

**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 1604 LOT 4 ZONE R-1 CORNER LOT? Yes  No

CONDITION - Note Reference	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
Min. lot area (square feet) <sup>1</sup>	14000	20000	20000	YES
Lot area (sq. ft.) w/in [140] feet of front lot line		14000	14000	
Min. lot width at min. front yard setback (feet) <sup>2</sup>	100	100	100	YES
Min. front yard setback, principal building (feet) <sup>3</sup>	40	64.4	64.4	YES
Min. each side yard setback, principal building (feet) <sup>3, 4</sup>	15	16.5+12	16.5+12	ENC
Min. total both side yard setbacks, principal building (feet) <sup>3, 4, 5</sup>	33	28.5	28.5	ENC
Min. rear yard setback, principal building (feet) <sup>3</sup>	30	68' 7"	74' 7"	YES
Max. building height, principal building (feet) <sup>6</sup>	30	28' 9"	28' 9"	YES
Max. building height, principal building (stories) <sup>7</sup>	2	2	2	YES

**Coverage by Above-Grade Structures**

Max. coverage <sup>8</sup>	(percent)	20	13.38	14.5	YES
	(sq. ft.)	4000	2676	2900	YES
Max. coverage within [140] feet of front lot line <sup>8, 9</sup>	(percent)	20	19	20.7	NO
	(sq. ft.)	2800	2676	2900	NO

**Coverage by All Improvements**

Max. coverage <sup>10</sup>	(percent)	40	40.3	35.1	YES
	(sq. ft.)	8000	8053	7029.5	YES
Max. coverage within [140] feet of front lot line <sup>9, 10</sup>	(percent)	40	36.4	39.1	YES
	(sq. ft.)	5600	5091	5476.5	YES

**Gross Building Area - Principal Buildings**

Max. gross building area <sup>11</sup>	(percent)	24	23.6	26.1	NO
	(sq. ft.)	4800	4720	5227	NO
Max. gross building area within [140] feet of front lot line <sup>9, 11</sup>	(percent)	29	33.7	37.3	NO
	(sq. ft.)	4060	4720	5227	NO

**Gross Building Area - Accessory Buildings** (Garage is attached to home and included in principal)

Max. gross building area <sup>11</sup>	(percent)		NONE	NONE	
	(sq. ft.)				
Max. gross building area within [ ] feet of front lot line <sup>9, 11</sup>	(percent)		NONE	NONE	
	(sq. ft.)				