



The Planning & Zoning Resource Company

1300 South Meridian Avenue, Suite 400 • Oklahoma City, Oklahoma 73108
Telephone (405) 840-4344 • Fax (405) 840-2608

TITLE INSURER PACKET ZONING SUMMARY

**BURGER KING STORE #100
150 NORTH MAIN STREET
HOOVER, ALABAMA**

Prepared For:

**ABC TITLE
INSURANCE COMPANY**

Date: Final – 03/30/2015

PZR SITE NUMBER: 12345-1

NATIONAL PLANNING & ZONING CONSULTING SERVICE

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ZONING AND SITE REQUIREMENTS SUMMARY

I. Existing Land Use and Zoning

1. Jurisdiction:	<i>City of Hoover, AL</i>
2. Existing Zoning Designation:	<i>"C-2" Community Business District</i>
3. Abutting Zones:	<i>"C-2" and "R-4" Multifamily District to the North, "R-4" to the East and "C-P" Preferred Commercial (Office) District to the South and West</i>
3. Existing Land Use:	<i>Restaurant with Drive-Thru</i>
<i>Is The Existing Use in Conformance?</i>	<i>Yes, a Permitted Use. (See Zoning Code Section V.3.2 for reference)</i>

II. Property Specification

1. Building Set-Back Lines	
a. Front:	<i>50 Feet</i>
b. Side:	<i>15 Feet; 5 Feet is adjoining side property is zoned commercial</i>
c. Rear:	<i>30 Feet; 15 Feet if adjoining rear property is zoned commercial</i>
<i>(See Zoning Code Section V.4.2 for reference)</i>	
2. Building Size	
a. Maximum Building Height or Stories:	<i>60 Feet</i>
b. Building Site Area Requirements:	<i>None Listed</i>
<i>(See Zoning Code Section V.4.3 for reference)</i>	
3. Density	
a. Building Density Formula:	<i>30% Building Coverage</i>
<i>(See Zoning Code Section V.4.3 for reference)</i>	

4. Parking

a. Parking Space Formula:

***Restaurant: 1 Space per 125
Square Feet of Floor Area***

(See Zoning Code Section V.5.6 for reference)

Other Comments: None

This Report was prepared by Sheila Lyles. Questions may be directed to Sheila at 405.840.4344, Extension 3212 or by email to Sheila.lyles@pzs.com. Please reference PZR Site Number 12345-1.