Section 10-242 UT University Transition District.

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	PERMITTED USES								
1. District Intent	2. Principal U				3. Accessory Uses				
University Transition is intended to;					1) A use or structure on the same lot				
be a compact land use category that provides	1)	Advertising agencies.	36)	Photographic studios, portrait.	with, and of a nature				
higher density residential opportunities and	2)	Antique shops	37)	Physical fitness, gyms.	customarily incidental and				
student oriented services near the campuses;	3)	Beauty & barber shops.	38)	Public community center/meeting building	subordinate to, the principal use				
• protect existing residential neighborhoods	4)	Book & stationary stores.		(non-commercial use only).	or structure and which				
located away from the campuses from student	5)	Banks, credit unions, financial institutions without	39)	Radio and Television broadcasting.	comprises no more than 33				
housing encroachment; and		drive through facilities.	40)	Rental and sales of home movies & games.	percent of the floor area or				
• transition industrial and lower density	6)	Banks, credit unions, financial institutions with drive-	41)	Repair services, non-automotive.	cubic volume of the principal				
residential uses to vibrant urban areas.		through facilities (only allowed on parcels fronting	42)	Residential – any type.	use or structure, as determined				
		West Pensacola St. between Cactus Drive and Lipona	43)	Restaurants and drinking establishments	by the Land Use Administrator.				
Higher density residential development of up to 50		Road).		without drive through facilities	2) Light infrastructure and/or utility				
du/ac to provide housing opportunities for students	7)	Camera & photographic supply stores.	44)	Restaurants with drive-through facilities	services and facilities necessary				
and downtown professionals. Smaller scale retail	8)	Civic & social associations.		(Only allowed on parcels fronting West	to serve permitted uses, as				
commercial shall provide essential services to	9)	Colleges & universities – educational facilities,		Pensacola St. between Cactus Drive and	determined by the Land Use				
immediate residents and ancillary needs of		administrative offices, athletic & intramural fields and		Lipona Road).	Administrator.				
universities. Pedestrian pathways, trails, and transit		stadiums.	45)						
facilities shall be designed to connect universities,	10)	Commercial art & graphic design.		clothing & accessories, video, records/					
downtown, civic/arts center, and residential and	11)	•		compact discs, electronics, drug store					
commercial areas to reduce automobile		including religious facilities, police/fire stations,		without drive-through facilities, drug store					
dependence. Pedestrian oriented design controls		elementary and secondary schools, and, libraries.		with drive-through facilities, (Only allowed					
shall be employed to provide land use		Other community facilities may be allowed in		on parcels fronting West Pensacola St.					
compatibility. The University Transition zoning		accordance with Section 10-413 of these regulations.		between Cactus Drive and Lipona Road).	4. Special Exception Uses				
district is allowed in the UT Future Land Use Map	12)	1 1 5		florist, food & grocery, furniture, home	1) Automotive rentals, parking,				
area, located generally within the rectangle created	13)			appliances, home/garden supply, hardware,	repairs, & service.				
by the Florida State Univ. main campus, Florida		Day care centers.		jewelry, needlework/knitting, newsstands,	2) Commercial sports.				
A&M Univ., Tallahassee Community College/	,	Employment agencies.		books, greeting cards, package liquor,	3) Taxicab operations.				
Lively Technical Institute campuses, and	16)			picture framing, trophy stores, shoes,	4) Off-street parking facilities				
Innovation Park. The Gaines Street Revitalization	17)			luggage, leather goods, used goods.	(applicable to properties in the				
Plan study area is excluded from this area.	18)	Hotels, motels, bed & breakfasts.	46)		Downtown Overlay).				
	19)	Indoor amusements (bowling, billiards, arcades).	47)	e e					
To encourage pedestrian-oriented redevelopment,	20)	, , ,	48)	1 '	(Section 10-422 applies)				
innovative parking strategies, mixed use		drive through facilities.	49)	1 22 1					
development, and other urban design features	21)	, , ,	50)						
within the Central Core (defined in Comprehensive		drive-through facilities (Only allowed on parcels		clubs/assemblies.					
Plan), a 25% density bonus is available subject to		fronting West Pensacola St. between Cactus Drive and	51)						
the provisions of Sec. 10-289 of this code.	223	Lipona Road).		along a minimum of 75 percent of all walls					
	22)			adjacent to public streets and pedestrian					
Development standards for this zoning district	23)	Mailing and postal services.	52	areas.					
are established within Division 4 applicable to	24)		52)						
the MMTD.	25)	Moving the actors and approhitheaters	52)	voice.					
	26) 27)		53)	C					
	28)	Museums & art galleries. Musical instrument stores.	54) 55)	E					
	28)	News dealers and newsstands.	56)	•					
	30)		57)						
	30)	insurance, real estate, and governmental.	58)	• • •					
	31)		30)	motor vehicle fuel sales which were legally					
	32)			established and in existence on 11-20-2007.					
	33)		59)						
	34)			Land Use Administrator, are of a similar or					
	- /	Photocopying & duplicating services.		compatible nature to the uses and intent					
	33)	1 nototopying & dupirouning sorvices.		described in this district.					
				described in this district.					