

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 4304 LOT 28 ZONE R-2 CORNER LOT? Yes ☐ No ☒

CONDITION - Note Reference	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
Min. lot area (square feet) ¹	10,500	8400	8400	N
Lot area (sq. ft.) w/in [] feet of front lot line				
Min. lot width at min. front yard setback (feet) ²	75'	80'	80'	Y
Min. front yard setback, principal building (feet) ³	40	39.9'	39.9'	N
Min. each side yard setback, principal building (feet) ^{3, 4}	10'	13.82' 14.10'	13.82 14.10	Y
Min. total both side yard setbacks, principal building (feet) ^{3, 4, 5}	26.4'	27.92	27.92	Y
Min. rear yard setback, principal building (feet) ³	30'	28.5'	28.5	N
Max. building height, principal building (feet) ⁶	30'	18.25'	29.9'	Y
Max. building height, principal building (stories) ⁷	2	1	2	Y

Coverage by Above-Grade Structures

Max. coverage ⁸	(percent)	20%	18%	21.1%	N
	(sq. ft.)	1680	1508	1772.7	N
Max. coverage within [] feet of front lot line ^{8, 9}	(percent)				
	(sq. ft.)				

Coverage by All Improvements

Max. coverage ¹⁰	(percent)	45%	39.8%	39.9%	Y
	(sq. ft.)	3780	3304	3353.3	Y
Max. coverage within [] feet of front lot line ^{9, 10}	(percent)				
	(sq. ft.)				

Gross Building Area - Principal Buildings

Max. gross building area ¹¹	(percent)	34%	17%	32.6%	Y
	(sq. ft.)	2856	1424	2734.5	Y
Max. gross building area within [] feet of front lot line ^{9, 11}	(percent)				
	(sq. ft.)				

Gross Building Area - Accessory Buildings

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