



**KEY ZONING ASSESSMENTS, LLC**

**KZA - Corporate Office**

P.O. Box 469

Necedah, WI 54646

P (608) 565 3164

F (866) 247 9165

**Sample Site  
5678 Main Street  
Anytown, NY**

***Zoning  
Information  
Outline***

For the sole use of:  
Our Client,  
its successors and/or assigns

## Restoration Clause

Should any nonconforming structure be destroyed by any means to an extent of more than 50 percent of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this Chapter.<sup>1</sup>

## Property Information

Property Name	Sample Site
Property Address	5678 Main Street, Anytown, NY
Parcel Number	555-1111-555
Current Use	Multi-Family Residential (50 Units)
Date of Construction	1980

## Jurisdiction Information

Municipal Jurisdiction	<b>City of Anytown, NY</b>
Zoning District	<b>R-4 (Medium Density Residential)</b>
Overlay District	None
Zoning Ordinance	<a href="http://www.cityofanytown.com/code">www.cityofanytown.com/code</a>

---

<sup>1</sup> City of Anytown Zoning Ordinance Section 1000.1 "Nonconforming Uses and Structures: Restoration"

## Use Analysis

The current use, multi-family residential, is a permitted use.

## Code Violations

In a phone conversation with John Doe, City Planner, on January 1, 2025, he confirmed that there are no outstanding zoning code violations affecting this property.

Jane Doe, Building Official, wrote, "There are no open building code violations." (See attached letter)

## Certificate of Occupancy

See attached Certificate of Occupancy.

## Approval / Site Plan

See attached Site Plan.

# Development Regulations

<b>Regulation</b>	<b>Requirement</b>
<b>Setbacks</b>	
Building Front Corner Side Side Rear Parking Street	30 feet minimum 20 feet minimum 15 feet minimum 15 feet minimum 10 feet minimum
<b>Height</b>	
Principal Building(s)	35 feet maximum
<b>Site Area</b>	
Lot Area Lot Width	10,000 square feet minimum 100 feet minimum
<b>Density</b>	
Floor Area Ratio Building Coverage	2.0 maximum 50 percent maximum
<b>Parking</b>	
Parking Formula	2 spaces per dwelling unit minimum

## References

### Municipal Contact

City of Anytown  
John Doe  
City Planner  
1000 Government Way  
Anytown, NY 11111  
(555) 555 5555

## Enclosures

Zoning Verification Letter  
Zoning Map  
Code Violations  
Certificate of Occupancy  
Site Plan  
Zoning Code: Use and Development Regulations  
Zoning Code: Parking Regulations  
Zoning Code: Nonconforming Regulations  
Zoning Code: Definitions

The *Zoning Information Outline* conforms to the standards of the "ALTA/NSPS Land Title Surveys Table A", items 6(a) and 6(b), effective February 23, 2021.

The *Outline* provides

- 6(a): the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements specific to the surveyed property, and
- 6(b): zoning setback requirements without interpretation\*

\*Should the surveyor require interpretation regarding the application of zoning setback requirements to the subject property, a survey depicting the property lines and building placement of the subject property shall be provided to KZA. Interpretation may then be provided and a revised *Outline* issued.

# Zoning Verification Letter



# Zoning Map



# Code Violations





# Certificate of Occupancy



# Site Plan



**Zoning Code:  
Use and Development  
Regulations**



Zoning Code:  
Parking Regulations



**Zoning Code:  
Nonconforming Regulations**



# Zoning Code: Definitions

