



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	City of Anytown, NY
Zoning District	I-1 (General Industrial)
Overlay District	None
Zoning Ordinance	www.municode.com
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, 2023, 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
Setbacks			
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
Height			
Principal Building(s)	50 feet maximum	Yes	20 feet
Site Area			
Lot Area	5,000 square feet minimum	Yes	87,120 square feet
Lot Width	50 feet minimum	Yes	Exceeds 50 feet
Density			
Floor Area Ratio	1.0 maximum	Yes	0.6
Building Coverage	75 percent maximum	Yes	60 percent
Parking			
Parking Formula	1 space per 1,000 square feet minimum Total: 52 spaces ¹ minimum	Yes	58 standard, 2 handicap Total: 60 spaces

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

References

<u>Municipal Contact</u> City of Anytown John Doe City Planner 1111 Government Way Anytown, NY 11111 (555) 222 5555	<u>Surveying Company</u> Company Surveyor's Name Date: January 1, 2023 2222 Main Street Anytown, NY 11111 (555) 333 3333
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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
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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

