

# EZ Compliance Report

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DRAFT REPORT

PROJECT NUMBER:

22-11449-001

REPORT DATE:

September 21, 2022



Mini Storage Facility  
9595 NC-16  
Newton, NC 28658

*This report was prepared for:*

**TBD**

*In addition to:*  
CREsurveys, Ltd.

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1) Summary of Findings

a) Conformance Status

|                 |                |
|-----------------|----------------|
| <b>Use:</b>     | Conforming     |
| <b>Setback:</b> | Conforming     |
| <b>Height:</b>  | Conforming     |
| <b>Area:</b>    | Conforming     |
| <b>Density</b>  | Conforming     |
| <b>Parking</b>  | Non-Conforming |

2) Site and Ordinance Summary

a) Site Summary

|                             |                      |
|-----------------------------|----------------------|
| <b>Size of Property:</b>    | 324,677 SF / 7.45 AC |
| <b>Building Size (GFA):</b> | 52,995 SF            |
| <b>Building Footprint:</b>  | 52,995 SF            |

b) Zoning Summary

|                             |                                     |
|-----------------------------|-------------------------------------|
| <b>Jurisdiction:</b>        | City of Newton, NC                  |
| <b>Zoning District(s):</b>  | M-1, General Manufacturing District |
| <b>Existing Land Use:</b>   | Self-Storage Facility               |
| <b>Authorized Land Use:</b> | Mini-Warehouse                      |

### 3) Property Specifications

#### a) Setback

|   | Required | Existing          |
|---|----------|-------------------|
| <b>Front:</b>   | 30 Feet  | Approx. 55 Feet   |
| <b>Side:</b>  | 10 Feet  | Approx. 45 Feet   |
| <b>Street Side:</b>   | 15 Feet  | N/A               |
| <b>Rear:</b>  | 45 Feet  | Approx. 140 Feet  |
| <b>What is the conformance status of the building setbacks?</b> |          | <b>Conforming</b> |

*Required: Enclosure 02. Zoning Code Sections  
Existing: Enclosures 03. Survey*

#### b) Height

|   | Allowed | Existing               |
|---|---------|------------------------|
| <b>Height:</b>  | 65 Feet | 1 Story / Feet Unknown |
| <b>What is the conformance status of the building height?</b> |         | <b>Conforming</b>      |

*Required: Enclosure 02. Zoning Code Sections  
Existing: Enclosures 03. Survey*

#### c) Area

|   | Allowed       | Existing             |
|---|---------------|----------------------|
| <b>Minimum Lot Area:</b>  | None Required | 324,677 SF / 7.45 AC |
| <b>Minimum Lot Depth:</b>                                       | None Required | 426.65 Feet          |
| <b>Minimum Lot Width:</b>                                       | None Required | 563.55 Feet          |
| <b>Minimum Road Frontage:</b>                                   | None Required | 563.55 Feet          |
| <b>What is the conformance status of the area requirements?</b> |               | <b>Conforming</b>    |

*Required: Enclosure 02. Zoning Code Sections  
Existing: Enclosures 03. Survey*

d) *Density*

|  | Allowed           | Existing |
|--|-------------------|----------|
| <b>Maximum Floor Area Ratio:</b>                                   | 0.70 FAR          | 0.16 FAR |
| <b>Maximum Lot Coverage:</b>                                       | None Required     | 16%      |
| <b>Maximum Units per Acre (UPA):</b>                               | None Required     | N/A      |
| <b>Minimum Gross Floor Area (SF):</b>                              | None Required     | N/A      |
| <b>What is the conformance status of the density requirements?</b> | <b>Conforming</b> |          |

*Required: Enclosure 02. Zoning Code Sections  
Existing: Enclosures 03. Survey*

e) *Parking*

**Formula:** Warehouse, mini: 1.0 per 10 storage units

Office: Business and professional services and personal services office: 3.5 per 1,000 sq. ft.  
GFA

|  | Required              | Existing |
|--|-----------------------|----------|
| <b>Number of Parking Spaces:</b>                                   | 30 spaces             | 6 spaces |
| <b>What is the conformance status of the parking requirements?</b> | <b>Non-Conforming</b> |          |

*Required: Enclosure 02. Zoning Code Sections  
Formula: Warehouse, mini:  $263 / 10 = 26.3$   
Office:  $1,000 \text{ SF} \times 3.5 = 3.5$   
 $26.3 + 3.5 = 30 \text{ spaces (rounded)}$   
Existing: Enclosure 03. Survey*

4) Zoning Table

| ITEM                | REQUIRED              | OBSERVED               |
|---------------------|-----------------------|------------------------|
| PERMITTED USE       | Self-Storage Facility | Mini-Warehouse         |
| FRONT SETBACK       | 30 Feet               | Approx. 55 Feet        |
| SIDE SETBACK        | 10 Feet               | Approx. 45 Feet        |
| SIDE STREET SETBACK | 15 Feet               | N/A                    |
| REAR SETBACK        | 45 Feet               | Approx. 140 Feet       |
| MAX BUILDING HEIGHT | 65 Feet               | 1 Story / Feet Unknown |
| MIN LOT AREA        | None Required         | 324,677 SF / 7.45 AC   |
| MIN LOT DEPTH       | None Required         | 426.65 Feet            |
| MIN LOT WIDTH       | None Required         | 563.55 Feet            |
| MIN LOT FRONTAGE    | None Required         | 563.55 Feet            |
| MAX LOT COVERAGE    | None Required         | 16%                    |
| PARKING             | 30 spaces             | 6 spaces               |

## 5) Enclosures

01. *Municipal Documents*
02. *Zoning Code Sections*
03. *Survey*