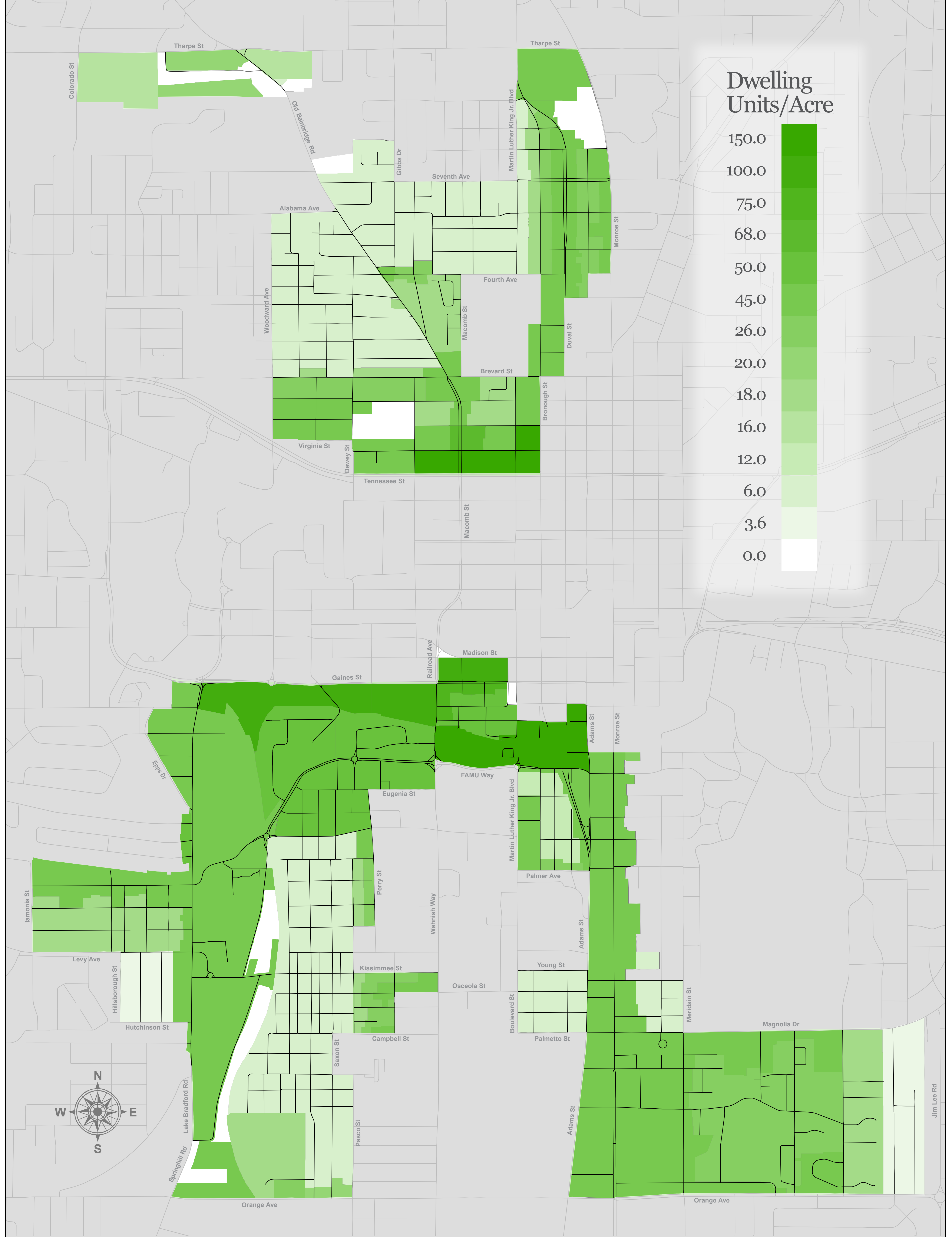
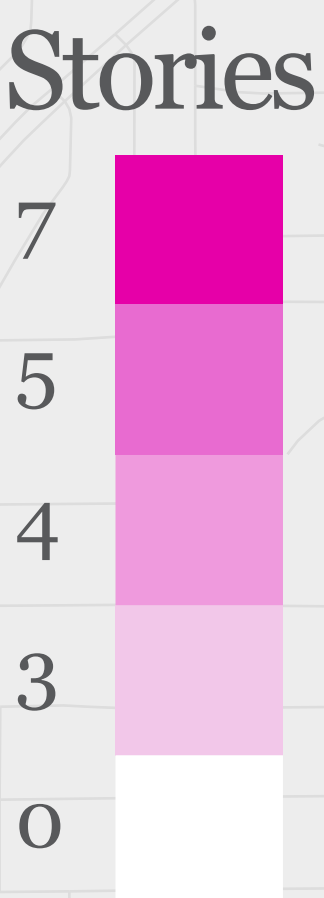
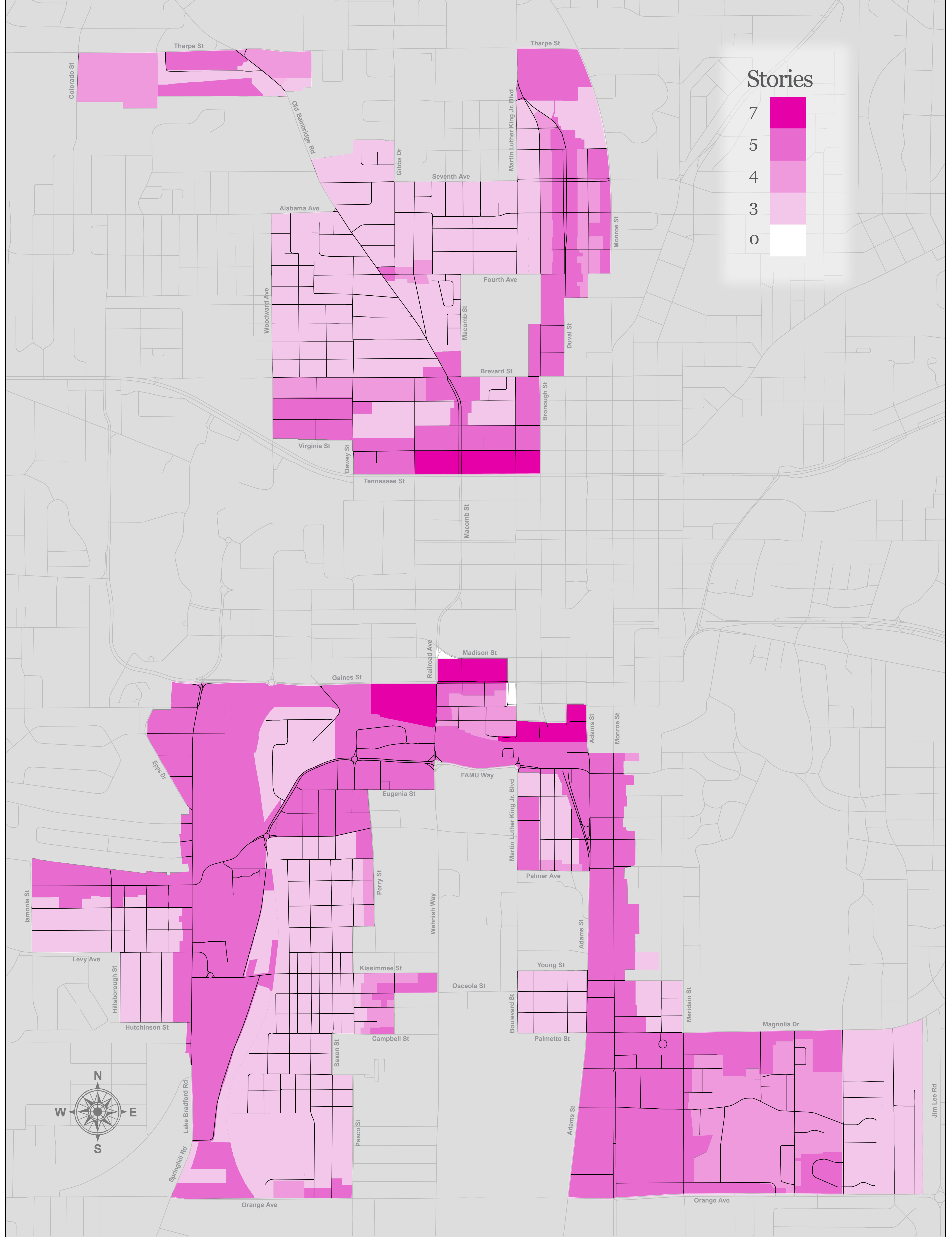


Frenchtown/Southside CRA
Maximum Commercial Intensity



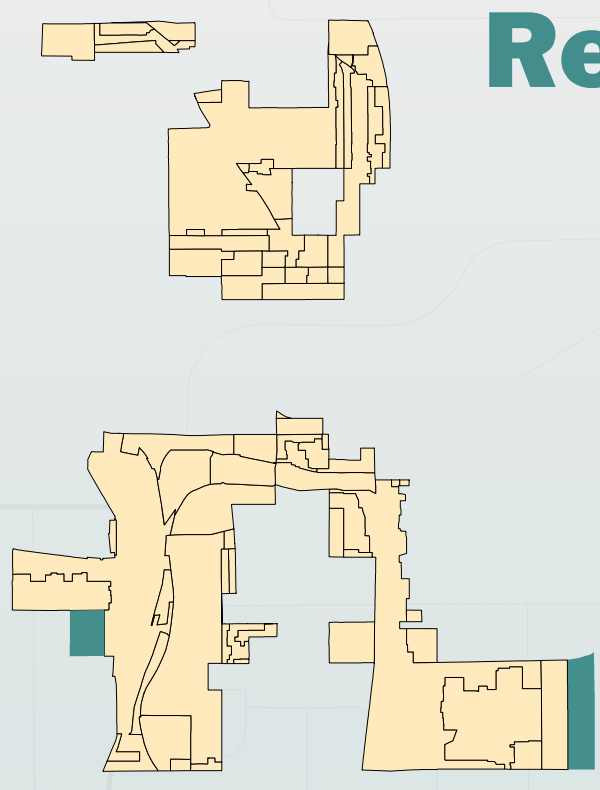
Frenchtown/Southside CRA
Maximum Residential Density



Frenchtown/Southside CRA
Maximum Building Height

Max. Height: Three Stories

Residential Preservation 1 (RP-1)

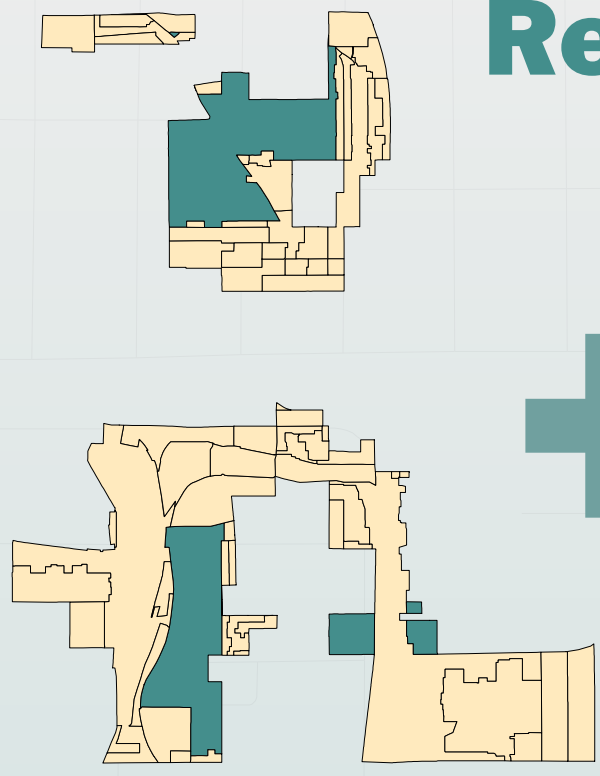


Single-Family Dwelling



Community Facility

Residential Preservation 2 (RP-2)

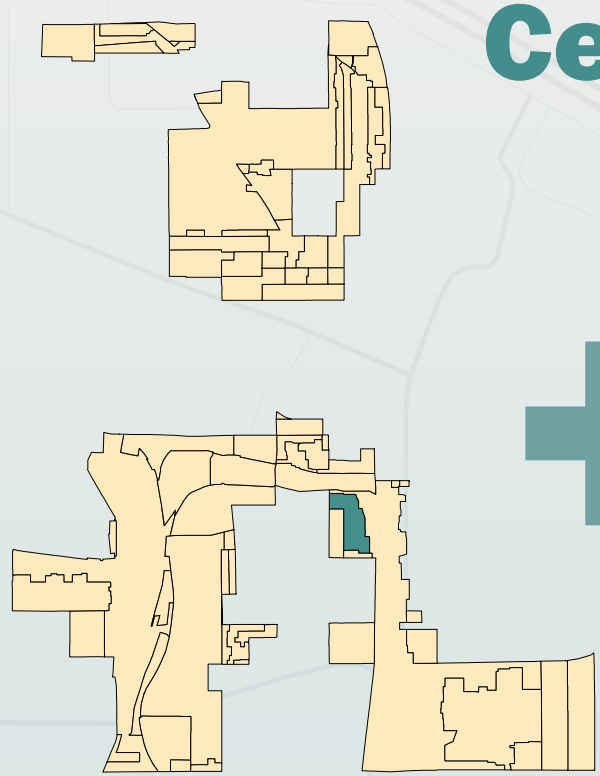


Duplex



Single-Family Attached
(max. two units)

Central Urban 12 (CU-12)



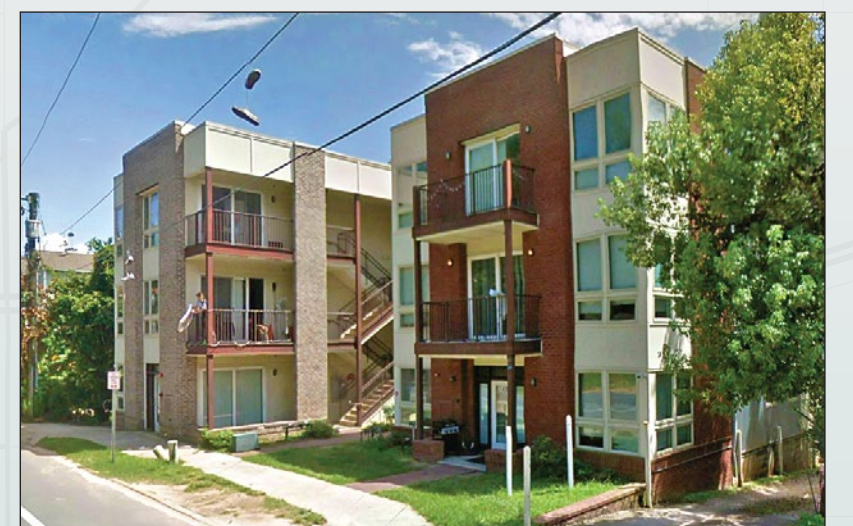
Live/Work



Single-Family Attached

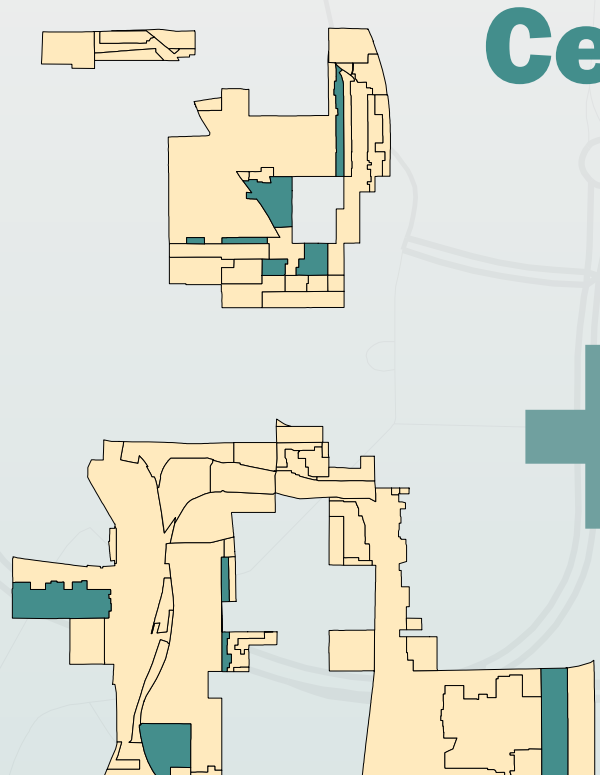


Quadraplex



Apartment

Central Urban 18 (CU-18)



Office

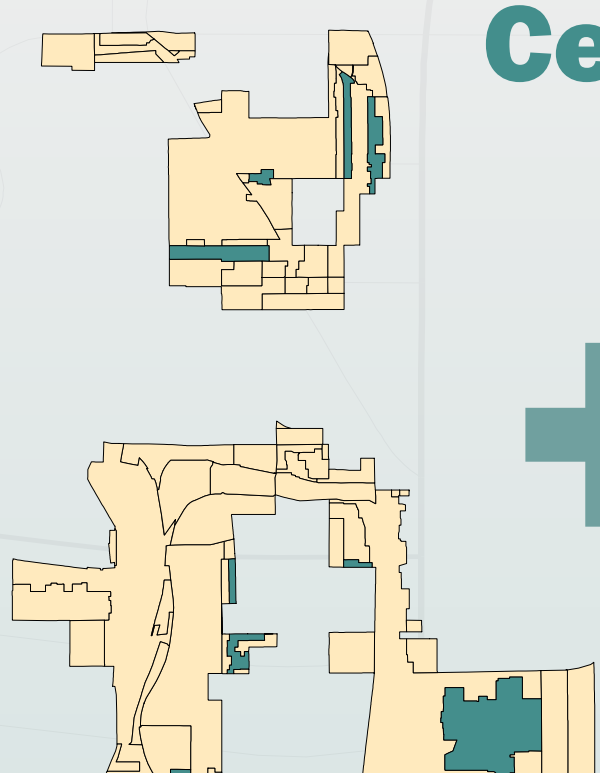


Retail



Restuarant

Central Urban 26 (CU-26)

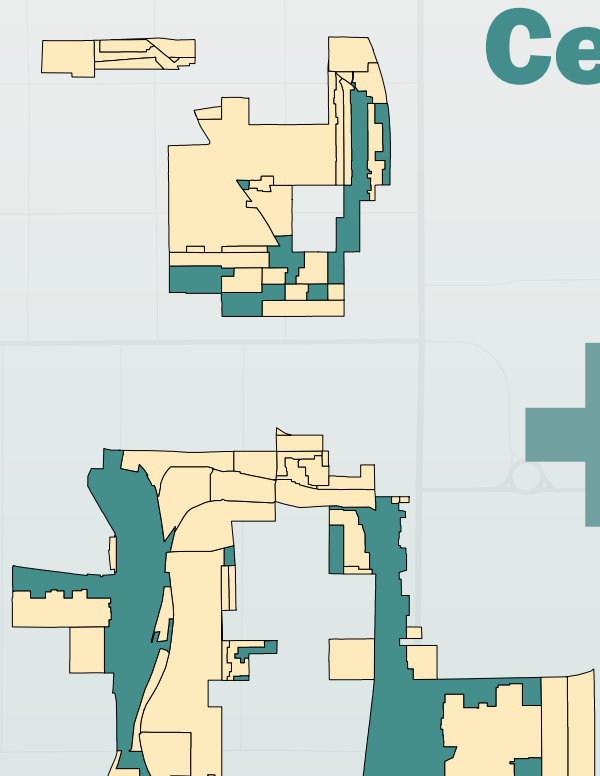


Hotel



Structured Parking

Central Urban 45 (CU-45)



Theater



Fuel Sales



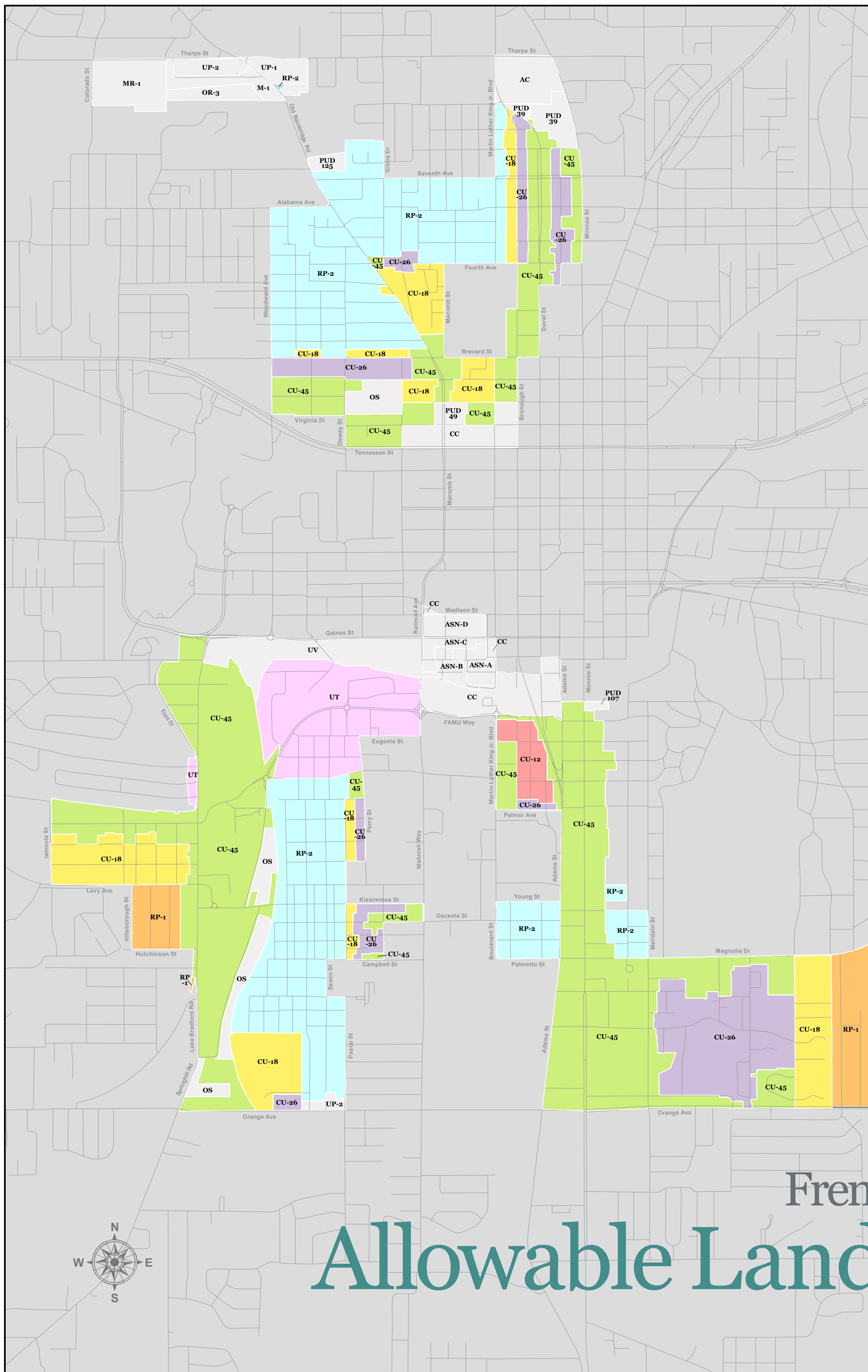
Warehouse

Max. Height: Four Stories

Max. Height: Five Stories

For illustrative purposes only. Images represent allowable land uses, not development intensities. See the Tallahassee Development Code for development regulations.

Frenchtown/Southside CRA Allowable Land Uses: RP & CU Zones



	Residential Preservation - 1 (RP-1)	Residential Presevation - 2 (RP-2)	Central Urban 12 (CU-12)	Central Urban 18 (CU-18)	Central Urban 26 (CU-26)	Central Urban 45 (CU-45)	University Transition (UT)
Residential							
Single-Family Dwelling	✓	✓	✓	✓	✓	✓	✓
Two-Family Dwelling (Duplex)		✓	✓	✓	✓	✓	✓
Townhouse (Single-Family Attached)		✓	✓	✓	✓	✓	✓
Multifamily (3+ units)			✓	✓	✓	✓	✓
Live/Work			✓	✓	✓	✓	✓
Non-residential							
Schools	Special Exception	Special Exception	✓	✓	✓	✓	✓
University Facilities							✓
Religious Organizations	Special Exception	Special Exception	✓	✓	✓	✓	✓
Nursing Homes			✓	✓	✓	✓	
Day Care Centers			✓	✓	✓	✓	✓
Personal Services				✓	✓	✓	✓
Offices				✓	✓	✓	✓
Retail				✓	✓	✓	✓
Restaurants				✓	✓	✓	✓
Bed and Breakfast Inns				✓	✓	✓	✓
Hotels					✓	✓	✓
Parking Structures					✓	✓	✓
Drinking Establishments						✓	✓
Indoor Theaters/Recreation						✓	✓
Automotive Services						✓	
Recreation							
Nature Trails	✓	✓					
Court/Field Sports		Restricted	✓	✓	✓	✓	✓
Public Park			✓	✓	✓	✓	✓
Public Community Center			✓	✓	✓	✓	✓
Public Administration							
Police Stations		Special Exception	✓	✓	✓	✓	✓
Fire Stations		Special Exception	✓	✓	✓	✓	✓
Libraries			✓	✓	✓	✓	✓

This table represents a summary of allowable land uses for a selection of zoning districts. For specific allowances and restrictions, refer to the Tallahassee Land Development Code or call City of Tallahassee Department of Growth Management at 850-891-7100.

Frenchtown/Southside CRA

Allowable Land Uses: RP, CU & UT Zones