



Comprehensive 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

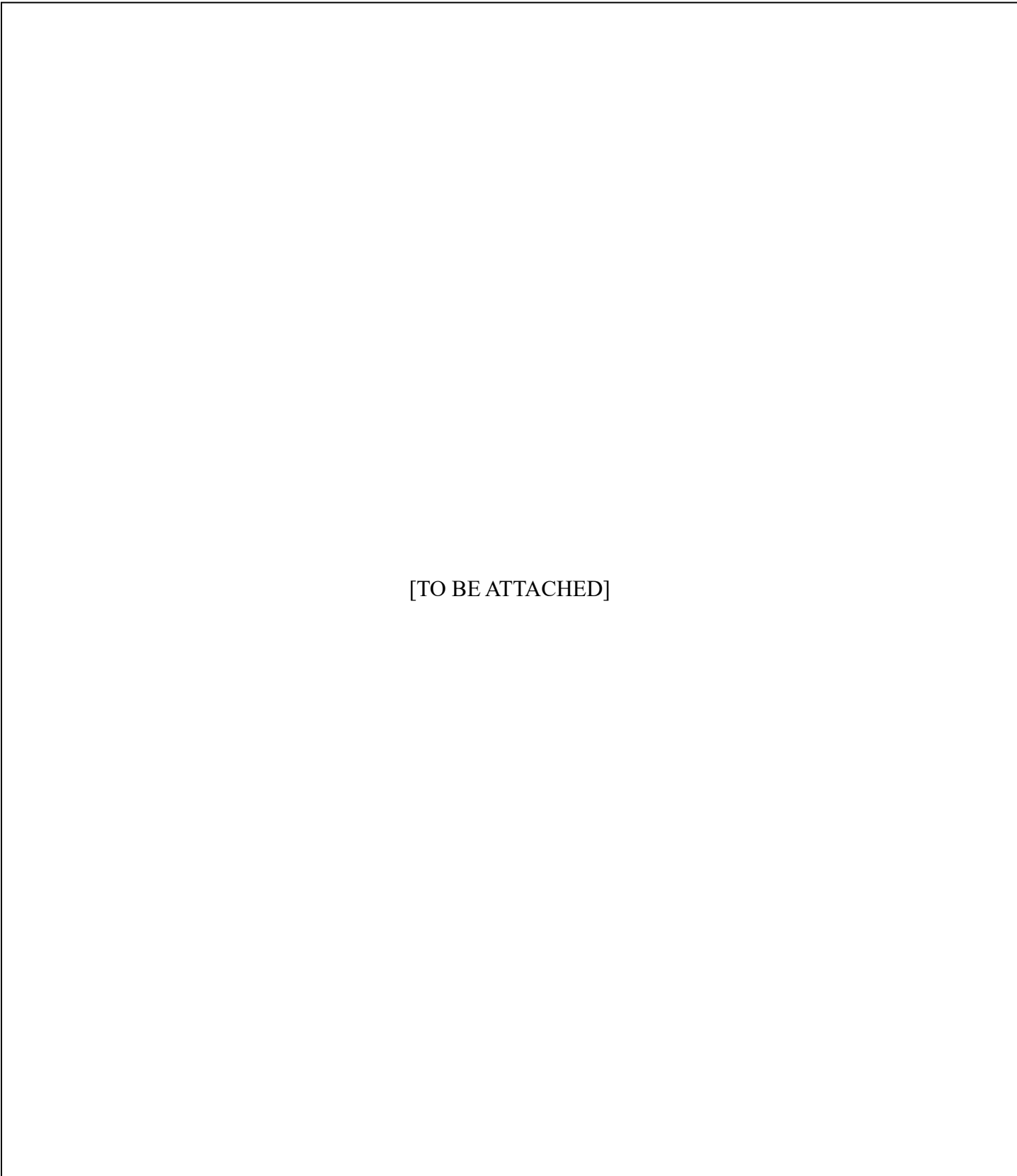
North: R-1 (Single-Family Residential)

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 ZONING VERIFICATION LETTER

[TO BE ATTACHED]

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15.0 CERTIFICATE OF OCCUPANCY
[TO BE ATTACHED]

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16.0 CODE VIOLATIONS

[TO BE ATTACHED]

16.1 ZONING CODE VIOLATIONS

16.2 BUILDING CODE VIOLATIONS

16.3 FIRE CODE VIOLATIONS

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17.0 SITE PLAN

[TO BE ATTACHED]

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18.0 SPECIAL PERMITS/VARIANCES

[TO BE ATTACHED]

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19.0 RESOURCES

[TO BE ATTACHED]

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