



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

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.¹

Property Information

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

Jurisdiction Information

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

¹ City of Anytown Zoning Ordinance Section 1000.1.C "Nonconforming Structures: Restoration"

² 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 Map



**Zoning Code:
Use and Development
Regulations**



**Zoning Code:
Parking Regulations**



**Zoning Code:
Nonconforming Regulations**



Zoning Code: Definitions

