

**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 3407 **LOT** 1 **ZONE** R-2 **CORNER LOT?** Yes No

CONDITION - Note Reference	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
Min. lot area (square feet) ¹	10,500 SF	12,175 SF		
Lot area (sq. ft.) w/in [140] feet of front lot line	N/A	11,376 SF		
Min. lot width at min. front yard setback (feet) ²	75'	83' at F.Y.S.B		
Min. front yard setback, principal building (feet) ³	40'	51.1'	51.1'	X
Min. each side yard setback, principal building (feet) ^{3, 4}	10'	15.8'	11.6'	X
Min. total both side yard setbacks, principal building (feet) ^{3, 4, 5}	45'	20.2'	20.2'/30.9	Variance
Min. rear yard setback, principal building (feet) ³	30'	67.5'	45.1'	X
Max. building height, principal building (feet) ⁶	30'	29.5'	29.5'	X
Max. building height, principal building (stories) ⁷	2 1/2		N/C	X

Coverage by Above-Grade Structures

Max. coverage ⁸	(percent)	20%	13.1%	18.8%	X
	(sq. ft.)	2,435 SF	1,606 SF	2,293 SF	X
Max. coverage within [140] feet of front lot line ^{8, 9}	(percent)	20%	12.7%	18.8%	X
	(sq. ft.)	2,275 SF	1,456 SF	2,143 SF	X

Coverage by All Improvements

Max. coverage ¹⁰	(percent)	45%	29.1%	35.1%	X
	(sq. ft.)	5,479 SF	3,555 SF	4,281 SF	X
Max. coverage within [140] feet of front lot line ^{9, 10}	(percent)	45%	24.7%	32.4%	
	(sq. ft.)	5,119 SF	2,809 SF	3,695 SF	X

Gross Building Area - Principal Buildings

Max. gross building area ¹¹	(percent)	32%	13.9%	25.5%	X
	(sq. ft.)	3,896 SF	1,699 SF	3,112 SF	X
Max. gross building area within [140] feet of front lot line ^{9, 11}	(percent)	32%	14.9%	27.3%	X
	(sq. ft.)	3,640 SF	1,699 SF	3,112 SF	X

Gross Building Area - Accessory Buildings

Max. gross building area ¹¹	(percent)	5%	3.1%	N/C	X
	(sq. ft.)	608 SF	374 SF	N/C	X
Max. gross building area within [140] feet of front lot line ^{9, 11}	(percent)	5%	1.9%	N/C	X
	(sq. ft.)	569 SF	224 SF	N/C	X