

**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 2301 LOT 4 ZONE R-2 CORNER LOT? Yes No

CONDITION - Note Reference	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
Min. lot area (square feet) ¹	10,500 SF	11,028 SF	NO CHANGE	YES
Min. lot width at min. front yard setback (feet) ²	75.0'	70.0'	NO CHANGE	NO (E)
Min. front yard setback, principal building (feet) ³	40.0'	39.8' / 36.41'	37.3' / 33.8'	NO (V1)
Min. each side yard setback, principal building (feet) ^{3, 4}	10.0'	13.2' / 15.7'	11.2' / 14.03'	YES
Min. total both side yard setbacks, principal building (feet) ^{3, 4, 5}	23.1'	28.9'	25.23'	YES
Min. rear yard setback, principal building (feet) ³	30.0'	69.28'	64.44'	YES
Max. building height, principal building (feet) ⁶	30.0'	24.83'	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%	18.12%	19.46%	YES
	(sq. ft.)	2,205.6 SF	1,998 SF	2,146 SF	YES
Max. coverage within [140] feet of front lot line ^{8, 9}	(percent)	20%	19.88%	21.39%	NO (V2)
	(sq. ft.)	1,960 SF	1,948 SF	2,096 SF	NO

Coverage by All Improvements

Max. coverage ¹⁰	(percent)	45%	39.65%	40.42%	YES
	(sq. ft.)	4,962.6 SF	4,373 SF	4,458 SF	YES
Max. coverage within [140] feet of front lot line ^{9, 10}	(percent)	45%	44.11%	44.98%	YES
	(sq. ft.)	4,410 SF	4,323 SF	4,408 SF	YES

Gross Building Area - Principal Buildings

Max. gross building area ¹¹	(percent)	32%	25.82%	29.63%	YES
	(sq. ft.)	3,528.96 SF	2,847 SF	3,268 SF	YES
Max. gross building area within [140] feet of front lot line ^{9, 11}	(percent)	34%	29.05%	33.35%	YES
	(sq. ft.)	3,332 SF	2,847 SF	3,268 SF	YES

Gross Building Area - Accessory Buildings

Max. gross building area ¹¹	(percent)	6.5%	3.63%	NO CHANGE	YES
	(sq. ft.)	716.82 SF	400 SF	NO CHANGE	YES
Max. gross building area within [140] feet of front lot line ^{9, 11}	(percent)	N/A	3.57%	NO CHANGE	YES
	(sq. ft.)	682 SF	350 SF	NO CHANGE	YES