

**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 1106 LOT 13 ZONE R-1 CORNER LOT? Yes No

CONDITION - Note Reference	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
Min. lot area (square feet) ¹				
Lot area (sq. ft.) w/in [] feet of front lot line	14,000	8100	8100	Preexisting Nonconformity
Min. lot width at min. front yard setback (feet) ²	100	75.3	75.3	Preexisting Nonconformity
Min. front yard setback, principal building (feet) ³	40	43.9	43.9	Yes
Min. each side yard setback, principal building (feet) ^{3, 4}	17.5	R 14.56 L 18.1	R 14.56 L 18.1	Preexisting Nonconformity
Min. total both side yard setbacks, principal building (feet) ^{3, 4, 5}	24.85	32.7	32.7	Yes
Min. rear yard setback, principal building (feet) ³	30	29.06 → House 16.57 → Porch	29.06 → House 16.57 → Porch 22.31 → Deck	Preexisting Nonconformity Proposed Nonconformity
Max. building height, principal building (feet) ⁶	30	26.3	26.3	Yes
Max. building height, principal building (stories) ⁷	2.5	2.5	2.5	Yes

Coverage by Above-Grade Structures

Max. coverage ⁸	(percent)	20	17.9	19.9	Yes
	(sq. ft.)	1620	1447	1619	Yes
Max. coverage within [140] feet of front lot line ^{8, 9}	(percent)	N/A	N/A	N/A	N/A
	(sq. ft.)	N/A	N/A	N/A	N/A

Coverage by All Improvements

Max. coverage ¹⁰	(percent)	43%	32.2%	34.3%	Yes
	(sq. ft.)	3045	2610	2780	Yes
Max. coverage within [140] feet of front lot line ^{9, 10}	(percent)	N/A	N/A	N/A	N/A
	(sq. ft.)	N/A	N/A	N/A	N/A

Gross Building Area - Principal Buildings

Max. gross building area ¹¹	(percent)	35%	26.1%	26.6%	Yes
	(sq. ft.)	2835	2197	2197	Yes
Max. gross building area within [140] feet of front lot line ^{9, 11}	(percent)	N/A	N/A	N/A	N/A
	(sq. ft.)	N/A	N/A	N/A	N/A

Gross Building Area - Accessory Buildings

Max. gross building area ¹¹	(percent)	N/A	N/A	N/A	N/A
	(sq. ft.)	N/A	N/A	N/A	N/A
Max. gross building area within [140] feet of front lot line ^{9, 11}	(percent)	N/A	N/A	N/A	N/A
	(sq. ft.)	N/A	N/A	N/A	N/A