

Use Analysis Report

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.

Submitted by: *Andrew Sladek, Zoning Analyst*

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1) Summary of Findings

a) Back-Up Documentation

Documentation Requested	Status
Zoning Verification Letter	Complete
Approved site plan, Certificate of Occupancy, Zoning Documents, Zoning Violations, Building Violations, Fire Violations	Complete

*The items listed above were requested but may or may not have been provided. See attachments for documentation received.

b) Zoning Summary

Jurisdiction:	City of Newton, NC
Zoning District(s):	M-1, General Manufacturing District
Proposed Land Use:	Self-Storage Facility
Authorized Land Use:	Mini-Warehouse
Use Conformance:	The subject property's current use, Self-Storage Facility, is permitted in the M-1, General Manufacturing District and is considered legal conforming.

c) Adjacent Property Zoning

North:	Outside Municipal Limits
South:	M-1, General Manufacturing District
East:	M-1, General Manufacturing District
West:	M-1, General Manufacturing District

2) Property Specifications

a) Setback

Front:	30 Feet
Side:	10 Feet
Street Side:	15 Feet
Rear:	45 Feet

Required: Enclosure 02. Zoning Code Sections

b) Height

Height:	65 Feet
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Required: Enclosure 02. Zoning Code Sections

c) Area

Minimum Lot Area:	None Required
Minimum Lot Depth:	None Required
Minimum Lot Width:	None Required
Minimum Road Frontage:	None Required

Required: Enclosure 02. Zoning Code Sections

d) *Density*

Maximum Floor Area Ratio:	0.70 FAR
Maximum Lot Coverage:	None Required
Maximum Units per Acre (UPA):	None Required
Minimum Gross Floor Area (SF):	None Required

Required: Enclosure 02. Zoning Code Sections

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: Enclosure 02. Zoning Code Sections

3) **Zoning Officials Contacted**

<p><u>NAME:</u> Alex Fulbright</p> <p><u>TITLE:</u> Assistant Planning Director</p> <p><u>PHONE:</u> 828.695.4326</p>
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4) **Additional Comments**

<p>The subject property must front on a collector or arterial street. (Use Requirement)</p>

5) Comments

a) *General Comments:*

All information contained within this report was derived from: The City of Newton Zoning Ordinance, a Zoning Verification Letter, Certificate of Occupancy, Confirmation of Code Violations, and an ALTA Survey.

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

b) *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.

6) Zoning Table

ITEM	REQUIRED
PROPOSED USE	Self-Storage Facility
FRONT SETBACK	30 Feet
SIDE SETBACK	10 Feet
SIDE STREET SETBACK	15 Feet
REAR SETBACK	45 Feet
MAX BUILDING HEIGHT	65 Feet
MIN LOT AREA	None Required
MIN LOT DEPTH	None Required
MIN LOT WIDTH	None Required
MIN LOT FRONTAGE	None Required
MAX LOT COVERAGE	None Required
PARKING	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

7) Enclosures

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