

Sec. 10-239.3. CU-26 Central Urban District

See the following chart for district intent, permitted uses, dimensional requirements, and notes for the CU-26 Central Urban District:

<i>1. District Intent</i>	PERMITTED USES*	
	<i>2. Principal Uses</i>	<i>3. Accessory Uses</i>
<p>The CU-26 district is intended to:</p> <ul style="list-style-type: none"> • Provide for medium density residential development with densities ranging from a minimum of 4 dwelling units per acre to a maximum of 26 dwelling units per acre; • Provide for office development (up to 30,000 square feet per acre); • Provide access to convenience shopping and service businesses and entrepreneurial opportunities for area residents (up to 30,000 square feet per acre); • Promote infill and moderately intense development of existing urban areas with sufficient supporting infrastructure, accessibility to services, and proximity to the Downtown and Universities; • Promote compatibility with adjacent residential and non-residential land uses through limitations on development intensity and use of development and design standards; • Allow residential development at densities that support the use of public transit, and; • Promote pedestrian and bicycle mobility through design requirements. <p>The CU-26 district may only be utilized in the Central Urban Comprehensive Plan Category. The CU-26 district is not subject to the Tallahassee Land Use Development Matrix found in Section I-16 of the Tallahassee/Leon County Comprehensive Plan. Minimum density requirements do not apply to mixed-use projects.</p> <p>This district is not intended to be located adjacent to areas designated Residential Preservation on the Future Land Use Map.</p> <p>To encourage pedestrian-oriented redevelopment, innovative parking strategies, mixed use development, and other urban design features within the Central Core, a 25% density bonus is available subject to the provisions of Sec. 10-289 of this code. A 35% bonus is available with an Urban Planned Unit Development as found in Sec. 10-200.</p> <p>Development standards for this zoning district are established within Division 4 applicable to the MMTD.</p>	<ol style="list-style-type: none"> 1) Active and passive recreational activities. 2) Bed and breakfast inns; as governed by Section 10-412. 3) Community facilities related to office or residential facilities, including libraries, religious facilities, police/fire stations, and elementary, middle, high, and vocational schools. Other community facilities may be allowed in accordance with Section 10-413 of these regulations. 4) Day care centers. 5) Live-work units. 6) Laundromats, laundry and dry cleaning pick-up stations. 7) Medical and dental offices and services, laboratories, and clinics. 8) Hotels, motels, or inns, up to a maximum of 20 rooms. 9) Mortuaries (see locational standards below). 10) Non-medical offices and services, including business and government offices and services. 11) Nursing homes and other residential care facilities. 12) Personal services (barber shops, fitness clubs, etc.) 13) Repair services, non-automotive; outdoor storage prohibited. 14) Residential – any dwelling unit type. 15) Restaurants, without drive-in facilities. 16) Retail bakeries. 17) Retail food and grocery. 18) Retail florists. 19) Retail newsstand, books, greeting cards. 20) Structured parking, when combined with other allowed principal use. 21) Social, fraternal, and recreational clubs and lodges, including assembly halls. 22) Studios for photography, music, art, dance, drama, and voice. 23) Tailoring. 24) Veterinary services, including veterinary hospitals. \ 25) Other uses, which in the opinion of the Land Use Administrator, are of a similar and compatible nature to those uses described in this district. <p>* NOTE: Additional requirements for properties in Providence Neighborhood Overlay (See Section 10-168 (c))</p>	<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator.</p> <p>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator</p>
<p><i>Locational Standards for Mortuaries:</i> Mortuaries shall be permissible if located immediately adjacent to the south side of Brevard Street.</p>		