



## Basic Zoning Summary

[Sample Report]

**PROJECT # 0000-000**

**123 Main Street**

**City, State Zip Code**

**PENDING / FINAL REPORT**

Report Prepared For: \_\_\_\_\_

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## 1.0 EXECUTIVE PROPERTY SUMMARY

### 1.1 ADDRESSES INCLUDED

123 Main Street, Sample City, Sample State, 12345

### 1.2 PARCEL NUMBER(S)

456-789-1011

### 1.3 CITY, COUNTY, STATE

Sample City, Example County, Sample State

### 1.4 PROPERTY TYPE

C-2 (Commercial Zoning District)

**Current / Proposed Use:** Retail Shopping Space / No Change

### 1.5 YEAR BUILT

2005

### 1.6 PARCEL AREA

50,000 sq. ft.

2.0 LOT CONFIGURATION

[TO BE ATTACHED]

### 3.0 EXECUTIVE ZONING SUMMARY

#### 3.1 JURISDICTION

**Municipality:** City of Sampleville

#### 3.2 DATE OF EXISTING ORDINANCE

**Adopted / Amended:** Adopted March 1, 2000; Amended June 15, 2023

#### 3.3 ZONING DISTRICT

C-2 (Commercial Zoning District)

#### 3.4 PERMITTED USES

REFERENCE SECTION 2

Retail Stores

Offices

Restaurants

Mixed-Use Development

### 4.0 ADJACENT PROPERTY ZONING

**North:** R-1 (Single-Family Residential)

**South:** C-2 (Commercial Zoning District)

**East:** I-1 (Industrial Zone)

**West:** C-2 (Commercial Shopping Plaza)

## 5.0 ZONING MAP

[TO BE ATTACHED]

## 6.0 BUILDING SETBACKS

REFERENCE SECTION 4

### 6.1 REQUIREMENTS

**FRONT:** 25 ft

**CORNER SIDE:** 15 ft

**INTERIOR SIDE:** 10 ft

**REAR:** 20 ft

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## 7.0 AREA

### REFERENCE SECTION 4

#### 7.1 REQUIREMENTS

**MINIMUM LOT AREA:** 40,000 sq. ft.

**MINIMUM LOT WIDTH:** 150 ft.

**MINIMUM LOT DEPTH:** 200 ft.

**MINIMUM LOT FRONTAGE:** 150 ft.

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## 8.0 HEIGHT

REFERENCE SECTION 4

### 8.1 REQUIREMENTS

**MINIMUM HEIGHT REQUIREMENT:** No minimum

**MAXIMUM HEIGHT REQUIREMENT:** 50 ft

**MAXIMUM NUMBER OF STORIES:** 3 stories

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## 9.0 DENSITY

REFERENCE SECTION 6

### 9.1 REQUIREMENTS

**FLOOR AREA RATIO (FAR): 0.5**

**MAXIMUM LOT COVERAGE: 50%**

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## 10.0 PARKING REQUIREMENTS

### REFERENCE SECTION 8

#### 10.1 PARKING RATIO

*1 space per 300 sq. ft. of building area*

#### 10.2 HANDICAP PARKING SPACE REQUIREMENTS

*4 handicap spaces per 100 parking spaces*

#### 10.3 NUMBER OF REQUIRED SPACES

**BUILDING AREA:** 50,000 sq. ft.

**PARKING CALCULATION:** 50,000 sq. ft. / 300 sq. ft

**REQUIRED PARKING SPACES:** 167 spaces

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## 11.0 LANDSCAPING REQUIREMENTS

REFERENCE SECTION 12.5

### 11.1 REQUIREMENTS

**MINIMUM LANDSCAPING AREA:** *15% of total lot area must be landscaped*

**TREE REQUIREMENTS:** *1 tree per 2,000 sq. ft. of lot area*

**SHRUB REQUIREMENTS:** *3 shrubs per 1,000 sq. ft. of lot area*

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## 12.0 RECONSTRUCTION

### REFERENCE SECTION 15.2

*SECTION 15.2b: Reconstruction is allowed if the cost does not exceed 50% of the building's current market value.*

## 13.0 ADDITIONAL COMMENTS

This zoning report has been prepared based on the most recent zoning ordinance, dated June 15, 2023.

No outstanding compliance issues were identified at the time of this report.

If additional variances or amendments are enacted, a supplemental review may be necessary.

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## 14.0 RESOURCES

[TO BE ATTACHED]

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