

Exhibit 5

Assessment of Zoning

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A copy of the zoning map indicating the location of the project site is provided. As depicted, the subject parcel is located entirely within the medium intensity industrial zone (I-M); and does not abut any other City zoning districts.

The proposed use is a brewery, which is a permitted use as described in Section 14-247.a of the City of Portland Code of Ordinances.

In accordance with the dimensional requirements defined in Section 14-250 of the City of Portland Code of Ordinances, the proposed development meets or exceeds the requirements as follows:

	<u>Ordinance Requirement</u>	Actual
Min. lot size	none	4.407 acres
Max. impervious ratio	75%	62.9%
Max. building height	75 feet	31 feet
Min. side yard	25 feet	36.3 feet
Min. rear yard	25 feet	30.6 feet
Min. front yard	1 ft./1 ft. of building height	35.8 feet
Min. street frontage	60 feet	881.5 feet
Pavement setback	10 feet	12 feet