

**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 3002 LOT 2 ZONE R2 CORNER LOT? Yes No

CONDITION - Note Reference	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
Min. lot area (square feet) ¹	14,700	7,302	7,302	existing
Lot area (sq. ft.) w/in [<u>140</u>] feet of front lot line				
Min. lot width at min. front yard setback (feet) ²	105	75	75	existing
Min. front yard setback, principal building (feet) ³	40	39.9, 20.1	38.0, 15.5	no
Min. each side yard setback, principal building (feet) ^{3, 4}	10	12.2	12.2	yes
Min. total both side yard setbacks, principal building (feet) ^{3, 4, 5}	20	12.2 (only one side)	12.2	existing
Min. rear yard setback, principal building (feet) ³	30	29.5	29.5	existing
Max. building height, principal building (feet) ⁶	35	26	32	yes
Max. building height, principal building (stories) ⁷	2 1/2	2	2 1/2	yes

Coverage by Above-Grade Structures

Max. coverage ⁸	(percent)	20%	22.97%	23.43%	no
	(sq. ft.)	1460	1677	1711	no
Max. coverage within [] feet of front lot line ^{8, 9}	(percent)				
	(sq. ft.)				

Coverage by All Improvements

Max. coverage ¹⁰	(percent)	45%	36.4%	37.95%	yes
	(sq. ft.)	3286	2658	2771	yes
Max. coverage within [] feet of front lot line ^{9, 10}	(percent)				
	(sq. ft.)				

Gross Building Area - Principal Buildings

Max. gross building area ¹¹	(percent)	35%	28.21%	32.99%	yes
	(sq. ft.)	2556	2060	2409	yes
Max. gross building area within [] feet of front lot line ^{9, 11}	(percent)				
	(sq. ft.)				

Gross Building Area - Accessory Buildings

Max. gross building area ¹¹	(percent)	7.5%	3.81%	3.81%	yes
	(sq. ft.)	548	278	278	yes
Max. gross building area within [] feet of front lot line ^{9, 11}	(percent)				
	(sq. ft.)				