

Section 10-205 UV University Urban Village District.

1. District Intent	PERMITTED USES		
	2. Principal Uses		3. Special Exceptions and Accessory Uses
<p>The UV University Urban Village District is intended to be located in areas in the Gaines Street Urban Infill and Redevelopment Area as designated in the Comprehensive Plan. This may include areas designated downtown, university transition, and/or central urban on the future land use map of the comprehensive plan and includes West Gaines Street between Railroad Avenue and Lake Bradford Road, with specific boundaries as depicted on the Official Zoning Map and zoning atlas downtown area map series.</p> <p>This District is established for the purpose of creating a high-intensity urban activity corridor. The area is envisioned as a primary local destination for living, working, shopping, and entertainment. Interesting shop fronts, out door dining, and opportunities for people watching are vital to the intended street character. The primary intent of this district is to promote redevelopment in a balanced mix of residential and commercial uses at a greater intensity than in the adjacent districts and in attached buildings, with a new, dynamic, and very urban character. The regulations are designed to encourage a pedestrian orientation.</p> <p>The residential density shall not be less than 16 dwelling units per acre and shall not exceed 100 dwelling units per gross acre. The minimum building height is 2 stories and the maximum height varies depending on geographic location in the district.</p> <p>Development standards for this zoning district are established with the downtown overlay regulating plan map series and applicable sections of division 4.</p>	<ol style="list-style-type: none"> 1. Accounting, Auditing, & Bookkeeping Services 2. Administration of Educational Programs 3. Advertising Agencies 4. Banks & Other Financial Institutions 5. Bookstores 6. Camera & Photographic Supply Stores 7. Catalog & Mail Order Houses 8. Coin Operated Amusements 9. Community facilities including police/fire stations; libraries with less than 7,500 square feet; vocational schools; colleges & universities 10. Computer & Computer Software Stores 11. Computer Programming & Data Processing Services 12. Consumer Credit Reporting Agencies 13. Courier Services 14. Dance Studios & Halls 15. Day Care Centers 16. Engineering, Architectural, & Surveying Services 17. Executive, Legislative, & General Government, Except Finance 	<ol style="list-style-type: none"> 18. Gift, Novelty, & Souvenir Stores 19. Hobby, Toy, Game Shops 20. Home Health Care Services 21. Hotels and Bed & Breakfast Inns 22. Indoor theatres 23. Insurance Agents, Brokers, & Services 24. Insurance Carriers 25. International Affairs 26. Jewelry Stores 27. Laundromats, Laundry & Dry Cleaning Pick-up Stations 28. Legal Services 29. Luggage & Leather Goods Stores 30. Mailing Services, Reproduction, Commercial Art 31. Management & Public Relations Services 32. Medical and Dental Offices and Labs 33. Membership Organizations 34. Miscellaneous General Merchandise Stores 35. Miscellaneous Personal Services (the following are prohibited: steam baths, Turkish baths) 	<p>(1) Special Exception Uses:</p> <ol style="list-style-type: none"> a. Botanical & Zoological Gardens b. Off-Street Parking Facilities c. Passenger Car Rental d. Single-Family Attached Dwellings e. Internet switching stations <p>(2) Accessory Uses:</p> <ol style="list-style-type: none"> a. 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 that 33 percent of the floor area or cubic volume of the principle use or structure, as determined by the Land Use Administrator. b. Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.

<p>UV University Urban Village District (continued)</p>	<ul style="list-style-type: none"> 36. Miscellaneous Retail Stores (with the following exceptions: auction rooms, awnings, fireworks, hot tubs, gravestones, ice dealers, monuments, sales barns, swimming pools, tombstones, whirlpools) 37. Multiple Family Dwellings 38. Museums & Art Galleries 39. Musical Instrument Stores 40. News Dealers & Newstands 41. News Syndicates 42. Paint, Glass, & Wallpaper Stores (decor only) 43. Personal services (barber and beauty shops, fitness clubs, etc.) 44. Personnel Supply Services 45. Photofinishing Laboratories 46. Public Finance, Taxation, & Monetary Policy 47. Radio, Television, & Publishers' Advertising Representatives 48. Radio, Television, Consumer Electronics Stores 49. Real Estate 50. Record, Pre-recorded Tapes, & Compact Disc Store 51. Rental and Sales of Video Tapes, Games and DVDs 52. Research Organization, Commercial & Noncommercial 53. Restaurants & Drinking Places Including Outdoor Dining 54. Retail Apparel and Accessory Stores 55. Retail Bakeries 	<ul style="list-style-type: none"> 56. Retail drug store 57. Retail florist 58. Retail Food and Grocery 59. Retail Home Furniture 60. Retail Optical Goods 61. Reupholstery & Furniture Repair 62. Rooming & Boarding Houses (except dorms) 63. Security & Commodity Brokers, Dealers, Exchanges, & Services 64. Sewing, Needlework, & Piece Goods 65. Shoe Repair & Shoeshine Parlors 66. Social Services (Community Development & Improvement Groups & Organizations only) 67. Stationery Stores 68. Studios for Photography, Music, Art, Dance, Drama, & Voice 69. Tax Return Preparation Services 70. Theatrical Producers (except Motion Picture) 71. Tobacco Stores & Stands 72. Tour Operators 73. Travel Agencies 74. Used Merchandise Stores 75. Valet Parking 76. Variety Stores 77. Watch, Clock, & Jewelry Repair 	
--	---	---	--