

### **KEY ZONING ASSESSMENTS, LLC**

#### **KZA - Corporate Office**

P.O. Box 469 Necedah, WI 54646 P (608) 565 3164 F (866) 247 9165 Sample Site 1234 Main Street Anytown, NY

# Zoning Survey Summary

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

Site Number: 2025.0000.0 Final

Date: January 1, 2025

#### **Restoration Clause**

Any nonconforming building which has been damaged or partially destroyed by fire, flood, wind, another calamity or an act of God shall be repaired, moved, remodeled or altered entirely in conformity with the provisions of this Title or entirely demolished within a period of ninety days from the date of such damage when the extent of damage or destruction is more than 50 percent of its replacement value. The City Council may extend this period for an additional 90 days, provided the public health, safety and welfare is not jeopardized.<sup>1</sup>

#### **Property Information**

Property Name Property Address Parcel Number Current Use Date of Construction Sample Site 1234 Main Street, Anytown, NY 12345678-9 Retail 1980

### **Jurisdiction Information**

Municipal Jurisdiction Zoning District Overlay District Zoning Ordinance **City of Anytown, NY C-2 (General Commercial)**<sup>2</sup> Highway Corridor Overlay www.municode.com

<sup>&</sup>lt;sup>1</sup> City of Anytown Zoning Ordinance Section 1000.1.C "Nonconforming Structures: Restoration"

<sup>&</sup>lt;sup>2</sup> Per an email from John Doe, Planner, on January 1, 2024, the zone of the subject property is C-2 (General Commercial) within the Highway Corridor Overlay.

| Development Regulations |   |
|-------------------------|---|
| Regulation              | Requirement   |
| Setbacks                |   |
| Building                |   |
| Front                   | 40 feet minimum   |
| Highway 55              | 75 feet minimum   |
| Corner Side             | 30 feet minimum   |
| Side                    | 10 feet minimum   |
| Rear                    | 20 feet minimum   |
| Parking                 |   |
| Street                  | 10 feet minimum   |
| Height                  |   |
| Principal Building(s)   | 50 feet maximum   |
| Site Area               |   |
| Lot Area                | 10,000 square feet minimum                                |
| Lot Width               | 100 feet minimum  |
| Density                 |   |
| Floor Area Ratio        | 2.0 maximum   |
| Building Coverage       | 60 percent maximum  |
| Parking                 |   |
| Parking Formula         | Retail: 1 space per 250 square feet of floor area minimum |

#### References

Municipal Contact

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

#### Enclosures

Zoning Verification Email Zoning Map Zoning Code: Use and Development Regulations Zoning Code: Parking Regulations Zoning Code: Nonconforming Regulations Zoning Code: Definitions

Key Zoning Assessments, LLC (KZA) did not obtain municipal property records, including a zoning verification letter or any applicable variances, special permits, resolutions, or approved site plans for this *Zoning Survey Summary*. The development regulations specified herein are based on the zoning ordinance information available at the time of this *Summary*.

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

The *Summary* 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 *Summary* issued.

## **Zoning Verification Email**







### Zoning Code: Use and Development Regulations



### Zoning Code: Parking Regulations



### Zoning Code: Nonconforming Regulations



### Zoning Code: Definitions

