

**Sec. 10-239.1. CU-12 Central Urban District.**

See the following chart for district intent, permitted uses, dimensional requirements, and notes for the CU-12 Central Urban District:

**CU-12 Central Urban District**

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The CU-12 district is intended to:</p> <ul style="list-style-type: none"> <li>• Provide a variety of low to medium density housing types with densities ranging from a minimum of 4 dwelling units per acre to a maximum of 12 dwelling units per acre;</li> <li>• Promote infill and redevelopment of existing residential urban areas with sufficient supporting infrastructure, accessibility to services, and proximity to the Downtown and Universities;</li> <li>• Promote compatibility with and encourage the maintenance of residential enclaves located immediately beyond the Downtown area through emphasis on residential land use, limitations on development intensity, and use of design standards; and</li> <li>• Promote pedestrian and bicycle mobility.</li> </ul> <p>The CU-12 district may only be utilized in the Central Urban Comprehensive Plan Category.</p> <p>The CU-12 district is not subject to the Tallahassee Land Use Development Matrix found in Section I-10 (IV) of the Tallahassee/Leon County Comprehensive Plan.</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>	<ol style="list-style-type: none"> <li>1) Community facilities related to residential uses, including religious facilities, police/fire stations, libraries, and elementary, middle, and high schools. Other community facilities may be allowed in accordance with Section 18.1 of these regulations.</li> <li>2) Day care centers.</li> <li>3) Live-work units as defined by the Tallahassee/Leon County Comprehensive Plan.</li> <li>4) Nursing homes and other residential care facilities.</li> <li>5) Other uses, which in the opinion of the Land Use Administrator, are compatible to uses in this district.</li> <li>6) Passive public park.</li> <li>7) Public park, with playgrounds and active recreation, limited to daytime hours.</li> <li>8) Public community center/meeting building (non-commercial use only)</li> <li>9) Residential – any unit type, including townhouses.</li> </ol>	<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>

**DEVELOPMENT STANDARDS**

Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks or Separations				6. Maximum Density and Building Intensity Restrictions		
	a. Lot Area	b. Lot Width (See #18)	c. Lot Depth	a. Front	b. Side Interior Separation (See #18)	c. Side-Corner Lot	d. Rear	a. Density	b. Building Size	c. Building Height [See #9]
Residential	N/A	25 ft.	65ft.	Building: 10 ft	Building: 5 ft between structures	Building: 5 ft	Building: 25 ft	12 du/acre	Gross building floor area/acre: 16,000 sq. ft Maximum foot print: 3,000 sq. ft. per individual building.	Flat roof: 35 ft. Pitched roof: 45 ft.
Non-Residential	N/A	25 ft.	65ft.	Building: 15 ft.	Building: 10 ft between structures	Building: 5 ft	Building: 25 ft	N/A	Gross building floor area/acre: 16,000 sq. ft Maximum foot print: 3,000 sq. ft. per individual building.	Flat roof: 35 ft. Pitched roof: 45 ft.

- 7) **Building orientation:** The principal building entryway shall be oriented to the street and be designed to provide direct pedestrian access from that street. Where buildings are equidistant to two or more streets, the principal building entryway may be located on either street.
- 8) **Building design:**
  - Building facades shall incorporate significant architectural detailing and spatial articulation.
  - Building designs shall utilize high quality natural materials including but not limited to; stucco, brick, stone, glass, steel and concrete.
  - Windows shall be required on all exterior sides of habitable structures. On all exterior walls, no less than 25 percent of the wall area shall be windows.
  - All residential buildings shall provide a covered principal entryway.
- 9) **Building height:** In order to maintain compatibility with the scale of existing neighborhoods, all new or renovated buildings located on a street segment where the majority of the existing structures are 2 stories or less shall set-back all stories above the second floor a minimum of 15 feet from the front wall of the building. Flat roof areas created by the setback may be used as an outdoor, unroofed balcony or terrace.
- 10) **Parking requirements** are governed by Section 10-389 of this code with the following exceptions:
  - Structured parking: Off-street parking may be provided as an accessory use within a structure provided that active uses are located along a minimum of 75 percent of all walls adjacent to streets or pedestrian areas.
  - Garages for single-family, duplex, and townhouse units shall have one door that is no more than 10 feet wide and shall be set back a minimum of 10 feet from the front wall of the building.
  - Parking spaces located in front of a residence shall be limited to one exterior parking space per residence, no larger than 10 feet wide by 20 feet long, not including the entry apron. Parking spaces may not encroach upon or block public or private sidewalks. Sidewalks shall not be utilized as any part of a parking space.
- 11) **Fencing restrictions:** Barbed wire, razor wire, barbs and spikes (except decorative elements), and similar elements shall be prohibited. Chain link fences are permitted only when not visible from any public right of way, except when surrounding public and private utility structures.
- 12) **Street frontage sidewalk – minimum width:** 10 feet along arterial and major collector streets; 5 feet along other public streets, except alleys.
- 13) **Lighting standards** are governed by Section 10-427 of this code.
- 14) **Commercial, for-profit recreation uses** are prohibited.
- 15) **Drive-through:** Drive-in and drive-through uses are prohibited in this district.
- 16) **Buffers:** Development in the CU-12 district is exempt from Section 10-177, Buffer zones. The following standards shall apply:
  - No buffer is required when the same uses are located adjacent to each other. For example: single-family residential adjacent to single-family residential, non-residential adjacent to non-residential.
  - A Type B buffer is required when any residential use is located adjacent to a non-residential use.
- 17) **Corner buildings:** All Non-residential buildings located on a corner shall:
  - Create a prominent corner entrance by notching or angling the primary building entrance to address the corner,

<b>DEVELOPMENT STANDARDS</b>			
	<b>4. Minimum Lot or Site Size</b>	<b>5. Minimum Building Setbacks or Separations</b>	<b>6. Maximum Density and Building Intensity Restrictions</b>
	<ul style="list-style-type: none"> <li>• Provide equivalent fenestration, architectural detailing and articulation on both street facades,</li> <li>• To add additional emphasis to the building entry, taller structural elements are encouraged at the corner of the building.</li> </ul>		
18) <i>Townhouses</i> are exempt from building side interior separation, and minimum lot width requirements.			