

## **Tallahassee Land Development Regulations**

### **Sec. 10-168. Central Urban District**

(a) *Purpose and Intent.* This district is intended to provide residential (1 to 45 du/ac), employment (includes manufacturing), office and commercial activities. Encourage infill and intensive development of existing urban areas with readily available services and infrastructure. Actual siting of land uses within category dependent on site location criteria. Land use intensity intended to be higher due to presence of requisite infrastructure and location to employment and activity centers. Allows for bonus density or incentive for the creation of low and very low income housing. Emphasis is placed upon the allowance of such complimentary activities and uses as post-secondary institutional, high density residential, neighborhood commercial, entertainment establishments, and active recreation. The location of such uses in the close proximity of this district maximizes opportunities for pedestrian and bicycle traffic, reducing the need for automobile dependency and the demand for parking.

(b) *Allowable Uses.* For the purpose of this chapter, the following land use types are allowable in this zoning district and are controlled by the Land Use Development Standards of this chapter, the Comprehensive Plan and Schedules of Permitted Uses.

- (1) Low Density Residential
- (2) Medium Density Residential
- (3) High Density Residential
- (4) Minor Commercial
- (5) Neighborhood Commercial
- (6) Community Commercial
- (7) Highway Commercial
- (8) Minor Office
- (9) Major office
- (10) Office Park
- (11) Passive Recreation
- (12) Active Recreation
- (13) Community Services
- (14) Post Secondary
- (15) Light Industrial-Minor
- (16) Light Infrastructure

(c) *List of Permitted Uses.* See Schedules of Permitted Uses, subsection 10-239(1). Non-residential uses on these schedules are itemized according to the Standard Industrial Code (SIC). Proposed activities and uses are indicated in the schedules. The activity or use may be classified as permitted, restricted or permitted through special exception, or not allowed. Restricted and Special Exception Uses must meet the criteria in article VII of this chapter. Chapter 9, Article III sets forth the development approval process required for allowable uses.

(d) *Development Standards.* All proposed development shall meet the Land Use Development Criteria specified in subsections 10-239(b) and (c); Commercial Site Location Standards (article IV, divisions 1 and 2 of this chapter); Buffer Zone Standards (sections 10-177); criteria of the Land Development Standards Schedule (article IV, division 4 of this chapter); and Parking and Loading Requirements (article VI of this chapter).

(e) *Specific Restrictions.* If uses are restricted according to the Schedule of Permitted Uses, they must follow the general development guidelines for restricted uses as provided in article XVIII. Specific restricted uses are addressed below and in article XVIII.

*Eating and drinking establishments (SIC 581):* No drive-in or drive-thru facilities are permitted within this district.

SECTION 10-239(1) - PERMITTED USES - CENTRAL URBAN DISTRICT  
P PERMITTED USE  
S SPECIAL EXCEPTION  
R RESTRICTED USE

SIC CODE	NAME OF USE	LAND USE TYPE													
		MC	NC	CC	HC	MO	MJO	OP	LR	MR	HR	AR	CS	PS	MI
	RESIDENTIAL								P	P	P				
	Dwelling, One-Family								P	P	P				
	Dwelling, Two-Family									P	P				
	Dwelling, Multiple-Family									P	P				
	Dwelling, Townhouse										P				
	Rooming House			P	P				P	P	P				
	AGRICULTURE, FORESTRY, AND FISHING														
074	Veterinary Services	P	P	P	P										
0781	Landscape counseling and planning	P	P	P	P										
	CONSTRUCTION														
15	General building contractors														
171	Plumbing, heating, air-conditioning														S
172	Painting and paper hanging														S
173	Electrical work														S
174	Masonry, stonework, and plastering														S
175	Carpentry and floor work														S
176	Roofing, siding, and sheet metal work														S
177	Concrete work														S
1793	Glass and glazing work														S
1799	Special trade contractors, nec														S
	MANUFACTURING														
25	Furniture and fixtures														S
27	Printing and publishing														S
283	Drugs														S
342	Cutlery, handtools, and hardware														S
357	Computer and office equipment														S
36	Electronic & other electric equipment														S
363	Household appliances														S
364	Electric lighting & wiring equipment														S
365	Household audio & video equipment														S
381	Search & navigation equipment														S
382	Measuring & controlling devices														S
384	Medical instruments & supplies														S
385	Ophthalmic goods														S
386	Photographic equipment and supplies														S
387	Watches, clocks, watchcases & parts														S
391	Jewelry, silverware, and plated ware														S
393	Musical instruments														S
394	Toys and sporting goods														S
395	Pens, pencils, office & art supplies														S
396	Costume jewelry and notions														S

LEGEND	
MC	= MINOR COMMERCIAL
NC	= NEIGHBORHOOD COMMERCIAL
CC	= COMMUNITY COMMERCIAL
RC	= REGIONAL COMMERCIAL
HC	= HIGHWAY COMMERCIAL
MO	= MINOR OFFICE
MJO	= MAJOR OFFICE
OP	= OFFICE PARK
MR	= MEDIUM DENSITY RESIDENTIAL
HR	= HIGH DENSITY RESIDENTIAL
AR	= ACTIVE RECREATION
CS	= COMMUNITY SERVICES
LI	= LIGHT INFRASTRUCTURE
MI	= MINOR LIGHT INDUSTRIAL



5943	Stationary stores	P	P	P																
5944	Jewelry stores	P	P	P																
5946	Hobby, toy, and game shops	P	P	P																
5946	Camera & photographic supply stores	P	P	P																
5947	Gift, novelty and souvenir shops	P	P	P																
5948	Luggage and leather goods stores	P	P	P																
5949	Sewing, needlework, and piece goods	P	P	P																
5961	Catalog and mail-order houses	P	P	P																
5992	Florists	P	P	P																
5993	Tobacco stores and stands	P	P	P																
5994	News dealers and newsstands	P	P	P																
5995	Optical goods stores	P	P	P																
5999	Miscellaneous retail stores, nec	P	P	P	P															
	FINANCE, INSURANCE, AND REAL ESTATE																			
601	Central reserve depositories							P	P											
602	Commercial banks	P	P	P	P	P	P	P												
603	Savings institutions	P	P	P	P	P	P	P												
606	Credit unions	P	P	P	P	P	P	P												
611	Federal & federal sponsored credit					P	P	P	P											
614	Personal credit institutions					P	P	P	P											
616	Mortgage bankers and brokers						P	P	P											
62	Security and commodity brokers						P	P	P											
64	Insurance agents, brokers, & service						P	P	P											
65	Real estate						P	P	P											
654	Title abstract offices						P	P	P											
	SERVICES																			
701	Hotels and motels				P	P			P											
702	Boarding houses; dorms				P	P							P							
721	Laundry, cleaning, & garment services	P	P	P																
7215	Coin-operated laundries and cleaning	P	P	P																
722	Photographic studios, portrait	P	P	P																
723	Beauty shops	P	P	P																
724	Barber shops	P	P	P																
725	Shoe repair and shoeshine parlors	P	P	P																
726	Funeral service and crematories	P		P	P															
7299	Miscellaneous personal services	P	P	P																
7311	Advertising Agencies							P	P	P										
732	Credit reporting and collection							P	P	P										
7334	Photocopying & duplicating services	P	P	P																
7335	Commercial photography	P	P	P				P	P	P										
7336	Commercial art and graphic design	P	P	P																
7361	Employment agencies							P	P	P										
737	Computer and data processing services							P	P	P										
751	Automotive rentals, no drivers SP EXC					S														
752	Automobile parking					P				P								P		P
753	Automotive repair shops SP EXC	S	S	S	S															
754	Automobile services, except repair SP EXC	S	S	S	S															
762	Electrical repair shops	P	P	P																
763	Watch, clock, and jewelry repair	P	P	P																
764	Reupholstery and furniture repair					P														

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CENTRAL URBAN  
 MAXIMUM ALLOWABLE FLOOR AREA  
 SECTION

10.6.T

COMMERCIAL LAND USE TYPE	CENTRAL URBAN
MINOR*	
Total Location	80,000
Single Site or Quadrant	20,000
Single Structure	20,000
NEIGHBORHOOD**	
Total Location	400,000
Single Site or Quadrant	100,000
Single Structure	100,000
COMMUNITY	
Total Location	800,000
Single Site or Quadrant	200,000
Single Structure	200,000

\*Maximum 10,000 gross square feet, if located on a local street.

\*\*Only one neighborhood commercial site (quadrant) will be permitted at the intersection of a major collector and arterial road. The maximum allowable commercial development permitted at the neighborhood commercial area located at the intersection of two major collectors is 50,000 sq. ft. g.s.l.a.

SECTION 10.6.U.  
MINIMUM  
CENTRAL

DEVELOPMENT  
URBAN

STANDARDS  
DISTRICT

DEVELOPMENT TYPE					
	LOW DENSITY RESIDENTIAL	COMMERCIAL	OFFICE/MEDIUM & HIGH DENSITY RESIDENTIAL	INDUSTRIAL	COMM. SERVICES; ACTIVE REC.; PUBLIC, PRIMARY & SECONDARY SCHOOLS
	CLUSTER	NONCLUSTER	NONCLUSTER	LIGHT	
MINIMUM SETBACKS (FT)					
Front Yard					
Building	10	10	10	30	25
Parking	2	2	2	30	40
Corner Yard					
Building	10	2	10	30	25
Parking	2	10	2	30	40
Side Yard					
Building	5	5	5	30	20
Parking	2	2	2	30	20
Rear Yard					
Building	15	15	15	30	30
Parking	2	2	2	30	10
MAXIMUM % IMPERVIOUS					
SURFACE AREA	85	85	85	40	65
MAX. HEIGHT BLDG.					
ENVELOPE PERIMETER	35	[#2]	[#3]	35[#3]	35
MAXIMUM HEIGHT PER					
ADDITIONAL SETBACK	1/1	1/1	1/1	1/1	1/1
TOTAL MAXIMUM HEIGHT	45	45	45	45	45
MIN. LOT AREA (ACRES)	0.125	0.05	0.05	2.0	--
MINIMUM LOT FRONTAGE	15	15	15	100	--
MAX. BULK GROSS SQ. FT.					
INDIVIDUAL BLDG. SIZE	--	--	[#3]	[#3]	--

\*This number applies to the perimeter setback only.

\*\*Minimum percent pervious of developable portion of site.

\*\*\*This height applies to habitable portion of an industrial structure.

NOTES:		
#1 - Privately owned active recreation uses available to the public on a fee basis shall comply with the commercial development type standards set forth for this district.	#2 - If the non-low-density residential structure is located within 200 feet of a low-density residential structure and is adjacent to the low-density structure (not separated from that structure by a structure not utilized for low-density residential purposes), then the total maximum height shall be limited to 25 feet unless the closest low-density residential structure is 25 feet in height or taller, in which case the non-residential structure shall be limited to 35 feet in height.	#3 - If the office or light industrial use is located within 200 feet of a low-density structure or property subdivided for low-density residential use and is adjacent to the low-density structure or subdivision (not separated from that structure by a structure not utilized for low-density purposes), then the total maximum individual building size shall be no greater than 10,000 gross feet floor area; in other instances, individual building size shall be no greater than 20,000