7', 14.9'	PRE-EXISTING & NON-CONFORMING *
Min. total both side yard setbacks, principal building (feet) ^{3,4,5}	24.75'	24.6'	24.6'	PRE-EXISTING & NON-CONFORMING *
Min. rear yard setback, principal building (feet) ³	30'	55.7'	55.7'	YES.
Max. building height, principal building (feet) ⁶	30', 2.5	25.1', 2	28.4', 2	YES.
Max. building height, principal building (stories) ⁷	2.5	2	2	YES.

Coverage by Above-Grade Structures

Max. coverage ⁸	(percent)	20%	23.3	21.4	NO.
	(sq. ft.)	2250	2626	2409	NO.
Max. coverage within [140] feet of front lot line ^{8,9}	(percent)	20%	23.9	21.8	NO.
	(sq. ft.)	2100	2509	2292	NO.

Coverage by All Improvements

Max. coverage ¹⁰	(percent)	45%	38.3	40.2	YES.
	(sq. ft.)	5062	4313	4520	YES.
Max. coverage within [140] feet of front lot line ^{9,10}	(percent)	45%	40%	41.9%	YES.
	(sq. ft.)	4725	4196	4403	YES.

Gross Building Area - Principal Buildings

Max. gross building area ¹¹	(percent)	32%	26.2%	29.5	YES.
	(sq. ft.)	3600	2947	3319	YES.
Max. gross building area within [140] feet of front lot line ^{9,11}	(percent)	32%	28.1%	31.6	YES.
	(sq. ft.)	3360	2947	3319	YES.

Gross Building Area - Accessory Buildings

Max. gross building area ¹¹	(percent)	6.5%	3.4%	3.4%	YES.
	(sq. ft.)	731	379	379	YES.
Max. gross building area within [140] feet of front lot line ^{9,11}	(percent)	6.5%	2.5%	2.5%	YES.
	(sq. ft.)	682.5	262	262	YES.