



Request for Zoning Verification
LDC Section 34-626

APPLICANT:

Name:
Address:
City, State, Zip:
Phone Number: Email Address:

PROPERTY:

STRAP Number:
Address:

ADDITIONAL QUESTIONS: (Use additional sheet if needed)

Blank lines for additional questions

Sec. 34-626. - Requests for zoning verification.

- (a) Request. Zoning verification letters ("ZVL") may be requested from the Director by an individual who is seeking verification of the zoning status of a specific parcel of land.
(b) Duration. There is no specific expiration date for a ZVL.
(c) Content. A ZVL provided by the County may contain the following information:
(1) The future land use designation of the property.
(2) The zoning district of the property.
(3) Verification that a particular use is permitted within the property's zoning district.
(4) A list of permitted uses in the zoning district.
(5) Identification of current zoning resolutions, special exceptions, variances, and deviations that apply to the property.
(6) The development regulations applicable to the property.
(7) Zoning action needed to permit a particular use.
(8) Identification of any current Notice of Violations issued for code enforcement violations on the subject property.
(d) Limitations. The ZVL is limited in the following manner:
(1) The determinations set forth in section 34-626(c) are the only information that a ZVL may address.
(2) In preparing a ZVL, the Director must review the request based upon current regulations and the current state of the property.
(3) ZVLs must apply the plain meaning of the applicable regulations.
(4) A ZVL may not address whether existing development on the property conforms to current Code requirements.
(5) ZVLs may not provide legal opinions or advice.
(6) The submission of sample letters with desired format or content is not permitted.
(e) Errors, misleading information or noncompliance. If the County determines that a ZVL was based on inaccurate or misleading information or if the ZVL does not comply with this Code, then, at any time, the Director may issue a modified ZVL that complies with the Code or revoke the ZVL.
(f) Effect of a Zoning Verification Letter. A ZVL does not authorize development activity.
(g) Review. The determinations made within a ZVL are not subject to appeal.