



SAMPLE ZONING REPORT

Property Name



Address

City, State Zip Code

Project No. 2310000 – 00000

Conformance Status: Legal Conforming

Final Zoning Report: January 26, 2023

This report is for the sole use of _____, together with its successors and assigns.

National Due Diligence Services, a Division of American Surveying and Mapping, Inc.
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Table of Contents

1. SUBJECT PROPERTY	3
1.1 Property Address:	3
1.2 Municipality, County, State:	3
1.3 Assessor Parcel Number:	3
1.4 Year Built:	3
2. EXISTING LAND USE	3
3. ZONING DISTRICT AND PERMITTED USE	3
3.1 Zoning Jurisdiction:	3
3.2 Zoning District:	3
3.3 Date of Existing Ordinance:	3
3.4 Is the Current Use Permitted?	3
4. ADJACENT ZONING	3
5. PARCEL AREA	4
6. ZONING REQUIREMENTS	4
6.1 Building Setback Requirements	4
6.2 Height Restrictions	4
6.3 Area Requirements	4
6.4 Density Restrictions	5
7. PARKING STANDARDS	5
7.1 Parking Use Category:	5
7.2 Parking Space Formula:	5
7.3 Parking Space Calculation:	5
8. RIGHT TO REBUILD AFTER CASUALTY	5
9. CONDEMNATION PROCEEDINGS	6
10. CODE VIOLATIONS	6
11. CERTIFICATE OF OCCUPANCY	6
12. SITE PLAN	6
13. SPECIAL PERMITS	6
14. ADDITIONAL COMMENTS	6
15. INFORMATION SOURCES	7
16. EXHIBITS – TABLE OF CONTENTS	8

1. SUBJECT PROPERTY

- 1.1 **Property Address:** [Sample]
- 1.2 **Municipality, County, State:** Weaverville, Buncombe County, NC
- 1.3 **Assessor Parcel Number:** [Sample]
- 1.4 **Year Built:** 2014

2. EXISTING LAND USE

Medical Office Building

3. ZONING DISTRICT AND PERMITTED USE

- 3.1 **Zoning Jurisdiction:** Unincorporated Buncombe County
- 3.2 **Zoning District:** CS: Commercial Service District
- 3.3 **Date of Existing Ordinance:** Adopted December 1, 2009; amendments through April 2, 2019
- 3.4 **Is the Current Use Permitted?** Yes; medical office as a permitted use, per § 78-641.

Is the existing use conforming?
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YES

4. ADJACENT ZONING

- North:** CS: Commercial Service District
- South:** CS: Commercial Service District
- East:** CS: Commercial Service District
- West:** CS: Commercial Service District

5. PARCEL AREA

75,241 square feet = 1.727 acres

6. ZONING REQUIREMENTS

Per Sec. 78-642.

6.1	Building Setback Requirements	<u>Required</u>	<u>Existing</u>
	Minimum Front from Street:	10'	98.4'
	Minimum Corner Side:	10'	N/A
	Minimum Interior Side:	10'	13.4'
	Minimum Rear:	10'	26.1'

Does the existing building conform to setback requirements?	YES
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6.2	Height Restrictions	<u>Required</u>	<u>Existing</u>
	Maximum (measured in feet):	50'	25.1'
	Maximum (number of stories):	4 stories	1 story

Does the existing building conform to height restrictions?	YES
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6.3	Area Requirements	<u>Required</u>	<u>Existing</u>
	Minimum Lot Area:	30,000 sq. ft.	75,241 sq. ft.
	Minimum Lot Width (at building line):	50'	241.6'
	Minimum Lot Frontage (at right-of-way):	50'	241.6'

Does the existing development conform to area requirements?	YES
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6.4	Density Restrictions	<u>Required</u>	<u>Existing</u>
	Maximum Floor Area Ratio:	2.0	0.18
	Maximum Dwelling Units per Acre:	None stated	N/A
	Maximum Lot Coverage (for building):	50%	18%

Does the existing development conform to density restrictions?	YES
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7. PARKING STANDARDS

Per Sec. 78-658.

7.1	Parking Use Category:	Medical or Dental Offices
7.2	Parking Space Formula:	1 space / 250 sq. ft. GFA
7.3	Parking Space Calculation:	10,626 sq. ft. / 250 = 43 spaces

<u>Required</u>	<u>Existing</u>
43	48

Existing Parking Space Composition: 48 regular; 7 handicap

Does the existing development conform to the required parking?	YES
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8. RIGHT TO REBUILD AFTER CASUALTY

Sec. 78-657(6) - Reconstruction of damaged buildings or structures. states:

Any nonconforming use, which has been damaged by fire, wind, flood, or other causes, may be repaired and used as before, provided:

- a) Repairs are initiated within 12 months and completed within two years of such damage.
- b) The total amount of space devoted to a nonconforming use may not be increased.
- c) Reconstructed buildings may not be more nonconforming with respect to dimensional restrictions.

9. CONDEMNATION PROCEEDINGS

None cited.

10. CODE VIOLATIONS

No open zoning, building, or fire code violations; see attached confirmation under Exhibit E.

11. CERTIFICATE OF OCCUPANCY

See attached under Exhibit F.

12. SITE PLAN

See attached under Exhibit G.

13. SPECIAL PERMITS

See attached under Exhibit H.

14. ADDITIONAL COMMENTS

None.

15. INFORMATION SOURCES

Municipal Official:

[Sample]
Planning & Development Department
Buncombe County, NC

NDDS Staff:

[Sample]
National Due Diligence Services
221 Circle Drive, Maitland, FL 32751
407-426-7979

Survey Prepared By:

American Surveying & Mapping, Inc.
Job Number: 2310000 – 00000
Field Work Completed: [Sample]
407-426-7979

The findings in this Zoning Report were obtained by National Due Diligence Services staff from a variety of sources, including but not limited to municipal/county codes, professional land surveys, title commitments, county assessor records, building and planning department records and municipal/county staff interviews. The independent conclusions represent our professional judgement based on the information and data available to us during the preparation of this report.

- National Due Diligence Services

This report was prepared by [Sample]. Questions may be directed to [Sample] by email at [Sample]. Please reference NDDS site number 2310000 – 00000.

16. EXHIBITS – TABLE OF CONTENTS

- A. Lot Configuration
- B. Zoning Map
- C. Zoning Map Legend
- D. Zoning Verification Letter
- E. Code Violations
- F. Certificate of Occupancy
- G. Site Plan
- H. Permits, Variances & Resolutions
- I. Zoning Ordinance

Exhibit A – Lot Configuration

[SAMPLE]

Exhibit B – Zoning Map

[SAMPLE]

Exhibit C – Zoning Map Legend

[SAMPLE]

Exhibit D – Zoning Verification Letter

[SAMPLE]

Exhibit E – Code Violations

[SAMPLE]

Exhibit F – Certificate of Occupancy

[SAMPLE]

Exhibit G – Site Plan

[SAMPLE]

[SAMPLE]

[SAMPLE]