

[Date]

[Recipient Name]

[Recipient Company/Title]

[Recipient Address]

[City, State, Zip Code]

RE: Zoning Opinion Letter for [Property Address/Parcel Number]

Dear [Recipient Name],

This letter is provided at the request of [Client Name] regarding the industrial property located at [Full Property Address] (the "Property"). The purpose of this letter is to confirm the current zoning status and compliance of the Property under the regulations of [Jurisdiction Name].

1. Zoning Classification

The Property is currently located within the [Zoning District Name/Code] district. According to the [City/County] Zoning Ordinance, this district is intended for [Brief Description of Industrial Use, e.g., Light Manufacturing, Warehousing, Heavy Industrial].

2. Permitted Uses

The current and proposed use of the Property as [Describe Specific Use, e.g., a distribution center] is classified as a [Permitted / Conditionally Permitted] use within this district. [Optional: Note any special permits or conditions required].

3. Development Standards

Based on our review of the site plan and existing records, the Property appears to comply with the following dimensional requirements:

- Setbacks: [Front/Rear/Side requirements met]
- Building Height: [Maximum height allowed vs. actual]
- Floor Area Ratio (FAR): [Allowed vs. actual]
- Parking: [Required number of spaces vs. provided]

4. Compliance and Violations

As of the date of this letter, there are no known outstanding zoning violations or notices of non-compliance of record against the Property. The existing structures are considered [Legal Conforming / Legal Non-Conforming] uses.

5. Conclusion

In our professional opinion, the Property is currently in compliance with the applicable zoning ordinances of [Jurisdiction Name] for its intended industrial use.

This opinion is based solely on the laws and regulations in effect as of this date. We assume no obligation to update this letter for subsequent changes in local law.

Sincerely,

[Signature]

[Name of Prepared/Firm]

[Title/Professional Designation]