

**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 3212 LOT 7 ZONE R-2 CORNER LOT? Yes No

CONDITION - Note Reference	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
Min. lot area (square feet) ¹	10500	12421	12421	YES
Lot area (sq. ft.) w/in [140] feet of front lot line		10451 Graydon 12421 Fairfield	10451 Graydon 12421 Fairfield	ENC/YES
Min. lot width at min. front yard setback (feet) ²	105	75 - Graydon 166.27 - Fairfield	75 - Graydon 166.27 - Fairfield	ENC/YES
Min. front yard setback, principal building (feet) ³	40	50.1 - Graydon 31.4 - Fairfield	50.1 - Graydon 31.4 - Fairfield	YES/ENC
Min. each side yard setback, principal building (feet) ^{3,4}	10	12.4	12.4	YES
Min. total both side yard setbacks, principal building (feet) ^{3,4,5}	54.87	62.5	62.5	YES
Min. rear yard setback, principal building (feet) ³	30	22.5	22.5	ENC
Max. building height, principal building (feet) ⁶	30	26.6	29.9	YES
Max. building height, principal building (stories) ⁷	2.5	2	2.5	YES

Coverage by Above-Grade Structures

Max. coverage ⁸	(percent)	20	20	20	YES
	(sq. ft.)	2484	2484	2484	YES
Max. coverage within [140] feet of front lot line ^{8,9}	(percent)	20	23/20	23/20	ENC/YES
	(sq. ft.)	2090/2484	2396/2484	2396/2484	ENC/YES

Coverage by All Improvements

Max. coverage ¹⁰	(percent)	45	34	34	YES
	(sq. ft.)	5589	4265	4265	YES
Max. coverage within [140] feet of front lot line ^{9,10}	(percent)	45	38/34	38/34	YES/YES
	(sq. ft.)	4703/5589	3941/4265	3941/4265	YES/YES

Gross Building Area - Principal Buildings

Max. gross building area ¹¹	(percent)	32	34	38	NO
	(sq. ft.)	3975	4245	4721	NO
Max. gross building area within [140] feet of front lot line ^{9,11}	(percent)	32.1/32	40/34	44/38	NO/NO
	(sq. ft.)	3360/3975	4155/4245	4631/4721	NO/NO

Gross Building Area - Accessory Buildings

Max. gross building area ¹¹	(percent)	NONE			
	(sq. ft.)				
Max. gross building area within [] feet of front lot line ^{9,11}	(percent)	NONE			
	(sq. ft.)				

Requirements/existing/proposed listed for Graydon Ter first, then for Fairfield Ave in every table