



Comprehensive Zoning Report

[Sample Report]

PROJECT # 0000-000

123 Main Street

City, State Zip Code

PENDING / FINAL REPORT

Report Prepared For: _____

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1.0 CONFORMANCE STATUS

LEGAL CONFORMING

2.0 EXECUTIVE PROPERTY SUMMARY

2.1 ADDRESSES INCLUDED

123 Main Street, Sample City, Sample State, 12345

2.2 PARCEL NUMBER(S)

456-789-1011

2.3 CITY, COUNTY, STATE

Sample City, Example County, Sample State

2.4 PROPERTY TYPE

C-2 (Commercial Zoning District)

Current / Proposed Use: Retail Shopping Space / No Change

2.5 YEAR BUILT

2005

2.6 PARCEL AREA

50,000 sq. ft.

3.0 LOT CONFIGURATION

[TO BE ATTACHED]

4.0 EXECUTIVE ZONING SUMMARY

4.1 JURISDICTION

Municipality: City of Sampleville

4.2 DATE OF EXISTING ORDINANCE

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

4.3 ZONING DISTRICT

C-2 (Commercial Zoning District)

4.4 PERMITTED USES

REFERENCE SECTION 2

Retail Stores

Offices

Restaurants

Mixed-Use Development

5.0 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)

6.0 ZONING MAP

[TO BE ATTACHED]

7.0 BUILDING SETBACKS

REFERENCE SECTION 4

7.1 REQUIREMENTS

FRONT: 25 ft

CORNER SIDE: 15 ft

INTERIOR SIDE: 10 ft

REAR: 20 ft

7.2 EXISTING

FRONT: 30 ft

CORNER SIDE: 18 ft

INTERIOR SIDE: 12 ft

REAR: 22 ft

7.3 CONFORMANCE ANALYSIS

All setbacks meet or exceed zoning requirements.

8.0 AREA

REFERENCE SECTION 4

8.1 REQUIREMENTS

MINIMUM LOT AREA: 40,000 sq. ft.

MINIMUM LOT WIDTH: 150 ft.

MINIMUM LOT DEPTH: 200 ft.

MINIMUM LOT FRONTAGE: 150 ft.

8.2 EXISTING

MINIMUM LOT AREA: 50,000 sq. ft.

MINIMUM LOT WIDTH: 200 ft.

MINIMUM LOT DEPTH: 250 ft.

MINIMUM LOT FRONTAGE: 200 ft.

8.3 CONFORMANCE ANALYSIS

The existing lot dimensions and area exceed the minimum zoning requirements. The property is compliant with the current zoning ordinance.

9.0 HEIGHT

REFERENCE SECTION 4

9.1 REQUIREMENTS

MINIMUM HEIGHT REQUIREMENT: No minimum

MAXIMUM HEIGHT REQUIREMENT: 50 ft

MAXIMUM NUMBER OF STORIES: 3 stories

9.2 EXISTING

CURRENT HEIGHT: 45 ft

NUMBER OF STORIES: 2 stories

9.3 CONFORMANCE ANALYSIS

The existing building height of 45 feet and 2 stories complies with the maximum allowable height of 50 feet and 3 stories as per the zoning ordinance. The property is compliant with all height requirements.

10.0 DENSITY

REFERENCE SECTION 6

10.1 REQUIREMENT

FLOOR AREA RATIO (FAR): 0.5

MAXIMUM LOT COVERAGE: 50%

10.2 EXISTING

FLOOR AREA RATIO (FAR): 0.45

MAXIMUM LOT COVERAGE: 45%

10.3 CONFORMANCE ANALYSIS

The existing Floor Area Ratio (0.45) and Lot Coverage (45%) comply with the zoning ordinance, which allows a maximum FAR of 0.5 and lot coverage of 50%. The property conforms to all density requirements.

11.0 PARKING REQUIREMENTS

REFERENCE SECTION 8

11.1 PARKING RATIO

1 space per 300 sq. ft. of building area

11.2 HANDICAP PARKING SPACE REQUIREMENTS

4 handicap spaces per 100 parking spaces

11.3 NUMBER OF REQUIRED SPACES

BUILDING AREA: 50,000 sq. ft.

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

REQUIRED PARKING SPACES: 167 spaces

11.4 EXISTING PARKING

TOTAL SPACES PROVIDED: 180 spaces

STANDARD SPACES: 168 / **HANDICAP SPACES:** 12

11.5 CONFORMANCE ANALYSIS

The property provides 180 parking spaces, exceeding the minimum requirement of 167 spaces. This includes 12 handicap spaces, which meets the zoning requirement. The parking layout complies with all setback and ratio requirements.

12.0 LANDSCAPING REQUIREMENTS

REFERENCE SECTION 12.5

12.1 REQUIREMENT

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*

12.2 EXISTING

LANDSCAPED AREA: *18% of total lot area (Exceeds minimum requirement)*

NUMBER OF TREES: *35 trees provided (Meets requirement)*

NUMBER OF SHRUBS: *150 shrubs provided (Exceeds requirement)*

12.3 CONFORMANCE ANALYSIS

The existing landscaping exceeds the minimum requirements set forth by the zoning ordinance.

13.0 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.

14.0 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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15.0 ZONING VERIFICATION LETTER

[TO BE ATTACHED]

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16.0 CERTIFICATE OF OCCUPANCY
[TO BE ATTACHED]

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17 CODE VIOLATIONS

[TO BE ATTACHED]

17.1 ZONING CODE VIOLATIONS

17.2 BUILDING CODE VIOLATIONS

17.3 FIRE CODE VIOLATIONS

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18.0 SITE PLAN

[TO BE ATTACHED]

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19.0 SPECIAL PERMITS/VARIANCES

[TO BE ATTACHED]

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20.0 RESOURCES

[TO BE ATTACHED]

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