



# ZONING REPORT

CITY, STATE

PREPARED ON: 1/8/2021  
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# ZONING REGULATIONS

Zoning Code	Zoning Name	Zoning Type
T6-48A-0	Urban Core Zone	-

## Zoning Guide-

The Urban Center Zone consists of higher Density Mixed-Use Building types that accommodate retail and office Uses, rowhouses and apartments. A network of small blocks has Thoroughfares with wide Sidewalks, steady street tree planting and Buildings set close to the Frontages with frequent doors and windows.

## Prohibited

- ANCILLARY UNIT
- WORK - LIVE
- LODGING
- ENTERTAINMENT ESTAB. - ADULT
- MAJOR FACILITY
- RESCUE MISSION
- AUTO-RELATED INDUSTRIAL ESTBL.
- MANUFACTURING AND PROCESSING
- MARINE RELATED INDUSTRIAL ESTBL.
- PRODUCTS AND SERVICES
- STORAGE/ DISTRIBUTION FACILITY

## As Of Right

- SINGLE FAMILY RESIDENCE
- COMMUNITY RESIDENCE
- TWO FAMILY RESIDENCE
- MULTI FAMILY HOUSING
- DORMITORY
- HOME OFFICE
- LIVE - WORK
- BED & BREAKFAST
- INN
- HOTEL
- OFFICE
- ENTERTAINMENT ESTABLISHMENT
- FOOD SERVICE ESTABLISHMENT
- GENERAL COMMERCIAL
- PLACE OF ASSEMBLY
- RECREATIONAL ESTABLISHMENT
- RECREATIONAL FACILITY
- RELIGIOUS FACILITY
- LEARNING CENTER
- PRE-SCHOOL
- RESEARCH FACILITY

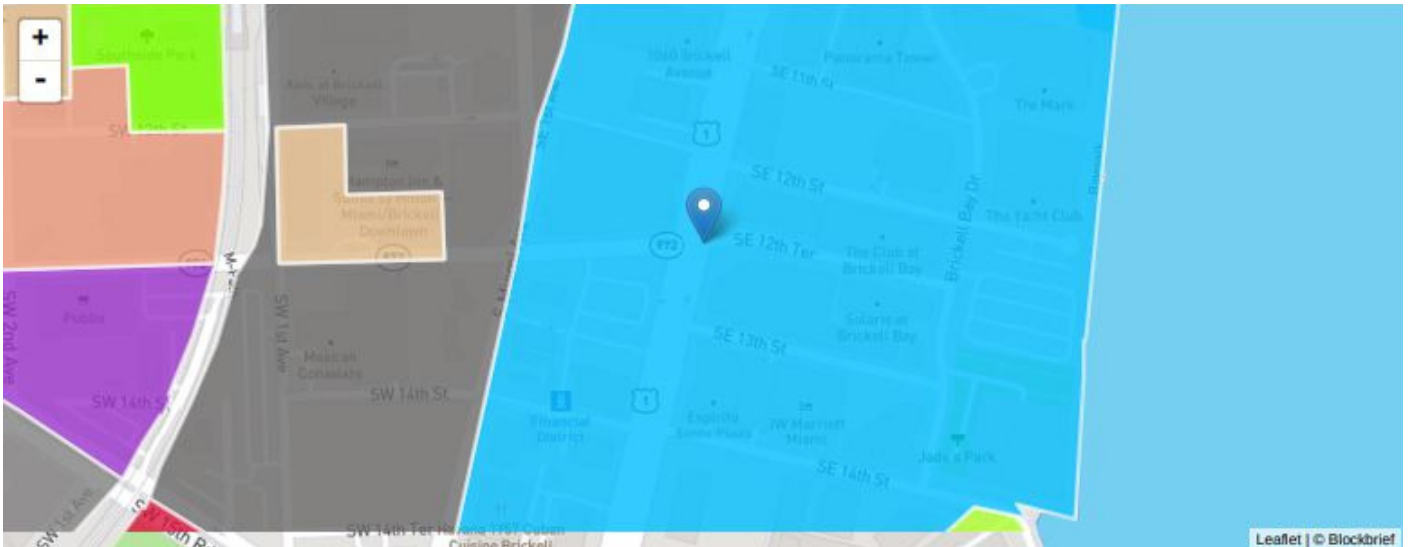
## Allowed By Warrant

- AUTO-RELATED COMMERCIAL ESTAB.
- MARINE RELATED COMMERCIAL ESTAB.
- OPEN AIR RETAIL
- COMMUNITY FACILITY
- COMMUNITY SUPPORT FACILITY
- INFRASTRUCTURE AND UTILITIES
- MARINA
- PUBLIC PARKING
- TRANSIT FACILITIES
- CHILDCARE
- COLLEGE / UNIVERSITY
- ELEMENTARY SCHOOL
- MIDDLE / HIGH SCHOOL
- SPECIAL TRAINING / VOCATIONAL

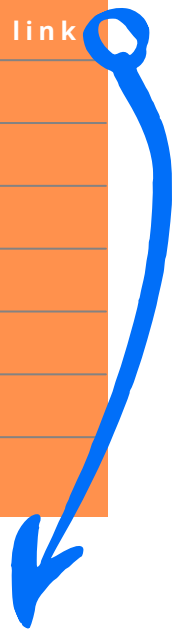
## Allowed By Exception

- ALCOHOL BEVERAGE SERVICE ESTAB.
- AMUSEMENT RIDE
- REGIONAL ACTIVITY COMPLEX

# Zoning Map (T6-48A-O)



<b>Zone Name</b>	Urban Core Zone
<b>Max Far</b>	11
<b>Density</b>	150 du/acre max
<b>Map Zone</b>	t6-48
<b>Max Coverage</b>	80%
<b>Min Lot Area</b>	5000
<b>Lot Width Feet</b>	100
<b>Zoning Code Link</b>	<a href="#">Click here to open link</a>
<b>Max Building Height</b>	48
<b>Rear Setback Min Feet</b>	0
<b>Side Setback Min Feet</b>	0
<b>Principal Front Setback Min Feet</b>	10
<b>Secondary Front Setback Min Feet</b>	10
<b>Frontage At Front Setback Min Percent</b>	70
<b>Min Open Space Requirements Percent of Lot Area</b>	10



*Linked to the official source of the Zoning Code Information.*



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