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Continuing Education Course #245
A Practical Introduction to Zoning and Entitlements

1. True or False, Zoning got started in the 1950's after soldiers came back from World War II.
 a. True
 b. False
2. True or False, The US Supreme Court has never held up to constitutionality of zoning and zoning laws.
 a. True
 b. False
3. The following are ways to legally change the zoning of a property:
 a. Having the influence and getting a Municipality to change the master plan, and thereby ultimately the zoning map
 b. Applying for a zone change via application, and obtaining approval by the appropriate board
 c. Holding the Zoning Officer at gunpoint
 d. Both A & B
4. True or False, A variance is an item under application that does not comply with the zoning and/or Land Use Ordinance.
 a. True
 b. False
5. True or False, Industrial uses are always permitted in agricultural districts.
 a. True
 b. False
6. If the Floor Area Ratio of a site is 2.0, and the lot is 0.5 acres, how large is the largest footprint that a 4-story building of equal floor sizes can be?
 a. 2 acres
 b. 5,445 SF
 c. 10,000 SF
 d. 10,890 SF
7. How many equal sized stories can a building with a 14,520 SF footprint be on a 2 acre site, if the Maximum FAR is 0.5?
 a. 1.5
 b. 2
 c. 3
 d. 6
8. How much additional impervious area can be added to a 2 acre site with a proposed 33,000 SF building, if the Maximum Impervious Coverage is 80%?

- a. 10,696 SF
- b. 1.6 acres
- c. 36,696 SF
- d. 69,696 SF

9. True or False, if there is a 20% Minimum Greenspace requirement on a 2 acre site with 69,000 SF of impervious coverage, the site is in compliance with the ordinance.

- a. True
- b. False

10. If a developer wants to comply with the ordinance and he desires to subdivide a 5 acre lot in a zone that requires minimum 0.5 acre lot sizes per zoning requirements. How many (max) lots can be created if it is known that 32,670 SF will need to be dedicated to the new ROW?

- a. 8
- b. 8.5
- c. 9
- d. 9.5

11. In a parking lot which requires 24' aisles and 9' x 18' perpendicular spaces with no additional landscaping requirements, how wide does the parking lot need (curb to curb) to be to install four (4) rows of parking (assuming the middle two (2) rows are back to back with a stripe dividing them)?

- a. 42'
- b. 60'
- c. 120'
- d. 900'

12. How many parking spaces are required for a 38,400 SF office building if the off street parking ordinance requires 1 space for every 300 SF of floor area?

- a. 64 spaces
- b. 128 spaces
- c. 200 compact spaces
- d. 11,520,000 spaces

13. In a mixed use development with a bowling alley with 30 lanes, and a restaurant with 360 seats, how many parking spaces are required (if the ordinance requires 5 spaces per bowling alley lane, and 1 space for every 3 seats at a restaurant)?

- a. 126 spaces
- b. 258 spaces
- c. 270 spaces
- d. 1,230 spaces

14. If a building front is 120' wide and 30' high, and the ordinance permits two (2) signs with an aggregate maximum sign area of 15% of the building facade, how large can the second sign be if the other sign has proposed dimensions of 10' x 20'?

- a. 200 SF
- b. 340 SF
- c. 400 SF
- d. 540 SF

15. True or False, signs inside of store front windows never need to be approved.

- a. True
- b. False

16. An ordinance limits ground mounted monument signs to be 8' high. The permitted sign face area is 32 SF. If the bottom of the proposed sign face is 4' off the ground, and the proposed top is flush with the top of the sign and the overall sign height is the maximum permitted in the zone, how wide is the widest permitted sign face?

- a. 2' wide
- b. 4' wide
- c. 6' wide
- d. 8' wide

17. True or False, if the ordinance does not allow light pollution and requires "zero cut off" light fixtures on the light poles, it is expected that a variance approval would be required if the owner wants to install ground mounted lighting cast onto the sides of the walls of the building.

- a. True
- b. False

18. The following Agencies/Entities may have an interest in a site plan approval if the project is located adjacent to their ROW, even if access to their ROW is not being requested:

- a. Turnpike Authority
- b. County
- c. Canal Commission
- d. All of the above

19. The following is a good way to check to see if a site may be within the flood plain:

- a. Measure how deep the manholes are.
- b. Wait for it to rain, and watch how deep the water gets.
- c. Check the FIRM Maps.
- d. Ask the neighbors if there was ever any flooding in the area.

20. If during a site visit you notice a patch of vegetation with "cat tails" on site, you should:

- a. Tell the owner to get a lawnmower.
- b. Advise your client that they should engage a qualified wetlands delineator to confirm the presence/absence of protected Wetlands on site.
- c. Daydream about summer picnics as a kid
- d. All of the above

21. If a stand-by generator is being proposed on-site, the owner will most likely need to:

- a. Buy homeowner's insurance.
- b. Install a bridge for access to the site.
- c. Apply for an Air Quality Permit.
- d. Make sure no one in the neighborhood is allergic to smoke.

22. True or False, if the site is near an airport, the FAA may restrict the height or location of buildings on-site.

- a. True
- b. False

23. True or False, A 13 acre private development in the United States that disturbs 11 acres during construction may be able to obtain a waiver for providing any soil erosion measures during construction.

- a. True
- b. False

24. True or False, if an Electric Utility Easement is located on-site, the engineer should involve the Electric Utility Company in the site planning process to obtain comments and any other requirements they may have.

- a. True
- b. False

25. True or False, once the final Certificate of Occupancy is received, the project is typically complete.

- a. True
- b. False

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