

[Date]

[Recipient Name]

[Recipient Company/Lender Name]

[Recipient Address]

[City, State, Zip Code]

RE: Zoning Opinion Letter for [Property Address / Legal Description]

Dear [Recipient Name],

We have examined the relevant zoning ordinances, maps, and land use regulations applicable to the property located at [Property Address] (the "Property"). The purpose of this letter is to confirm the current zoning status and the legality of the mixed-use development situated thereon.

1. Zoning Classification:

The Property is currently located within the [Insert Zoning District Name, e.g., C-2 General Commercial / Mixed-Use] District, as defined by the [Name of Municipality] Zoning Ordinance.

2. Permitted Uses:

The [Zoning District] allows for a combination of residential and commercial uses. Specifically, the current configuration of [Number] residential units and [Number] square feet of [Retail/Office] space is a permitted use under the current code.

3. Compliance with Development Standards:

Based on our review of the [Site Plan/Survey] dated [Date], the Property appears to comply with applicable bulk and dimensional requirements, including:

- Density and Floor Area Ratio (FAR)
- Setback requirements
- Height restrictions
- Parking requirements for both residential and commercial components

4. Conformity Status:

To the best of our knowledge, the Property is a [Legal Conforming / Legal Non-Conforming] structure. There are no currently active zoning violations or pending enforcement actions of record against the Property.

5. Rebuildability:

In the event of damage or destruction, the Property may be rebuilt to its current density and use, provided such reconstruction commences within [Number] months of the casualty, subject to standard building permit procedures.

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

Sincerely,

[Signature]
[Printed Name]
[Title/Company]
[Contact Information]