



KEY ZONING ASSESSMENTS, LLC

KZA - Corporate Office

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**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.¹

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	City of Anytown, NY
Zoning District	R-4 (Medium Density Residential)
Overlay District	None
Zoning Ordinance	www.cityofanytown.com/code

¹ 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, 2023, 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

Regulation	Requirement
Setbacks	
Building	
Front	30 feet minimum
Corner Side	20 feet minimum
Side	15 feet minimum
Rear	15 feet minimum
Parking	
Street	10 feet minimum
Height	
Principal Building(s)	35 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	50 percent maximum
Parking	
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

