



**KEY ZONING ASSESSMENTS, LLC**

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**Sample Site**  
**1111 South Highway 10**  
**Anytown, NY**

***The **Key** Zoning  
Assessment***

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

## Site Conformance

**Legal Conforming**

## Nonconformities

None

## Restoration Clause

Does not apply

## Property Information

Property Name	Sample Site
Property Address	1111 South Highway 10, Anytown, NY
Parcel Number	Not provided
Current Use	Warehouse
Date of Construction	2000
Lot Area	2 acres (87,120 square feet) +/-

## Jurisdiction Information

Municipal Jurisdiction	<b>City of Anytown, NY</b>
Zoning District	<b>I-1 (General Industrial)</b>
Overlay District	None
Zoning Ordinance	<a href="http://www.municode.com">www.municode.com</a>
Adjacent Zoning	N: Across South Highway 10 C-2 (General Commercial) S: I-1 (General Industrial) E: B-4 (Highway Business) W: R-3 (Residential)

## Use Analysis

The current use, warehouse, is permitted per Special Use Permit.

## Code Violations

John Doe, City Planner, wrote, "There are no outstanding zoning code violations." (See attached Zoning Verification Letter)

In a phone conversation on January 1, 2025, Jane Doe, Building Inspector, explained that there is an open Building Permit, BP-2015-11, that is currently considered an open building code violation. The property owner or representative needs to request a re-inspection of the site in order for the permit to be closed and the violation cleared. The Building Department may be reached at (555) 222 5555.

## Certificate of Occupancy

Jane Doe, Building Inspector, wrote, "A final certificate of occupancy was issued for the subject property. The property was constructed in 2000. Certificates of occupancy older than 2005 are no longer retained by this office. The absence of a certificate of occupancy for the subject property is not a violation and no enforcement action will be taken. A new certificate of occupancy is required for construction activity, including renovating, restoring, or expanding the subject property or portion thereof." (See attached letter)

## Approval / Site Plan

A Special Use Permit was issued June 1, 2000, to permit operations as a warehouse. (See attached Special Use Permit)

See attached Site Plan.

# Development Regulations

Regulation	Requirement	Conformance	Observed
<b>Setbacks</b>			
Building Front	50 feet minimum	Yes	Exceeds 50 feet
Corner Side	50 feet minimum	Yes	Does not apply
Side	20 feet minimum	Yes	Exceeds 20 feet
Rear	30 feet minimum	Yes	Exceeds 30 feet
Parking Street	10 feet minimum	Yes	Exceeds 10 feet
<b>Height</b>			
Principal Building(s)	50 feet maximum	Yes	20 feet
<b>Site Area</b>			
Lot Area	5,000 square feet minimum	Yes	87,120 square feet
Lot Width	50 feet minimum	Yes	Exceeds 50 feet
<b>Density</b>			
Floor Area Ratio	1.0 maximum	Yes	0.6
Building Coverage	75 percent maximum	Yes	60 percent
<b>Parking</b>			
Parking Formula	1 space per 1,000 square feet minimum Total: 52 spaces <sup>1</sup> minimum	Yes	58 standard, 2 handicap Total: 60 spaces

<sup>1</sup> Per information provided for this assessment the floor area is 52,000 square feet.

## References

### Municipal Contact

City of Anytown  
John Doe  
City Planner  
1111 Government Way  
Anytown, NY 11111  
(555) 222 5555

### Surveying Company

Company  
Surveyor's Name  
Date: January 1, 2025  
2222 Main Street  
Anytown, NY 11111  
(555) 333 3333

## Enclosures

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

# Zoning Verification Letter



# Zoning Map





# Certificate of Occupancy Letter



# Approval/ Resolution



# Site Plan



**Zoning Code:  
Use and Development  
Regulations**



Zoning Code:  
Parking Regulations



**Zoning Code:  
Nonconforming Regulations**



# Zoning Code: Definitions

