



PROJECT NUMBER:
16-1000-001

REPORT DATE:
08-05-2016

This report was prepared for:
Certified Parties specified by the client

PROPERTY SUMMARY:	
Site Address	123 Market Street, Akron, OH 44308
Parcel ID:	78-02376
Jurisdiction:	City of Akron
Zoning District:	GC, General Commercial District
Existing Use:	General & Medical Office

Submitted by: Jack Stanton, Zoning Manager

SETBACKS	
Front/Street Setback:	10 Feet
Side Setback:	5 Feet
Rear Setback:	15 Feet
HEIGHT	
Max Building Height:	120 Feet or 10 Stories
LOT AREA	
Minimum Lot Area:	2.0 Acres
Minimum Lot Width/Depth:	Min Depth: 150 Feet; Min Width: 90 Feet; Min Frontage: 100 Feet
Maximum FAR:	1.0 FAR
Maximum Coverage:	25%
PARKING	
Parking Formula	General Office: 1 space per 1,000 SF
ADDITIONAL COMMENTS	
There are no additional comments for this report.	

GENERAL COMMENTS

All information contained within this report was derived from: The City of Akron Zoning Ordinance and Map and a verbal zoning verification from the City of Akron.

The determination of front, rear and side setbacks set forth in this report are open for interpretation by the local municipality. CREzoning, LTD can not certify to the reliability of the same.

Unless otherwise stated the following items are beyond the scope of this zoning report:

Landscaping, Signage Restrictions, Lighting Restrictions, FAA Height Restrictions, Minimum Open Space Requirements, Maximum Parking Lot Coverage Restrictions, Deed Restrictions, Covenants Conditions & Restrictions, Title Report Review, Accessory Structures, HOA Restrictions, ADA Requirements, Loading Spaces, Design Guidelines, State & Health Code Requirements

Disclaimer: The conclusions in this EZoning Report, and the materials contained herein are based upon information available in public records, statements of public officials and the examination of survey, appraisal and other documentation provided to, but not prepared by CREzoning. CREzoning expressly disclaims liability for damages, directly or indirectly, as a result of errors, omissions or discrepancies with regard to this information. This Zoning Compliance Report is not a legal opinion and should not be construed as one. Recipients of this EZoning Report should conduct their own appropriate legal research and must exercise their own independent legal and business judgment in using these materials. If required, independent legal or other professional advice should be obtained.