

**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 4306 LOT 11 ZONE R-2 CORNER LOT? Yes No

CONDITION - Note Reference	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
Min. lot area (square feet) ¹	10,500	9,243 ENC	9,243	ENC
Lot area (sq. ft.) w/in [140] feet of front lot line	10,500	8,401 ENC	8,401	ENC
Min. lot width at min. front yard setback (feet) ²	75	60 ENC	60	ENC
Min. front yard setback, principal building (feet) ³	40	26.7 ENC	19.7	NO
Min. each side yard setback, principal building (feet) ^{3,4}	10	L R 11.1 8.1 8.1	L R 20.9 8.1 ENC	ENC
Min. total both side yard setbacks, principal building (feet) ^{3,4,5}	33%	32% ENC	48.33%	YES
Min. rear yard setback, principal building (feet) ³	30	80.5	80.5	YES
Max. building height, principal building (feet) ⁶	30	32.17	17.17	Yes
Max. building height, principal building (stories) ⁷	2-1/2	2 1/2	2 1/2	Yes

Coverage by Above-Grade Structures

Max. coverage ⁸	(percent)	20	22.68 ENC	25.08	NO
	(sq. ft.)	1,849	2,096	2,318	NO
Max. coverage within [140] feet of front lot line ^{8,9}	(percent)	20	24.95 ENC	27.59	NO
	(sq. ft.)	1,680	2,096	2,318	NO

Coverage by All Improvements

Max. coverage ¹⁰	(percent)	45	41.26	44.29	Yes
	(sq. ft.)	4,159	3,814	4,094	Yes
Max. coverage within [] feet of front lot line ^{9,10}	(percent)	45	45.40 ENC	48.73	NO
	(sq. ft.)	3,780	3,814	4,094	NO

Gross Building Area - Principal Buildings

Max. gross building area ¹¹	(percent)	34	30.79	30.79	Yes
	(sq. ft.)	3,143	2,846	2,846	Yes
Max. gross building area within [] feet of front lot line ^{9,11}	(percent)	34	33.88	33.88	Yes
	(sq. ft.)	2,856	2,846	2,846	Yes

Gross Building Area - Accessory Buildings

Max. gross building area ¹¹	(percent)	7	4.33	4.33	Yes
	(sq. ft.)	647	400	400	Yes
Max. gross building area within [140] feet of front lot line ^{9,11}	(percent)	7	4.76	4.76	Yes
	(sq. ft.)	588	400	400	Yes