



# VILLAGE OF HEBRON

## COMPREHENSIVE PLAN

### Meeting Agenda

Committee Meeting #2  
November 15, 2022 @ 5:30pm  
934 W. Main Street Hebron, OH 43025

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1. Welcome & Introductions
2. Community Survey
  - a. Communication & Outreach
  - b. Online & Paper
3. Current Land Use
4. Regional Transect Overview
5. Next Steps
6. Adjourn

#### Future Meeting Topics

- ~~October - Intro, Plan Process, Existing Conditions~~
- November - Survey, Land Use + Transect Model
- December - Future Land Use + Transportation
- January - Utility Infrastructure
- February - Parks, Recreation, Open Space
- March - Economic Development
- April - Public Services - Police, Fire, Roads



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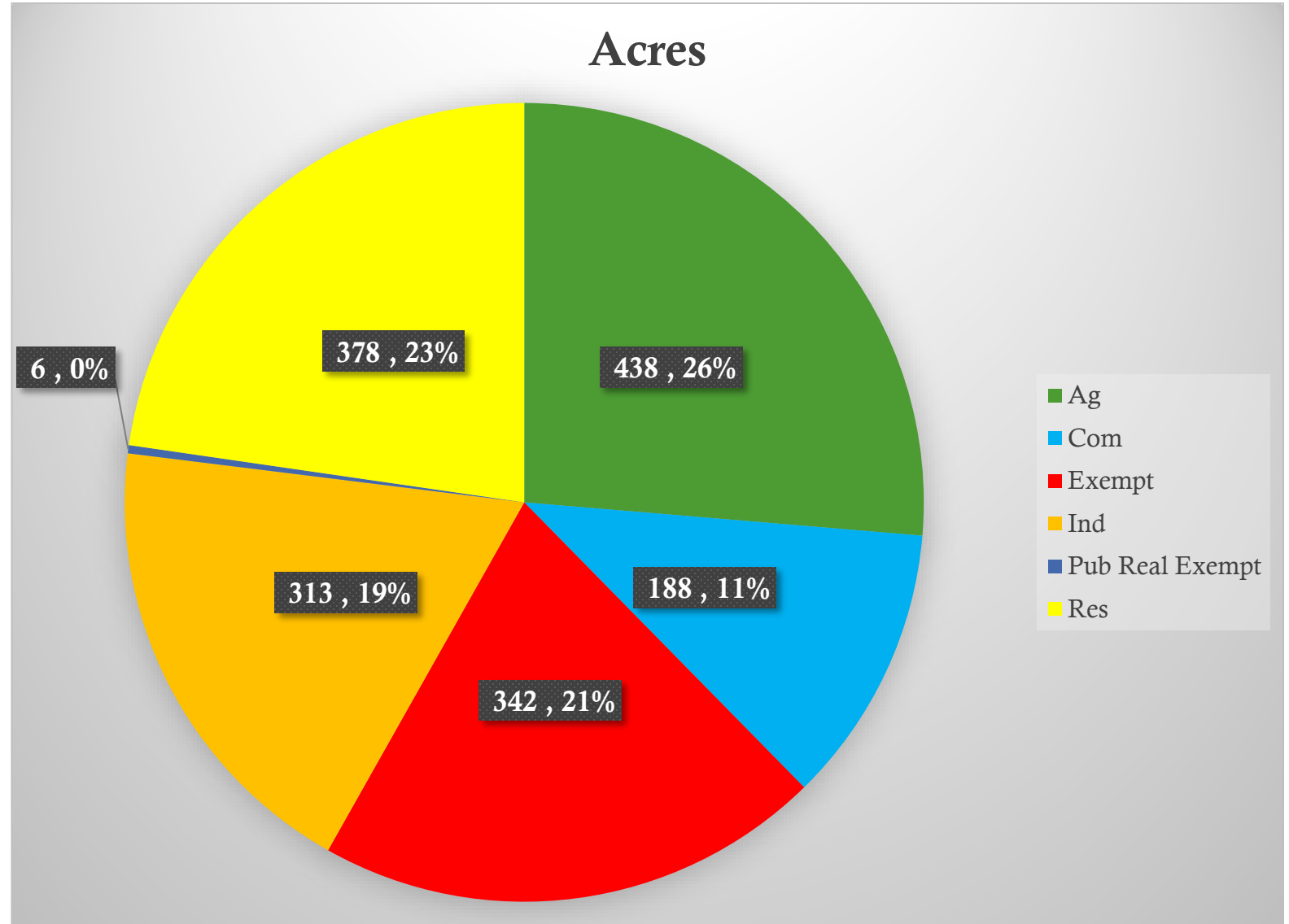
Meeting #2  
November 15, 2022  
5:30pm



# CURRENT LAND USE

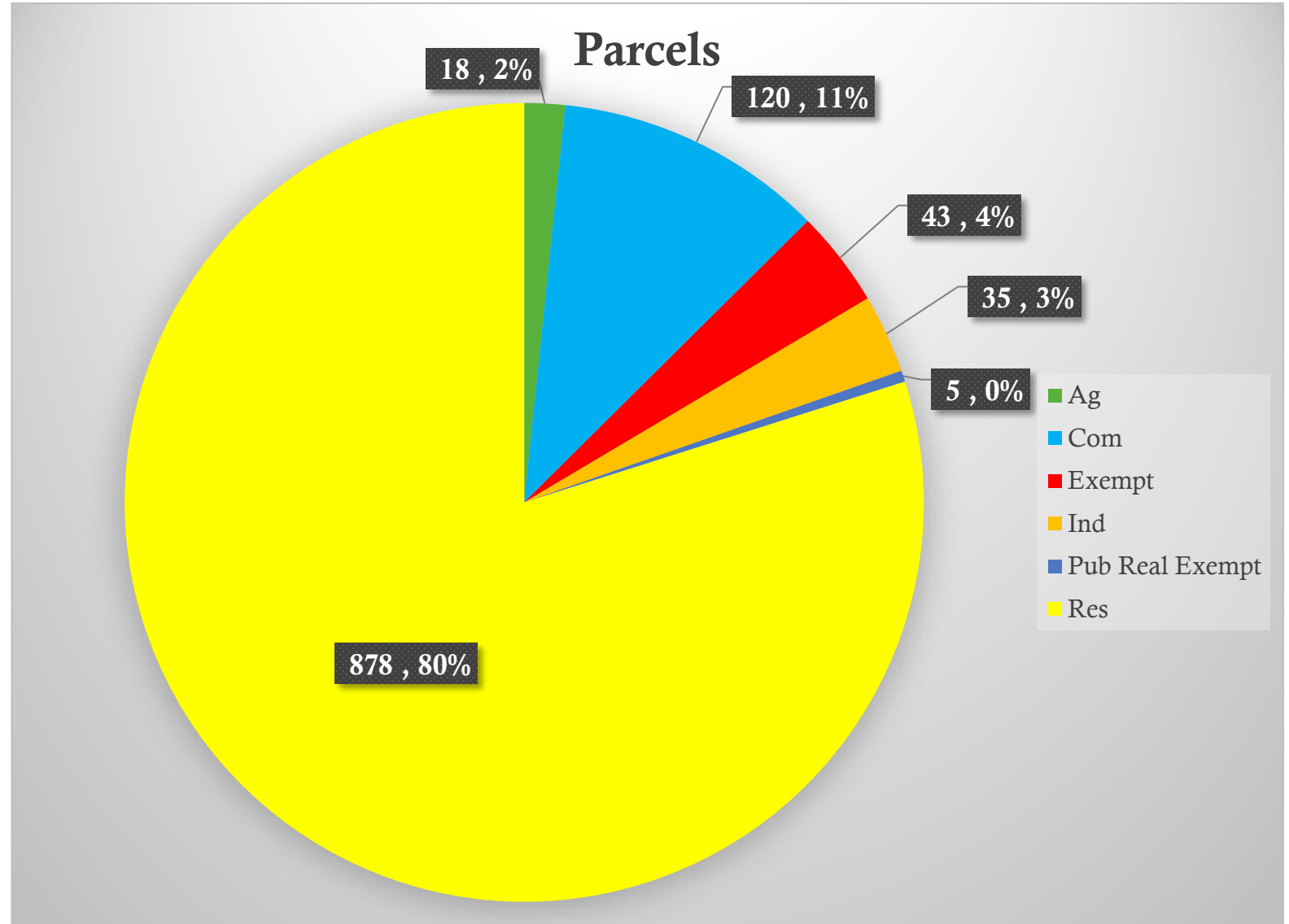
# CURRENT LAND USE BY AREA

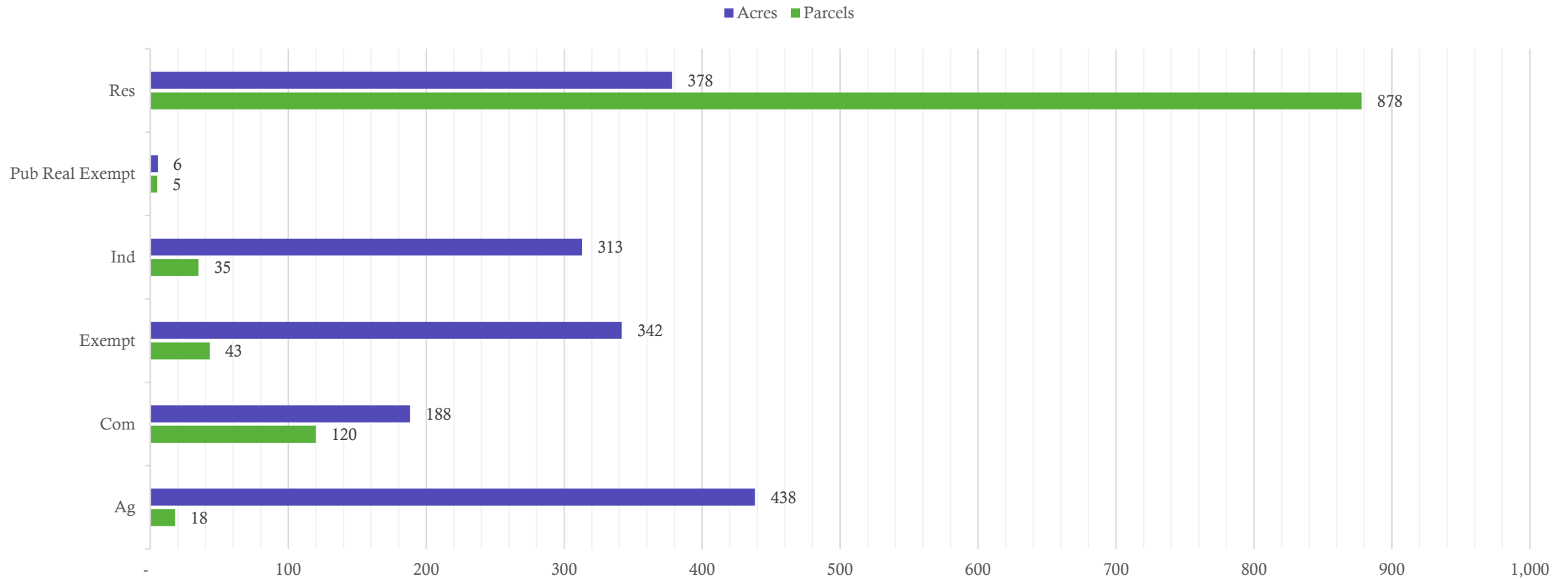
	Parcels	Acres
Ag	18	438
Com	120	188
Exempt	43	342
Ind	35	313
Pub Real Exempt	5	6
Res	878	378
Total	1,099	1,665



# CURRENT LAND USE BY PARCEL

	Parcels	Acres
Ag	18	438
Com	120	188
Exempt	43	342
Ind	35	313
Pub Real Exempt	5	6
Res	878	378
Total	1,099	1,665






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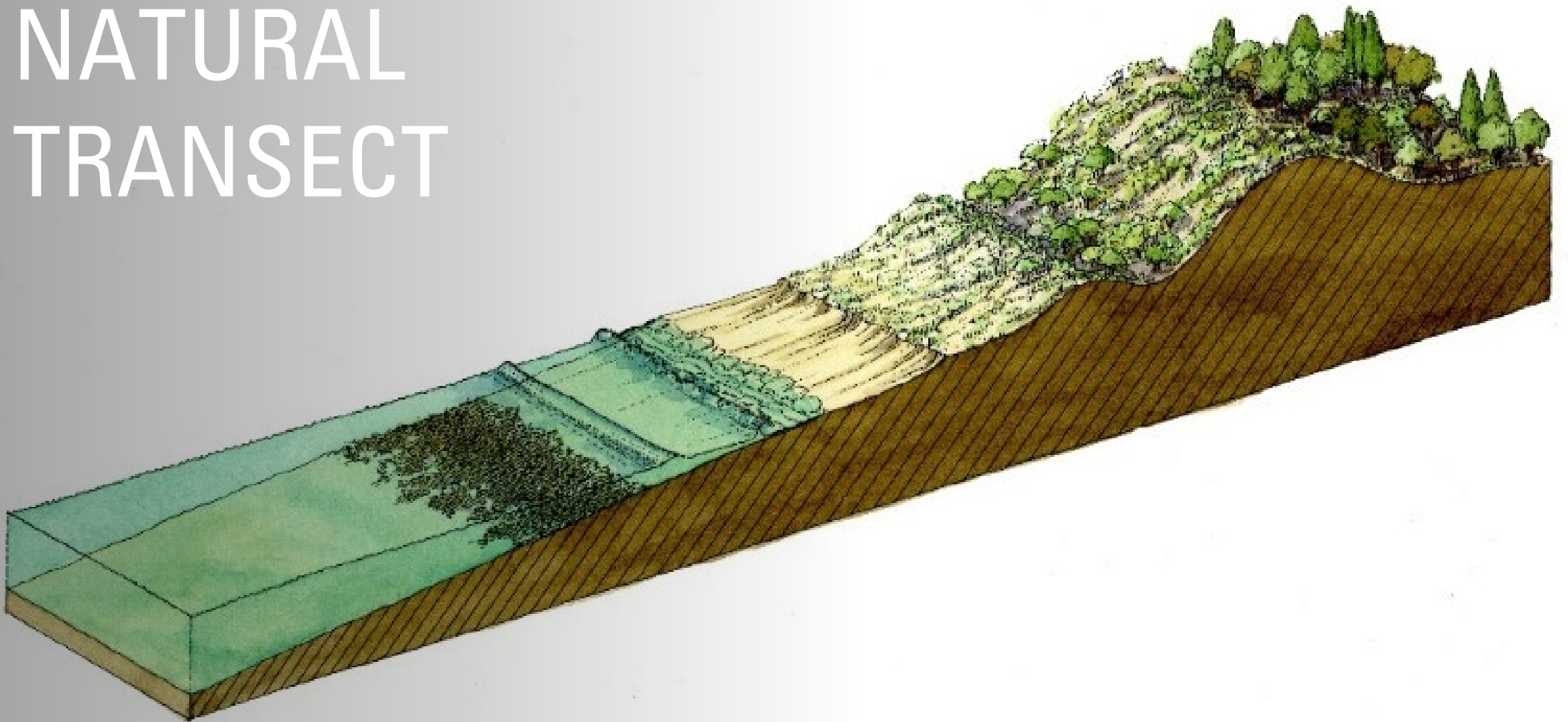
# CURRENT LAND USE



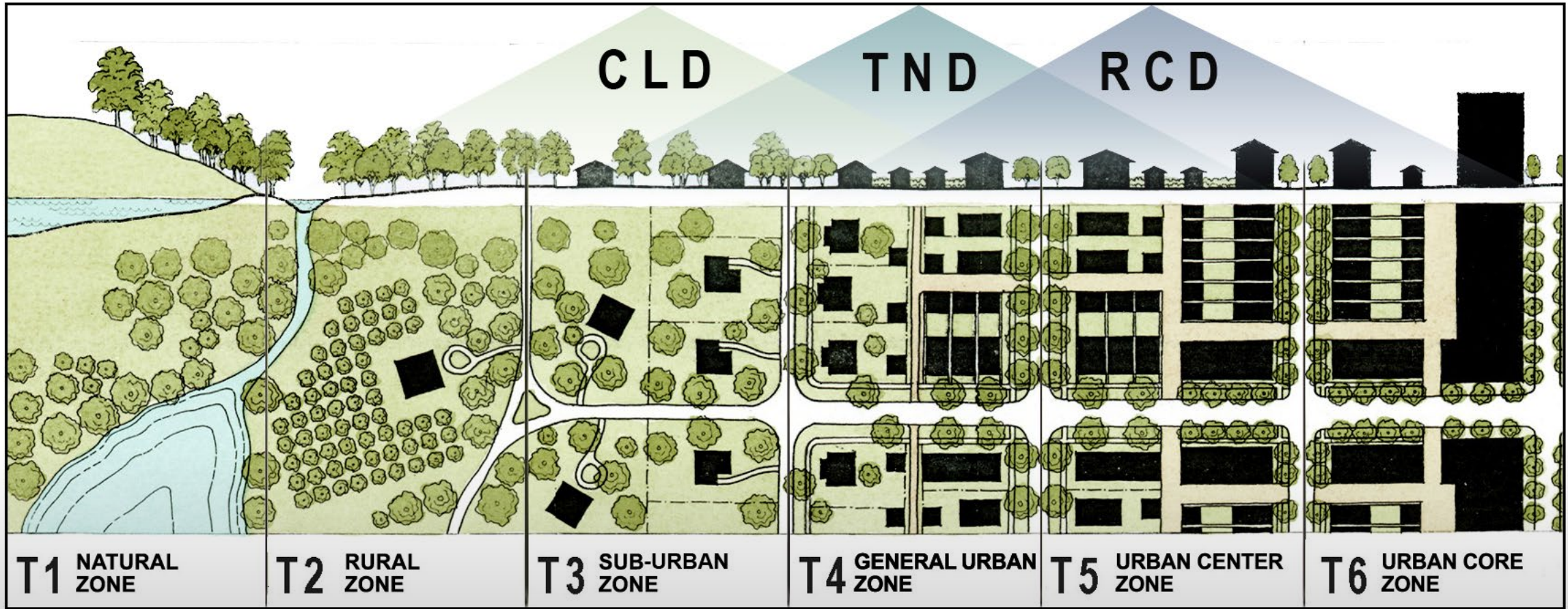
# HEBRON TRANSECT

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# NATURAL TRANSECT





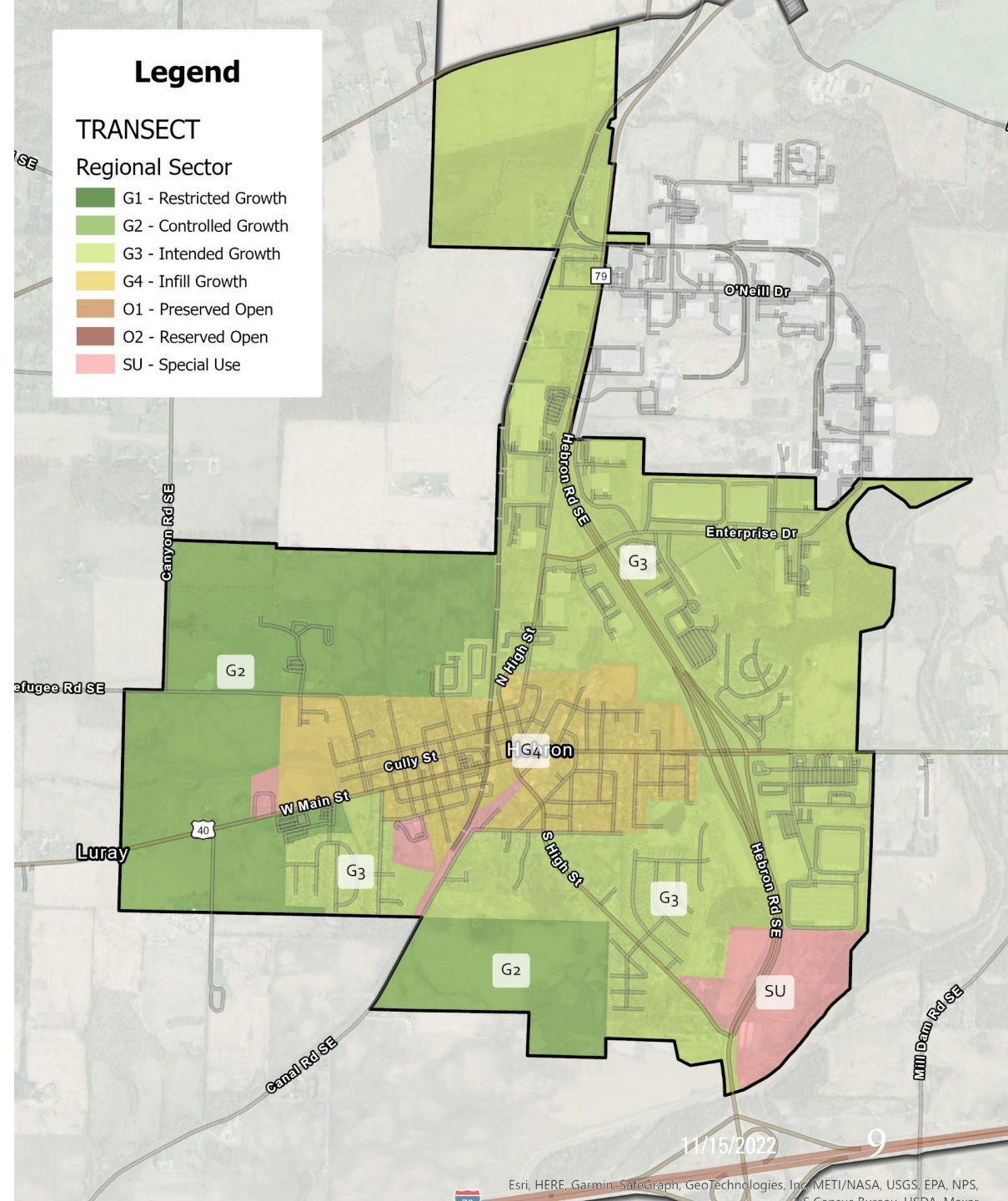


# BUILT TRANSECT

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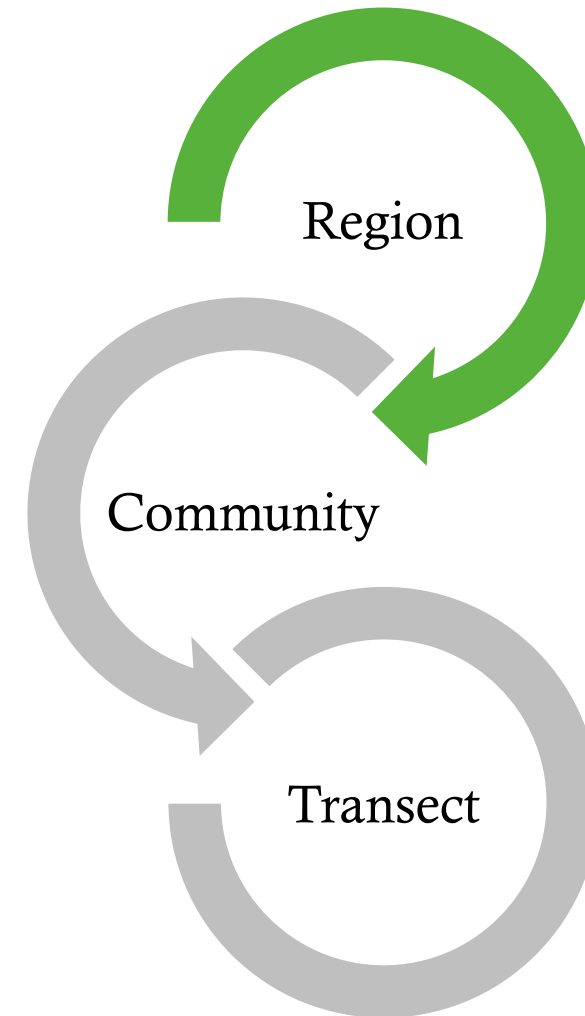
# REGIONAL TRANSECT

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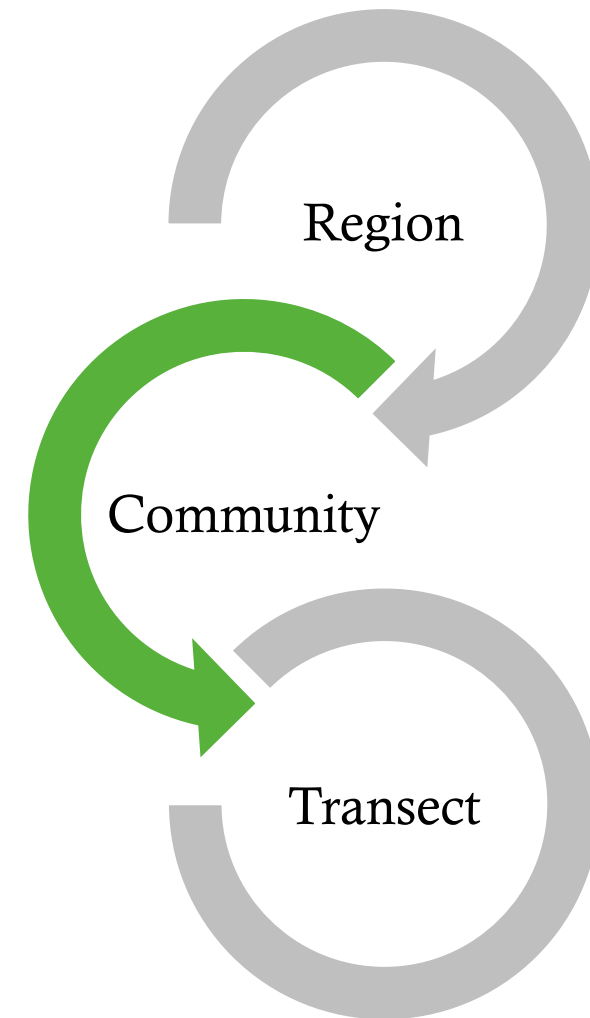
# REGION SECTORS

- O-1 - The Preserved Open Sector
- O-2 - The Reserved Open Sector
- G-1 - The Restricted Growth Sector
- G-2 - The Controlled Growth Sector
- G-3 - The Intended Growth Sector
- G-4 - The Infill Growth Sector
- SD - Special District



# COMMUNITY UNIT TYPES

- CLUSTERED LAND DEVELOPMENT (CLD)
- TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)
- REGIONAL CENTER DEVELOPMENT (RCD)
- TRANSIT ORIENTED DEVELOPMENT (TOD)



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# COMMUNITY UNITS



Artist renderings showing the urban character of this proposed TND project (Juniper Point) reflecting the City of Flagstaff's mountain architectural vernacular, with a corner store on the left, and a residential street on the right.

*Illustrations by Dover, Kohl & Partners*

TRADITIONAL NEIGHBORHOOD  
DEVELOPMENT (TND)

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# COMMUNITY UNITS



CLUSTERED LAND DEVELOPMENT  
(CLD)

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# COMMUNITY UNITS

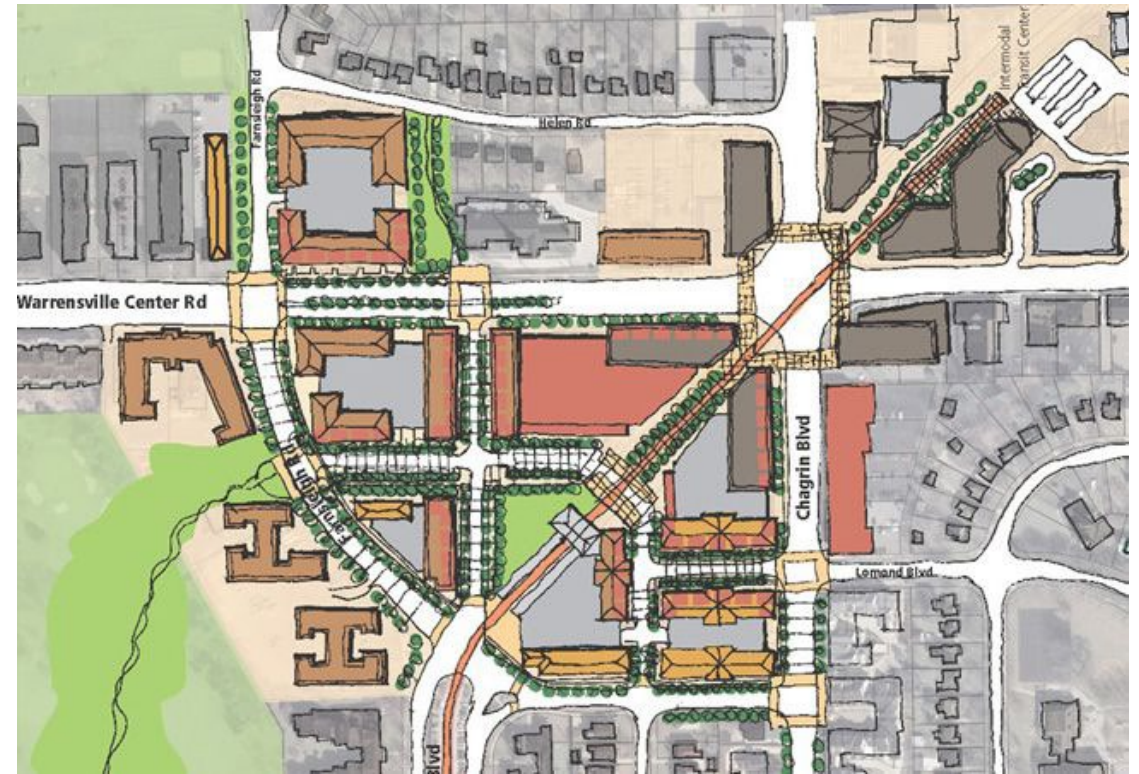


REGIONAL CENTER  
DEVELOPMENT (RCD)

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# COMMUNITY UNITS

TRANSIT ORIENTED  
DEVELOPMENT (TOD)





# TRANSECT ZONES

**T-1 NATURAL ZONE** CONSISTS OF LANDS APPROXIMATING OR REVERTING TO A WILDERNESS CONDITION, INCLUDING LANDS UNSUITABLE FOR SETTLEMENT DUE TO TOPOGRAPHY, HYDROLOGY OR VEGETATION.

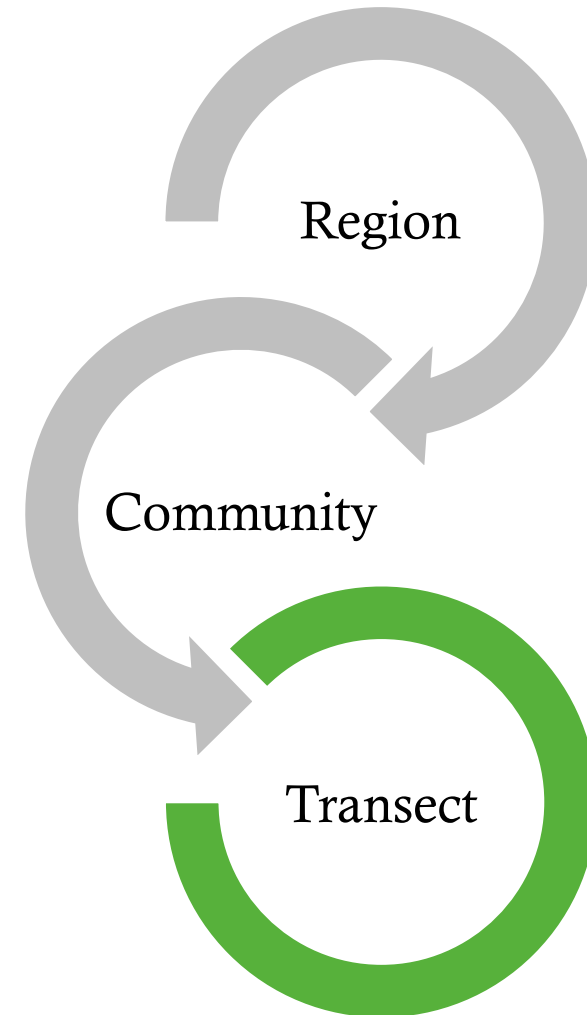
**T-2 RURAL ZONE** CONSISTS OF SPARSELY SETTLED LANDS IN OPEN OR CULTIVATED STATES. THESE INCLUDE WOODLAND, AGRICULTURAL LAND, GRASSLAND, AND IRRIGABLE DESERT. TYPICAL BUILDINGS ARE FARMHOUSES, AGRICULTURAL BUILDINGS, CABINS, AND VILLAS.

**T-3 SUB-URBAN ZONE** CONSISTS OF LOW-DENSITY RESIDENTIAL AREAS, ADJACENT TO HIGHER ZONES THAT HAVE SOME MIXED USE. HOME OCCUPATIONS AND OUTBUILDINGS ARE ALLOWED. PLANTING IS NATURALISTIC AND SETBACKS ARE RELATIVELY DEEP. BLOCKS MAY BE LARGE AND THE ROADS IRREGULAR TO ACCOMMODATE NATURAL CONDITIONS.

**T-4 GENERAL URBAN ZONE** CONSISTS OF A MIXED USE BUT PRIMARILY RESIDENTIAL URBAN FABRIC. IT MAY HAVE A WIDE RANGE OF BUILDING TYPES: SINGLE, SIDEYARD, AND ROWHOUSES. SETBACKS AND LANDSCAPING ARE VARIABLE. STREETS WITH CURBS AND SIDEWALKS DEFINE MEDIUM-SIZED BLOCKS.

**T-5 URBAN CENTER ZONE** CONSISTS OF HIGHER DENSITY MIXED USE BUILDING THAT ACCOMMODATE RETAIL, OFFICES, ROW- HOUSES AND APARTMENTS. IT HAS A TIGHT NETWORK OF STREETS, WITH WIDE SIDEWALKS, STEADY STREET TREE PLANTING AND BUILDINGS SET CLOSE TO THE SIDEWALKS.

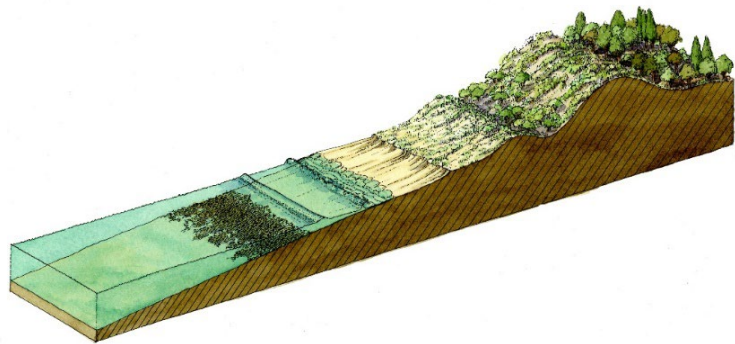
**T-6 URBAN CORE ZONE** CONSISTS OF THE HIGHEST DENSITY AND HEIGHT, WITH THE GREATEST VARIETY OF USES, AND CIVIC BUILDINGS OF REGIONAL IMPORTANCE. IT MAY HAVE LARGER BLOCKS; STREETS HAVE STEADY STREET TREE PLANTING AND BUILDINGS ARE SET CLOSE TO WIDE SIDEWALKS. TYPICALLY, ONLY LARGE TOWNS AND CITIES HAVE AN URBAN CORE ZONE.



The Village of Hebron transect map is based on the guiding principles of SmartCode developed by world renowned community planners Andres Duany, Elizabeth Plater-Zyberk and others. The concept of the “transect”, known as a cut or path through part of the environment showing a range of habitats, is found throughout the SmartCode and therefore, throughout this Section. Biologists and ecologists use transects to study the many symbiotic elements that contribute to habitats where certain plants and animals thrive.

## **HISTORY OF TRANSECT USED IN PLANNING**

To systemize the analysis and coding of traditional patterns, a prototypical American rural-to-urban transect has been divided into six Transect Zones, or T-zones, for application on zoning maps. Standards were written for the first transect-based codes, eventually to become the SmartCode, which was released in 2003 by Duany Plater-Zyberk & Company.



*Figure 1 - The Natural Transect*

## **INTENDED BENEFITS OF USING TRANSECT BASED PLANNING**

Planners are committed to transect-based environmental and land development principles that guide and encourage the following outcomes:

1. Provision, protection and repair of walkable, transit-connected communities, including existing downtowns and first ring suburbs
2. Comprehensive zoning reform to legalize and protect traditional neighborhood patterns, halt the proliferation of auto-dependent sprawl, and encourage the evolution of single-use areas into towns
3. Context-based thoroughfare design and engineering for safe and efficient multi-modal transit that includes pedestrian, vehicular, and mass transportation options
4. Affordable housing and community-based income diversity
5. Regional, local, and individual food production
6. Passive climatic response in building and urban design through local patterns and character

7. Reduction in the environmental impacts and costs of infrastructure
8. Reduction of waste and harmful emissions as byproducts of human settlement, and the promotion and study of renewable energy technologies.
9. Repair and infill of unsustainable sprawl patterns at the community and building scales, including the retrofit of thoroughfares for walkable environments.
- 10.Reduction of waste and harmful emissions as byproducts of human settlement, and the promotion and study of renewable energy technologies.

## **INTENT**

The intent and purpose of this Plan is to enable, encourage and qualify the implementation of the following policies:

### THE REGION

1. That the region should retain its natural infrastructure and visual character derived from topography, woodlands, farmlands, riparian corridors and coastlines.
2. That growth strategies should encourage Infill and redevelopment in parity with New Communities.
3. That development contiguous to urban areas should be structured in the pattern of Infill TND or Infill RCD and be integrated with the existing urban pattern.
4. That development non-contiguous to urban areas should be organized in the pattern of CLD, TND, or RCD.
5. That Affordable Housing should be distributed throughout the region to match job opportunities and to avoid concentrations of poverty.
6. That transportation Corridors should be planned and reserved in coordination with land use.
7. That green corridors should be used to define and connect the urbanized areas.
8. That the region should include a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile.

### THE COMMUNITY

1. That neighborhoods and Regional Centers should be compact, pedestrian-oriented and Mixed Use.
2. That neighborhoods and Regional Centers should be the preferred pattern of development and that Districts specializing in a single use should be the exception.
3. That ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive.

4. That interconnected networks of Thoroughfares should be designed to disperse traffic and reduce the length of automobile trips.
5. That within neighborhoods, a range of housing types and price levels should be provided to accommodate diverse ages and incomes.
6. That appropriate building Densities and land uses should be provided within walking distance of transit stops.
7. That Civic, institutional, and Commercial activity should be embedded in downtowns, not isolated in remote single-use complexes.
8. That schools should be sized and located to enable children to walk or bicycle to them.
9. That a range of Open Space including Parks, Squares, and playgrounds should be distributed within neighborhoods and downtowns.

#### THE BLOCK AND THE BUILDING

1. That buildings and landscaping should contribute to the physical definition of Thoroughfares as Civic places.
2. That development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas.
3. That the design of streets and buildings should reinforce safe environments, but not at the expense of accessibility.
4. That architecture and landscape design should grow from local climate, topography, history, and building practice.
5. That buildings should provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
6. That Civic Buildings and public gathering places should be provided as locations that reinforce community identity and support self-government.
7. That Civic Buildings should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.
8. That the preservation and renewal of historic buildings should be facilitated, to affirm the continuity and evolution of society.
9. That the harmonious and orderly evolution of urban areas should be secured through form-based codes.

#### THE TRANSECT

1. That Communities should provide meaningful choices in living arrangements as manifested by distinct physical environments.
2. That the Transect Zone descriptions on Table 1 shall constitute the Intent of this Code with regard to the general character of each of these environments.

**REGIONAL TRANSECT SECTORS**

**O-1** - The Preserved Open Sector shall consist of Open Space that is protected from development in perpetuity. The Preserved Open Sector includes areas under environmental protection by law or regulation, as well as land acquired for conservation through purchase, by easement, or by past Transfer of Development Rights.

COMMUNITY UNIT: None

ALLOWABLE TRANSECTS: T1 and T2

**O-2** - The Reserved Open Sector shall consist of Open Space that should be, but is not yet, protected from development.

COMMUNITY UNIT: None

ALLOWABLE TRANSECTS: T1 and T2

**G-1** - The Restricted Growth Sector shall be assigned to areas that have value as Open Space but nevertheless are subject to development, either because the zoning has already been granted or because there is no legally defensible reason, in the long term, to deny it.

COMMUNITY UNIT: Clustered Land Development (CLD)

ALLOWABLE TRANSECTS: T2, T-3 & T4

**G-2** - The Controlled Growth Sector shall be assigned to those locations that can support Mixed Use by virtue of proximity to an existing or planned Thoroughfare.

COMMUNITY UNIT: Clustered Land Development (CLD)

ALLOWABLE TRANSECTS: T2, T3, & T4

COMMUNITY UNIT: Traditional Neighborhood Development (TND)

ALLOWABLE TRANSECTS: T3, T4, & T5

**G-3** - The Intended Growth Sector shall be assigned to those locations that can support substantial Mixed Use by virtue of proximity to an existing or planned regional Thoroughfare and/or transit.

COMMUNITY UNIT: Traditional Neighborhood Development (TND)

ALLOWABLE TRANSECTS: T3, T4, & T5

COMMUNITY UNIT: REGIONAL CENTER DEVELOPMENT (RCD)

ALLOWABLE TRANSECTS: T4, & T5

**G-4** - The Infill Growth Sector shall be assigned to areas already developed, having the potential to be modified, confirmed or completed in the pattern of Infill TNDs or Infill RCDs.

COMMUNITY UNIT: INFILL Traditional Neighborhood Development (TND)

ALLOWABLE TRANSECTS: T3, T4, & T5

COMMUNITY UNIT: INFILL REGIONAL CENTER DEVELOPMENT (RCD)

ALLOWABLE TRANSECTS: T4, & T5

**SD** - Special District designations shall be assigned to areas that, by their intrinsic size, Function, or Configuration, cannot conform to the requirements of a CLD, a TND, or an RCD.

## Transect Characteristics

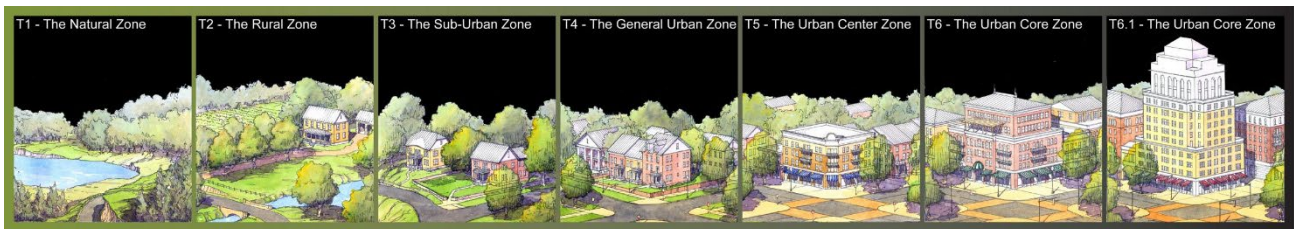


Figure 2 - The Transect

T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.

T-2 Rural Zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, grassland, and irrigable desert. Typical buildings are farmhouses, agricultural buildings, cabins, and villas.

T-3 Sub-Urban Zone consists of low density residential areas, adjacent to higher zones that have some mixed use. Home occupations and outbuildings are allowed. Planting

is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.

T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, Sideyard, and Rowhouses. Setbacks and landscaping are variable. Streets with curbs and side-walks define medium-sized Blocks.

T-5 Urban Center Zone consists of higher density mixed use building that accommodate Retail, Offices, Row- houses and Apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.

T-6 Urban Core Zone consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. It may have larger Blocks; streets have steady street tree planting and buildings are set close to wide sidewalks. Typically only large towns and cities have an Urban Core Zone.

## Transect Building Function

	T2	T3	T4	T5	T6
<b>RESIDENTIAL</b>	<b>RESTRICTED RESIDENTIAL:</b> THE NUMBER OF DWELLINGS ON EACH LOT IS RESTRICTED TO ONE WITHIN A PRINCIPAL BUILDING AND ONE WITHIN AN ACCESSORY BUILDING, WITH 2 PARKING SPACES FOR EACH. BOTH DWELLINGS SHALL BE UNDER SINGLE OWNERSHIP. THE HABITABLE AREA OF THE ACCESSORY UNIT SHALL NOT EXCEED 440 SF, EXCLUDING THE PARKING AREA.		<b>LIMITED RESIDENTIAL:</b> THE NUMBER OF DWELLINGS ON EACH LOT IS LIMITED BY THE REQUIREMENT OF 1.5 PARKING SPACES FOR EACH DWELLING, A RATIO WHICH MAY BE REDUCED ACCORDING TO THE SHARED PARKING STANDARDS	<b>OPEN RESIDENTIAL:</b> THE NUMBER OF DWELLINGS ON EACH LOT IS LIMITED BY THE REQUIREMENT OF 1.0 PARKING PLACES FOR EACH DWELLING, A RATIO WHICH MAY BE REDUCED ACCORDING TO THE SHARED PARKING STANDARDS	
<b>LODGING</b>	<b>Restricted Lodging:</b> The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to five, in addition to the parking requirement for the dwelling. The Lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.		<b>Limited Lodging:</b> The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to twelve, in addition to the parking requirement for the dwelling. The Lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	<b>Open Lodging:</b> The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom. Food service may be provided at all times. The area allocated for food service shall be calculated with parking according to Retail Function.	

<b>OFFICE</b>	<b>Restricted Office:</b> The building area available for office use on each Lot is restricted to the first Story of the Principal or the Accessory Building and by the requirement of 3.0 assigned parking places per 1,000 square feet of net office space in addition to the parking requirement for each dwelling.	<b>Limited Office:</b> The building area available for office use on each Lot is limited to the first Story of the Principal Building and/or the Accessory Building, and by the requirement of 3.0 assigned parking places per 1,000 square feet of net office space in addition to the parking requirement for each dwelling.	<b>Open Office:</b> The building area available for office use on each Lot is limited by the requirement of 2.0 assigned parking places per 1,000 square feet of net office space.
<b>RETAIL</b>	<b>Restricted Retail:</b> The building area available for Retail use is restricted to one Block corner location at the first Story for each 300 dwelling units and by the requirement of 4.0 assigned parking places per 1,000 square feet of net Retail space in addition to the parking requirement of each dwelling. The specific use shall be further limited to neighborhood store, or food service seating no more than 20.	<b>Limited Retail:</b> The building area available for Retail use is limited to the first Story of buildings at corner locations, not more than one per Block, and by the requirement of 4.0 assigned parking places per 1,000 square feet of net Retail space in addition to the parking requirement of each dwelling. The specific use shall be further limited to neighborhood store or food service seating no more than 40.	<b>Open Retail:</b> The building area available for Retail use is limited by the requirement of 3.0 assigned parking places per 1,000 square feet of net Retail space. Retail spaces under 1,500 square feet are exempt from parking requirements.
<b>MANUFACTURING</b>			

## Regional Sector Area

Rather than separating uses, the regional sector map promotes a form-based development pattern, incorporating key elements from the SmartCode, which utilizes a “sequence of environments...that...identify a set of habitats that vary by their level and intensity of character...”

## COMMUNITY UNIT TYPES

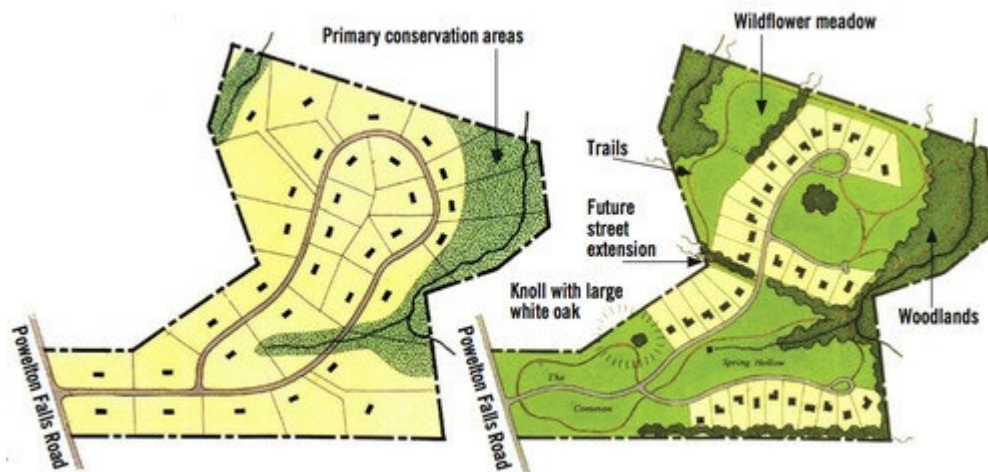
### CLUSTERED LAND DEVELOPMENT (CLD)

- a. A Clustered Land Development (CLD) shall be permitted within the G-1 Restricted Growth Sector and the G-2 Controlled Growth Sector.
- b. A CLD shall be structured by one Standard Pedestrian Shed and shall consist of no fewer than 30 acres and no more than 80 acres.



- c. A CLD shall include Transect Zones as allocated on Table 2 and Table 14a. A minimum of 50% of the Community Unit shall be permanently allocated to a T1 Natural Zone and/or T2 Rural Zone.

Figure 3 - St. Albans Township Future Land Use Map (2022)



### TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)

- a. A Traditional Neighborhood Development (TND) shall be permitted within the G-2 Controlled Growth Sector, the G-3 Intended Growth Sector, and the G-4 Infill Growth Sector.
- b. A TND within the G-2 Controlled Growth Sector and the G-3 Intended Growth Sector shall be structured by one Standard or Linear Pedestrian Shed and shall be no fewer than 80 acres and no more than 160 acres. See Article 4 for Infill TND acreage requirements in the G-4 Infill Growth Sector.
- c. A TND shall include Transect Zones as allocated on Table 2 and Table 14a.
- d. Larger sites shall be designed and developed as multiple Communities, each subject to the individual Transect Zone requirements for its type as allocated on Table 2 and Table 14a. The simultaneous planning of adjacent parcels is encouraged.
- e. In the T-4 General Urban Zone, a minimum Residential mix of three Building Disposition types (none less than 20%) shall be required, selected from Table 9.



Artist renderings showing the urban character of this proposed TND project (Juniper Point) reflecting the City of Flagstaff's mountain architectural vernacular, with a corner store on the left, and a residential street on the right.

*Illustrations by Dover, Kohl & Partners*

## REGIONAL CENTER DEVELOPMENT (RCD)

- a. A Regional Center Development (RCD) shall be permitted within the G-3 Intended Growth Sector and the G-4 Infill Growth Sector.
- b. An RCD within the G-3 Intended Growth Sector shall be structured by one Long Pedestrian Shed or Linear Pedestrian Shed and shall consist of no fewer than 80 acres and no more than 640 acres. See Article 4 for Infill RCD acreage requirements in the G-4 Infill Growth Sector
- c. An RCD shall include Transect Zones as allocated on Table 2 and Table 14a.
- d. For larger sites, an RCD may be adjoined without buffer by one or more TNDs, each subject to the individual Transect Zone requirements for TND as allocated on Table 2 and Table 14a. The simultaneous planning of adjacent parcels is encouraged.



Figure 4 - Image Courtesy of Sammamish Town Center.

## TRANSIT ORIENTED DEVELOPMENT (TOD)

- a. Any TND or RCD on an existing or projected rail or Bus Rapid Transit (BRT) network may be redesignated in whole or in part as TOD and permitted the higher Density represented by the Effective Parking allowance.
- b. The use of a TOD overlay requires approval by Variance.






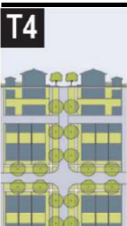
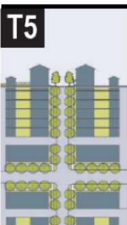
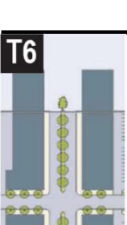
Figure 5 - Image Courtesy of Warrensville / Van Aken Transit-Oriented Development Plan

NOTES:

## TABLE 1. TRANSECT ZONE DESCRIPTIONS

**SMARTCODE**  
St. Albans Township

**Table 1: Transect Zone Descriptions.** This tables provides descriptions of the character of each Transect Zone.

	<p><b>T-1 NATURAL</b> T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.</p>	<p><b>General Character:</b> <b>Building Placement:</b> <b>Frontage Types:</b> <b>Typical Building Height:</b> <b>Type of Civic Space:</b></p>	<p>Natural landscape with some agricultural use Not applicable Not applicable Not applicable Parks, Greenways</p>
	<p><b>T-2 RURAL</b> T-2 Rural Zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, grassland, and irrigable desert. Typical buildings are farmhouses, agricultural buildings, cabins, and villas.</p>	<p><b>General Character:</b> <b>Building Placement:</b> <b>Frontage Types:</b> <b>Typical Building Height:</b> <b>Type of Civic Space:</b></p>	<p>Primarily agricultural with woodland &amp; wetland and scattered buildings Variable Setbacks Not applicable 1- to 2-Story Parks, Greenways</p>
	<p><b>T-3 SUB-URBAN</b> T-3 Sub-Urban Zone consists of low density residential areas, adjacent to higher zones that have some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.</p>	<p><b>General Character:</b> <b>Building Placement:</b> <b>Frontage Types:</b> <b>Typical Building Height:</b> <b>Type of Civic Space:</b></p>	<p>Lawns and landscaped yards surrounding detached single-family houses; pedestrians occasionally Large and variable front and side yard Setbacks Porches, fences, naturalistic tree planting 1- to 2-Story with some 3-Story Parks, Greenways</p>
	<p><b>T-4 GENERAL URBAN</b> T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, Sideyard, and Rowhouses. Setbacks and landscaping are variable. Streets with curbs and side-walks define medium-sized Blocks.</p>	<p><b>General Character:</b> <b>Building Placement:</b> <b>Frontage Types:</b> <b>Typical Building Height:</b> <b>Type of Civic Space:</b></p>	<p>Mix of Houses, Townhouses and small Apartment buildings with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians Shallow to medium front and side yard Setbacks Porches, fences, Dooryards 2- to 3-Story with a few taller Mixed Use buildings Squares, Greens</p>
	<p><b>T-5 URBAN CENTER</b> T-5 Urban Center Zone consists of higher density mixed use building that accommodate Retail, Offices, Row- houses and Apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.</p>	<p><b>General Character:</b> <b>Building Placement:</b> <b>Frontage Types:</b> <b>Typical Building Height:</b> <b>Type of Civic Space:</b></p>	<p>Shops mixed with Townhouses, larger Apartment houses, Offices, work place and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity Shallow Setbacks or none; buildings oriented to street defining a street wall Stoops, Shopfronts, Galleries 2- to 5-Story with some variation Parks, Plazas, and Squares, median landscaping</p>
	<p><b>T-6 URBAN CORE</b> T-6 Urban Core Zone consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. It may have larger Blocks; streets have steady street tree planting and buildings are set close to wide sidewalks. Typically only large towns and cities have an Urban Core Zone.</p>	<p><b>General Character:</b> <b>Building Placement:</b> <b>Frontage Types:</b> <b>Typical Building Height:</b> <b>Type of Civic Space:</b></p>	<p>Medium to high-Density Mixed Use buildings, entertainment, Civic and cultural uses. Attached buildings forming a continuous street wall; trees within the public right-of-way; highest pedestrian and transit activity Shallow Setbacks or none; buildings oriented toward the street, defining a street wall Stoops, Dooryards, Forecourts, Shopfronts, Galleries and Arcades 4-plus Story with a few shorter buildings Parks, Plazas and Squares; median landscaping</p>

SC30

SMARTCODE VERSION 9.2