

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 2603 LOT 20.01 ZONE R-2 CORNER LOT? Yes ☐ No ☒

CONDITION - Note Reference	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
Min. lot area (square feet) ¹	10,500	11,218	NO CHANGE	COMPLIANT
Lot area (sq. ft.) w/in [] feet of front lot line				
Min. lot width at min. front yard setback (feet) ²	75	75	NO CHANGE	COMPLIANT
Min. front yard setback, principal building (feet) ³	40	39.9	32.9	VARIANCE
Min. each side yard setback, principal building (feet) ^{3, 4}	10	10.5	NO CHANGE	COMPLIANT
Min. total both side yard setbacks, principal building (feet) ^{3, 4, 5}	33%	60.0%	NO CHANGE	COMPLIANT
Min. rear yard setback, principal building (feet) ³	30	69.0	67.6	COMPLIANT
Max. building height, principal building (feet) ⁶	30	+/- 26	NO CHANGE	COMPLIANT
Max. building height, principal building (stories) ⁷	2 1/2	2	NO CHANGE	COMPLIANT

Coverage by Above-Grade Structures

Max. coverage ⁸	(percent)	20%	11.39%	11.99%	COMPLIANT
	(sq. ft.)	2,244	1,278	1,345	COMPLIANT
Max. coverage within [140] feet of front lot line ^{8, 9}	(percent)	20%	12.17%	12.81%	COMPLIANT
	(sq. ft.)	2,244	1,278	1,345	COMPLIANT

Coverage by All Improvements

Max. coverage ¹⁰	(percent)	45%	35.92%	36.51%	COMPLIANT
	(sq. ft.)	5,048	4,029	4,096	COMPLIANT
Max. coverage within [140] feet of front lot line ^{9, 10}	(percent)	45%	35.97%	36.61%	COMPLIANT
	(sq. ft.)	4,725	3,777	3,844	COMPLIANT

Gross Building Area - Principal Buildings

Max. gross building area ¹¹	(percent)	32%	9.77%	10.21%	COMPLIANT
	(sq. ft.)	3,590	1,096	1,145	COMPLIANT
Max. gross building area within [140] feet of front lot line ^{9, 11}	(percent)	32%	10.44%	10.90%	COMPLIANT
	(sq. ft.)	3,360	1,096	1,145	COMPLIANT

Gross Building Area - Accessory Buildings

Max. gross building area ¹¹	(percent)	6.5%	0%	0%	COMPLIANT
	(sq. ft.)	729	0	0	COMPLIANT
Max. gross building area within [140] feet of front lot line ^{9, 11}	(percent)	6.5%	0%	0%	COMPLIANT
	(sq. ft.)	683	0	0	COMPLIANT