

**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 1404 LOT 21 ZONE R-1 CORNER LOT? Yes  No

CONDITION - Note Reference	REQUIRED	EXISTING	PROPOSED	COMPLIANCE	
Min. lot area (square feet) <sup>1</sup>	14,000 SF	12,023 SF	NO CHANGE	NO	(E)
Min. lot width at min. front yard setback (feet) <sup>2</sup>	100.0'	80.0'	NO CHANGE	NO	(E)
Min. front yard setback, principal building (feet) <sup>3</sup>	40.0'	45.3' TO HOUSE	49.85' TO HOUSE 43.3' TO PORCH	YES	
Min. each side yard setback, principal building (feet) <sup>3, 4</sup>	21.61'	14.0' (LEFT) 22.64' (RIGHT)	13.88' (LEFT) N.C. (RIGHT)	NO	(V2)
Min. total both side yard setbacks, principal building (feet) <sup>3, 4, 5</sup>	26.4'	36.64'	36.52'	YES	
Min. rear yard setback, principal building (feet) <sup>3</sup>	30.0'	53.96'	NO CHANGE	YES	
Max. building height, principal building (feet) <sup>6</sup>	30.0'	32.41'	31.25'	NO	(V1)
Max. building height, principal building (stories) <sup>7</sup>	2 1/2	2 1/2	NO CHANGE	YES	

**Coverage by Above-Grade Structures**

Max. coverage <sup>8</sup>	(percent)	20%	14.07%	18.05%	YES
	(sq. ft.)	2,404.6 SF	1,692 SF	2,170 SF	YES
Max. coverage within [140] feet of front lot line <sup>8, 9</sup>	(percent)	20%	14.35%	18.62%	YES
	(sq. ft.)	2,240 SF	1,607 SF	2,085 SF	YES

**Coverage by All Improvements**

Max. coverage <sup>10</sup>	(percent)	45%	35.12%	38.84%	YES
	(sq. ft.)	5,410.35 SF	4,223 SF	4,670 SF	YES
Max. coverage within [140] feet of front lot line <sup>9, 10</sup>	(percent)	45%	36.95%	40.94%	YES
	(sq. ft.)	5,040 SF	4,138 SF	4,585 SF	YES

**Gross Building Area - Principal Buildings**

Max. gross building area <sup>11</sup>	(percent)	32%	18.37%	24.29%	YES
	(sq. ft.)	3,847.36 SF	2,209 SF	2,920 SF	YES
Max. gross building area within [140] feet of front lot line <sup>9, 11</sup>	(percent)	32%	19.72%	26.07%	YES
	(sq. ft.)	3,584 SF	2,209 SF	2,920 SF	YES

**Gross Building Area - Accessory Buildings**

Max. gross building area <sup>11</sup>	(percent)	6.5%	3.76%	NO CHANGE	YES
	(sq. ft.)	781.5 SF	452 SF	NO CHANGE	YES
Max. gross building area within [140] feet of front lot line <sup>9, 11</sup>	(percent)	6.5%	3.28%	NO CHANGE	YES
	(sq. ft.)	728 SF	367 SF	NO CHANGE	YES