

# ZONING

## 96 Attachment 2

### Village of Ridgefield

#### Schedule 2 - Area and Bulk Requirements

Zone	District	Area (square feet)	Frontage (feet)	Width (feet)	Depth (feet)	Bldg. Cov.(1)	Lot Cov.(2)	Bldg. Hgt. (feet/sty)	Front Yd. (feet)	Rear Yd. (feet)	Side Yd. (feet)	Side Yd. (feet)
R-1	Single Fam.	7,500	50	50	100	25%	50%	32/2 1/2	20	30	8	7
R-2	Single	7,500	50	50	100	25%	50%	32/2 1/2	20	30	8	7
	Two-Family	10,000	100	100	100	25%	50%	32/2 1/2	20	30	20	20
R-3	Single	7,500	50	50	100	25%	50%	32/2 1/2	20	30	8	7
	Two-Family	10,000	100	100	100	25%	50%	32/2 1/2	20	30	20	20
	Townhouse	15,000	100	100	100	35%	70%	35/2	30	30	20	20
	Apartment	20,000	100	100	100	25%	70%	35/3	30	35	20	20
R-4	Mid-Rise Apartment	40,000	150	150	150	25%	75%	70/7	30	45	30	30
C-1(H)	Central Business Historic District	5,000	50	50	100	70%	90%	40	(3)	30	(4)	(4)
C-2	Neighborhood Commercial District (5)	7,500	75	75	100	40%	80%	35/3 (7)	20	30	10	10
I-1	Light Industrial District	40,000	150	150	200	30%	60%	50	30	30	25	25
I-2	Heavy Industrial District	40,000	150	150	200	20%	75%	50	30	40	25	25
I-3	Local Industrial District	5,000	50	50	100	40%	80%	24/2	10	20	10	10
OP-1	Office Park District	80,000	150	150	150	40%	75%	225/25	30 (6)	40	30	30
WD-1	Warehouse Distribution	4 ac.	300	300	400	50%	75%	80/2	70	50	30	30
OS	Open Space	1 ac.										
Arts Overlay Zone	See § 96-6.17											

- (1) Includes principal and accessory buildings and structures.
- (2) Includes all impervious surfaces.
- (3) Front setback shall be 20 feet or the average of existing buildings on the block front, whichever is less.
- (4) Side yard setback shall be eight feet and seven feet respectively unless the adjacent buildings or located on the side property line. In that case, the side yard setback shall be 0.
- (5) Existing single and two family residential uses in the C-2 Zone shall comply with the R-1 and R-2 bulk requirements for single- and two-family uses, respectively.
- (6) The front yard setback in the OP-1 zone shall be increased by 1 foot for each 5 feet in building height above 50 feet in height. Therefore, a seventy-five-foot high building would require a thirty-five-foot building setback and a 200-foot high building would require a sixty-foot front setback.
- (7) Hotels in the C-2 zone shall have a height limitation of 45 feet and four stories.