



Zoning Compliance, I-M Zone

Evaluation of Dimensional Requirements:

Criteria	Standard	Compliance?
Minimum Lot Size:	None for proposed uses	Yes
Maximum impervious surface ratio:	75%	Yes
Maximum Building Height	75'	Yes
Minimum Side Yard	25'	Yes
Minimum Rear Yard	25'	Yes
Minimum Front Yard	25'	Yes
Minimum Street Frontage	60'	Yes

Justification for Proposed Use:

Riverside Innovation is in the IM Zone known as the moderate impact industrial zone.

A survey of uses in the IM zone from Washington Ave to Forest Ave, looking at over 100 properties found the following:

General Business Uses.....	33
Offices of Tradesmen.....	12
Residential.....	12
Whare-houses.....	9
Breweries.....	7
Wholesale Operations.....	6
Manufacturing.....	6
Tech.....	3

The zone currently allows for shelters, prisoner pre-release housing and intermediate care facilities.

All of the proposed uses for the project are currently permitted uses.