

Sec. 10-239.2. CU-18 Central Urban District

See the following chart for district intent, permitted uses, dimensional requirements, and notes for the CU-18 Central Urban District:

<i>1. District Intent</i>	<i>PERMITTED USES*</i>	
	<i>2. Principal Uses</i>	<i>3. Accessory Uses</i>
<p>The CU-18 district is intended to:</p> <ul style="list-style-type: none"> • Provide a variety of medium density housing types with densities ranging from a minimum of 4 dwelling units per acre to a maximum of 18 dwelling units per acre; • Provide for office uses up to 22,000 square feet per acre; • Provide access to convenience shopping and service businesses for area residents up to 20,000 square feet per acre. At a local street intersection, the maximum allowable is up to 10,000 square feet per acre; • Promote infill and redevelopment of existing residential urban areas with sufficient supporting infrastructure, accessibility to services, and proximity to the Downtown and Universities; • Promote compatibility between adjacent residential and non-residential uses by establishing development and design standards; and • Promote pedestrian and bicycle mobility <p>The CU-18 district may only be utilized in the Central Urban Comprehensive Plan Land Use Category. The CU-18 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>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 facilities. 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 and middle schools. Vocational schools are prohibited. 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) Mailing services. 8) Medical and dental offices and services, laboratories, and clinics. 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) Pet daycare. 13) Public park, with playgrounds and/or active recreation, limited to daytime hours. 14) Repair services, non-automotive; outdoor storage prohibited. 15) Residential – any dwelling unit type. 16) Restaurants, without drive-in facilities. 17) Retail bakeries. 18) Retail food and grocery. 19) Retail florists. 20) Retail newsstand, books, greeting cards. 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>