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January 1, 2023
Sample Report

Zoning Report

Sample Executive Summary Zoning Report

Prepared For:

CLIENT

Prepared By:

NV5 Real Estate Transaction Services – Zoning Division
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Report Notes:

Sample Executive Summary Zoning Report

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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 requirements³ 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 phone conversation with City of Springfield Planning, Zoning & Code Administrator, Jane Smith on 01/01/2023

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 01/01/2023

Applicable Zoning Requirements⁵

Setbacks

Front	20 ft.
Side	None
Rear	None
Is property in conformance?	Yes
Existing Conditions (per provided survey)	Structure is located 79.2' from Elmwood Ave. (front), Structure located >50 ft. from sites, 21.6 ft. from rear (shed) and >50 ft. from rear (primary).

Height

Maximum building height	35 ft.
Is property in conformance?	Yes
Existing Conditions (per provided survey)	27 ft.

Lot Size

Minimum lot area	None
Minimum lot width	None
Minimum lot depth	None
Is property in conformance?	N/A
Existing Conditions (per provided survey)	Lot Area: 83,461 sq. ft. Lot Width: 365 ft. Lot Depth: 219 ft.

Coverage

Maximum lot coverage	None
Is property in conformance?	N/A
Existing Conditions (per provided survey)	6% (Based on building footprint of 5,726 sq. ft. and 83,461 sq. ft. lot area)

Floor Area Ratio

Maximum floor area ratio	2.0
Is property in conformance?	Yes
Existing Conditions (per provided survey)	0.06 (Based on building footprint of 5,726 sq. ft. and 83,461 sq. ft. lot area)

Parking

Parking formula	1:350 sq. ft. FA
Required spaces	16.36
Is property in conformance?	Yes
Existing Conditions (per provided survey)	125 + 5 HC spaces noted

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 01/01/2023

NV5 Zoning

This report was researched and produced by Julie Whitman, NV5 Zoning Manager
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NV5 Real Estate 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 Real Estate Transaction Services – Zoning Division without prior written consent.

⁶ Per City of Springfield Zoning Code Section 1171.04 Nonconforming Structures