

**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 2802 LOT 16 ZONE R-110 CORNER LOT? Yes  No

CONDITION - Note Reference	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
Min. lot area (square feet) <sup>1</sup>	19,250 ft	22,350 ft	N/A	Y
Lot area (sq. ft.) w/in [ 175 ] feet of front lot line	19,250 ft	22,350 ft	N/A	Y
Min. lot width at min. front yard setback (feet) <sup>2</sup>	110 ft	150 ft	N/A	Y
Min. front yard setback, principal building (feet) <sup>3</sup>	40 ft	50 ft	N/A	Y
Min. each side yard setback, principal building (feet) <sup>3, 4</sup>	15 ft or 2/3 of Bldg Hgt	28 ft and 50 ft	N/A	Y
Min. total both side yard setbacks, principal building (feet) <sup>3, 4, 5</sup>	33% of lot width at min front yard	78 ft	N/A	Y
Min. rear yard setback, principal building (feet) <sup>3</sup>	40 ft	63 ft	N/A	Y
Max. building height, principal building (feet) <sup>6</sup>	35 ft	35 ft	N/A	Y
Max. building height, principal building (stories) <sup>7</sup>	2-1/2	2-1/2	N/A	Y

**Coverage by Above-Grade Structures**

Max. coverage <sup>8</sup>	(percent)	20 %	11.38 %	N/A	Y
	(sq. ft.)	3,850 sf	2,554 sf	N/A	Y
Max. coverage within [ 175 ] feet of front lot line <sup>8, 9</sup>	(percent)	20 %	11.38 %	N/A	Y
	(sq. ft.)	3,850 sf	2,554 sf	N/A	Y

**Coverage by All Improvements**

Max. coverage <sup>10</sup>	(percent)	40 %	35.63 %	45.56%	N
	(sq. ft.)	40% but max 8,750 sf	8,000 sf	10,249 sf	N
Max. coverage within [ 175 ] feet of front lot line <sup>9, 10</sup>	(percent)	40 %	35.63 %	45.56%	N
	(sq. ft.)	40% but max 8,750 sf	8,000 sf	10,249 sf	N

**Gross Building Area - Principal Buildings**

Max. gross building area <sup>11</sup>	(percent)	24 %	16.94 %	N/A	Y
	(sq. ft.)	4,620 sf	3,805 sf	N/A	Y
Max. gross building area within [ 175 ] feet of front lot line <sup>9, 11</sup>	(percent)	24 %	16.94 %	N/A	Y
	(sq. ft.)	4,620 sf	3,805 sf	N/A	Y

**Gross Building Area - Accessory Buildings**

Max. gross building area <sup>11</sup>	(percent)	6 %	0.88 %	N/A	Y
	(sq. ft.)	962 sf	962 sf	N/A	Y
Max. gross building area within [ 175 ] feet of front lot line <sup>9, 11</sup>	(percent)	6 %	0.88 %	N/A	Y
	(sq. ft.)	962 sf	962 sf	N/A	Y