



## Service Overview

The Nova Zoning Group was developed in response to the increasing demand for clients to receive quick and reliable property zoning analysis that outlines zoning conformance. This analysis gives Nova clients greater comfort with the overall property compliance with the local zoning laws. Without a reliable zoning report that thoroughly examines your property in advance of the transaction, the risk of an unknown zoning violation could result in a substantial delay of your closing or unexpected costs.

## What is a Zoning Conformance Report (ZCR)?

Nova has developed a Zoning Conformance Report that provides a complete and reliable analysis that speaks to the overall conformance of a property. Our report highlights what uses are permitted and outlines the current requirements for any particular zone. The Report compares the current requirements of the municipal zoning code to what is existing on the property using an American Land Title Association (ALTA) Survey to determine conformance.

## What is included in the Zoning Conformance Report?

- Zoning Verification Letter
- Notice of any open zoning, building, and fire code violations
- Notice of applicable variance/special/conditional use permits or approvals
- Certificates of Occupancy
- Final Approved Site Plan (if available from the municipality)
- Applicable Municipal Zoning Code Sections

## What is required for a Zoning Conformance Report?

- Property Address(es)
- Property Use
- ALTA Survey (including Gross Land Area, Building Footprint, Building Height, and Parking Count)
- Legal Description / Lot and Block (if available)
- Tax Parcel / APN Number (if available)
- Date of Construction (if available)



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