

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>	<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, 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) Non-medical offices and services, including business and government offices and services. 10) Nursing homes and other residential care facilities. 11) Personal services (barber shops, fitness clubs, etc.) 12) Repair services, non-automotive; outdoor storage prohibited. 13) Residential – any dwelling unit type. 14) Restaurants, without drive-in facilities. 15) Retail bakeries. 16) Retail food and grocery. 17) Retail florists. 18) Retail newsstand, books, greeting cards. 19) Structured parking, when combined with other allowed principal use. 20) Social, fraternal, and recreational clubs and lodges, including assembly halls. 21) Studios for photography, music, art, dance, drama, and voice. 22) Tailoring. 23) Veterinary services, including veterinary hospitals. \ 24) 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>

DEVELOPMENT STANDARDS										
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Density and Building Intensity Restrictions		
	a. Lot or Site area	b. Lot Width	c. Lot Depth	a. Front	b. Side- Interior (See #16)	c. Side-Corner lot	d. Rear	a. Density:	b. Building Size	c. Building Height (See #9)
Residential - all	N/A	N/A	N/A	10 feet	5 feet	10 feet	10 feet	26 du/ac (4 du/ac minimum)	Gross building floor area/acre: 30,000 sq. ft Maximum foot print: 6,500 sq. ft. per individual building.	55 ft.
Non-Residential Use	N/A	N/A	N/A	10 feet	5 feet	10 feet	10 feet	N/A	Gross building floor area/acre: 30,000 sq. ft Maximum foot print: 6,500 sq. ft. per individual building.	55 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:*
 - a. Windows shall be required on all exterior walls of structures adjacent to public rights of way (excluding alleys) or pedestrian areas at eye-level (between 3 and 8 feet above grade). On all exterior walls, no less than 20 percent of the wall area shall be windows. Reflective glass is prohibited.
 - b. All residential buildings shall provide a covered principal entryway.
- 9) *Building height:*
 - a. Any structure, or portion thereof, located within 200 feet of an adjoining RP zoned parcel, as measured from the property line to the closest vertical construction element, shall be limited to: 35 ft.
 - b. 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:
 - a. 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 public rights of way (excluding alleys) or pedestrian areas.
 - b. 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.
 - c. On-site, surface parking shall be located internal to the block or at the rear of the built structures, and shall not be located between the building front and the street. Single-family and duplex residences are exempt.
 - d. Side-loaded parking: Where site constraints necessitate, side-loaded parking with a landscaped screen (Sec. 5-85) is an alternative.
 - e. Parking spaces shall not encroach upon or block public or private sidewalks.
- 11) *Street frontage sidewalk – minimum width:* 10 feet along arterial and major collector streets; 7 feet along other public streets, except alleys.
- 12) *Lighting standards* are governed by Section 10-427 of this code.
- 13) *Drive-through:* Drive-in and drive-through uses are prohibited in this district.
- 14) *Buffers:* Development within the CU-26 district is exempt from Section 10-177, Buffer zones. The following standards shall apply:
 - a. Type A buffer and an opaque fence or wall is required where medium- and high-density development and non-residential development abut existing single-family detached homes.
 - b. Type B buffer is required when uses in the district abut CU-18 or CU-45.
 - c. Provisions of Section 10-177 shall apply where parcels abut any other less dense or intense zoning districts.
- 15) *Corner buildings:* All Non-residential and high-density residential buildings located on a corner shall create a prominent entrance to address the corner.
- 16) *Townhouses* are exempt from building side interior setbacks.