

Sec. 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 | |
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| | 2. Principal Uses | 3. Accessory Uses |
| <p>The CU-12 district is intended to:</p> <ul style="list-style-type: none"> • 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; • 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 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 • Promote pedestrian and bicycle mobility. <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> <p>Development standards for this zoning district are established within Division 4 applicable to the MMTD.</p> | <ol style="list-style-type: none"> 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. 2) Day care centers. 3) Live-work units as defined by the Tallahassee/Leon County Comprehensive Plan. 4) Nursing homes and other residential care facilities. 5) Other uses, which in the opinion of the Land Use Administrator, are compatible to uses in this district. 6) Passive public park. 7) Public park, with playgrounds and active recreation, limited to daytime hours. 8) Public community center/meeting building (non-commercial use only) 9) Residential – any unit type, including townhouses. | <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> |

