
Section D

Zoning Assessment





ZONING ANALYSIS Relevant Zone(s) IM Moderate Impact Industrial

All Projects:

	Required	Proposed
Lot Size	None	159,785 sf
Area Per Dwelling Unit	N/A	N/A
Minimum Street Frontage	60'	400'
Front Yard Minimum	25'	74.03'
Front Yard Maximum	N/A	N/A
Rear Yard	25'	44.15'
Yard Right	25'	68.75'
Yard Left	25'	48.45'
Side Street Setback	N/A	N/A
Step Back	N/A	N/A
Maximum Lot Coverage	N/A	N/A
Minimum Lot Coverage	N/A	N/A
Maximum Height	75'	75'
Open Space	N/A	N/A
Maximum Impervious Area	75%	93%*
Pavement Setback	10'	9.73'*
Floor Area Ratio	N/A	N/A
Off Street Parking Spaces	48	52
Loading Bays	1	1
Other 1		
Other 2		
Other 3		

*Existing non-conforming condition that is not to be reduced nor increased accordingly

Planned Residential Unit Developments (PRUD) Requirements

	Required	Proposed
Minimum Lot Size		
Minimum Lot Area per Dwelling		
Maximum # Units per Building		
Maximum Building Length		
Maximum Accessory Building Length		
Minimum Setbacks		
Minimum Building Separation		
Minimum Open Space		

Affordable Housing Density Bonuses (if applicable)

	Bonus Increase or Decrease	Maximum Allowable With Bonus	Proposed
Density			
Height			
Setback Reduction			
Recreation Space			
Maximum Accessory Building Length			
Minimum Setbacks			
Minimum Building Separation			
Minimum Open Space			
Explanatory Text 1 (optional):			
Explanatory Text 2 (optional):			
Explanatory Text 3 (optional):			