Zoning Report
Sample Zoning Executive Summary Report

Prepared For:
CLIENT

Prepared By:
NV5 Transaction Services – Zoning Division
1012 24th Ave NW, Ste. 100
Norman, OK 73069
(800) 787-8390

Report Notes:

Sample Zoning Executive Summary Report
## CONTENTS

**EXECUTIVE SUMMARY** ............................................................................................................................... 1

--------------------------------------------------------------------------------------------------------------------------------------------------------------- 1

Setbacks ................................................................................................................................................................. 2

Height ........................................................................................................................................................................ 2

Lot Size ................................................................................................................................................................. 2

Coverage ................................................................................................................................................................. 2

Floor Area Ratio...................................................................................................................................................... 2

Parking ....................................................................................................................................................................... 2

Resources ................................................................................................................................................................. 3
EXECUTIVE SUMMARY

Jones Property Inc. Project
8918 Elmwood Ave.
Springfield, OH

Jurisdiction: City of Springfield

Quick Facts
(based on summary below)

Zoning District: CC-2
Use Permitted? Yes
Nonconformities? No
Status: Legal Conforming as noted herein

The current zoning district for the subject property is CC-2, Community Commercial.\(^1\) The use of office is permitted by right in the CC-2 zoning district.\(^2\) The property is considered to be conforming to current zoning district requirements as noted herein.

Upon comparing current applicable CC-2 zoning code requirements\(^3\) to existing property conditions as noted on the survey,\(^4\) no nonconformities were disclosed with regard to setback, height, lot area, floor area ratio or parking. No factors have been disclosed by this report that would preclude the property from being rebuilt to its current state and use in accordance with municipal zoning code requirements in the event of damage or destruction.

---

\(^1\) Per City of Springfield Planning, Zoning & Code Administrator, Jane Smith, see attached zoning letter dated 01/01/2020
\(^2\) Per City of Springfield Zoning Code Section 1118.01
\(^3\) Per City of Springfield Zoning Code Sections 1150.01, 1151.01, 1153.02
\(^4\) Survey by Simon Lockhart, RLS No. 4060, dated 02/28/2020
Applicable Zoning Requirements

### Setbacks

<table>
<thead>
<tr>
<th>setback</th>
<th>requirement</th>
<th>conformance</th>
<th>conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>20 ft.</td>
<td>Yes</td>
<td>Structure is located 79.2' from Elmwood Ave. (front), Structure located &gt;50 ft. from sites, 21.6 ft. from rear (shed) and &gt;50 ft. from rear (primary).</td>
</tr>
<tr>
<td>Side</td>
<td>None</td>
<td>Yes</td>
<td>79.2' from Elmwood Ave. (front)</td>
</tr>
<tr>
<td>Rear</td>
<td>None</td>
<td>Yes</td>
<td>Structure located &gt;50 ft. from rear (primary).</td>
</tr>
</tbody>
</table>

### Height

<table>
<thead>
<tr>
<th>height</th>
<th>conformance</th>
<th>conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum building height</td>
<td>35 ft.</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Lot Size

<table>
<thead>
<tr>
<th>area</th>
<th>requirement</th>
<th>conformance</th>
<th>conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot area</td>
<td>None</td>
<td>N/A</td>
<td>Lot Area: 83,461 sq. ft.</td>
</tr>
<tr>
<td>Minimum lot width</td>
<td>None</td>
<td>N/A</td>
<td>Lot Width: 365 ft.</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>None</td>
<td>N/A</td>
<td>Lot Depth: 219 ft.</td>
</tr>
</tbody>
</table>

### Coverage

<table>
<thead>
<tr>
<th>coverage</th>
<th>requirement</th>
<th>conformance</th>
<th>conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum lot coverage</td>
<td>None</td>
<td>N/A</td>
<td>6% (Based on building footprint of 5,726 sq. ft. and 83,461 sq. ft. lot area)</td>
</tr>
</tbody>
</table>

### Floor Area Ratio

<table>
<thead>
<tr>
<th>ratio</th>
<th>conformance</th>
<th>conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum floor area ratio</td>
<td>2.0</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Parking

<table>
<thead>
<tr>
<th>parking</th>
<th>requirement</th>
<th>conformance</th>
<th>conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking formula</td>
<td>1:350 sq. ft FA</td>
<td>Yes</td>
<td>125 + 5 HC spaces noted</td>
</tr>
<tr>
<td>Required spaces</td>
<td>16.36</td>
<td>Yes</td>
<td></td>
</tr>
</tbody>
</table>

---

5 Per City of Springfield Zoning Code Sections 1150.01, 1151.01, 1153.02
Right to Rebuild Following Casualty (in the event of nonconforming structure)\(^6\)

“A nonconforming structure that has been destroyed or damaged by fire, explosion, act of God, or by a public enemy may be rebuilt as it existed before. However, the structure cannot be rebuilt or restored in a different form or in a way that would increase its degree of nonconformity.”

---

**Resources**

**Municipality**
Jane Smith, City of Springfield Planning Zoning & Code Admin.  (937) 324-7674

**Surveyor**
Simon Lockhart, Registered Land Surveyor No. 4060
Survey dated 02/28/2020

**NV5 Zoning (Bock & Clark)**
This report was researched and produced by Julie Whitman, NV5 Zoning Manager
(800) 787-8390 x203, Julie.Whitman@NV5.com

NV5 Transaction Services – Zoning Division obtained the information contained in this report from governmental sources and independent land surveyors. While we believe this information is accurate, we cannot guarantee its accuracy.

This report is for the exclusive use of client(s) as listed on report cover page and any and all holders of a note or notes secured by a mortgage, deed of trust or deed to secure debt encumbering the subject property, and their respective affiliates, designates, successors and assignees, rating agencies, prospective bond holders and bond holders, and no other party shall have any right to rely on any service provided by NV5 Transaction Services – Zoning Division without prior written consent.

---

\(^6\) Per City of Springfield Zoning Code Section 1171.04 Nonconforming Structures