

EAST STUART NEIGHBORHOOD

Existing Land Development Regulations

To further aid in the review of the proposed draft code, the following pages are the existing Land Development Regulations for the East Stuart Neighborhood Study Area. Key standards have been summarized in chart form for easy comparison to the proposed *Draft East Stuart Neighborhood Code*.

They include:

- Development standards (i.e. setbacks and permitted height),
- Permitted uses, and
- Parking standards.

All existing zoning codes for the City can also be found on **Municode**.

If you have any questions or comments, please contact:

Jessica Cortor Seymour, RA, LEED AP

Principal Program Coordinator, Treasure Coast Regional Planning Council

(772) 221-4060 | jseymour@tcrpc.org

Best regards,
Jessica Seymour

COMPARISON CHART: EXISTING & PROPOSED DEVELOPMENT STANDARDS REVIEW DOCUMENT- EAST STUART

Below is a comparison chart of the Development Standards under the current Land Development Regulations within the East Stuart Neighborhood Study Area and the proposed zoning change for Business Mixed Use (BMU).

	Existing BMU	Proposed BMU
Lot Size		
Lot area, minimum in sf	None	None
Lot width, minimum in feet	None	None
Height		
Building height, maximum in stories	3 / CU 4	3 ¹
Building height, maximum in feet	35' / CU 45'	40'
Ground story height, minimum in feet	Not Applicable	Not Applicable
Density		
Residential density, max in units/acre	15 / CU 30	17 / 30 CU
Non-Residential, maximum FAR	Not Applicable	Not Applicable
Coverage		
Impervious surface, maximum in %	See Sec. 6.03	See Sec. 6.03
Building Placement		
Front setback	0' on MLK, East, Central /15'	5'-20'
Side setback at property line	5' 2-stories 10' 3-stories	5'
Side setback at street	5' 2-stories 10' 3-stories	10'
Rear setback	20'	10'
Building Types		
Outbuilding	✔ 2-stories/25' & 5' rear/side setback	✔ 2-stories/25' & 5' rear/side setback
Accessory Dwelling Unit (ADU)	-	✔ 2-stories/25' & 5' rear/side setback
Footnote:		
¹ Four stories in height shall only be achieved through PUD and requires Community Workshop & Outreach as described in Sec. 3.02.01.J.1.c.		
CU indicated a Conditional Use. Conditional Use requires approval by the City Commission.		

COMPARISON CHART: EXISTING & PROPOSED DEVELOPMENT STANDARDS

REVIEW DOCUMENT- EAST STUART

Below is a comparison chart of the Development Standards under the current Land Development Regulations within the East Stuart Neighborhood Study Area and the proposed zoning change for General Residential Office (GRO).

	Existing GRO	Existing R-3/Office	Proposed GRO
Lot Size			
Lot area, minimum in sf	None	10,000-sf	None
Lot width, minimum in feet	None	100'	None
Height			
Building height, maximum in stories	3 / CU 4	3-4	3 ¹
Building height, maximum in feet	35' / CU 45'	35'-45'	35'
Ground story height, minimum in feet	Not applicable	Not applicable	Not applicable
Density			
Residential density, max in units/acre	15 / CU 30	10	17 / CU 30
Non-Residential, maximum FAR	Not applicable	<3.0 FAR 1 / <1.5 FAR 2	Not applicable
Coverage			
Impervious surface, maximum in %	65%	40%-50%	65%
Building Placement			
Front setback	15'	25'	10-20'
Side setback at property line	5' 2-stories / 10' 3-stories	5'-25' dependent on number of stories	5'
Side setback at street	5' 2-stories / 10' 3-stories	5'-25' dependent on number of stories	10'
Rear setbacks	20'	20'	10'
Building Types			
Outbuilding	✔ 2-stories/25' & 5' rear/side setback	Not applicable	✔ 2-stories/25' & 5' rear/side setback
Accessory Dwelling Unit (ADU)	✔ 1-story/12' or 2 stories above garage 25' & 10' rear, 5'side setback	Not applicable	✔ 2-stories/25' & 5' rear/side setback
Footnote:			
¹ Four stories in height shall only be achieved through PUD and requires Community Workshop & Outreach as described in Sec. 3.02.01.J.1.c.			
CU indicated a Conditional Use. Conditional Use requires approval by the City Commission.			

COMPARISON CHART: EXISTING & PROPOSED DEVELOPMENT STANDARDS REVIEW DOCUMENT- EAST STUART

Below is a comparison chart of the Development Standards under the current Land Development Regulations within the East Stuart Neighborhood Study Area and the proposed zoning change for Single Family Duplex (SFD).

	Existing SFD	Existing R-1	Proposed SFD
Lot Size			
Lot area, minimum in sf	None	7500-sf	None
Lot width, minimum in feet	None	75'	None
Height			
Building height, maximum in stories	2	3	2
Building height, maximum in feet	25'	35'	35'
Ground story height, minimum in feet	Not Applicable	Not Applicable	Not Applicable
Density			
Residential density, max in units/acre	17	7	17
Non-Residential, maximum FAR	Not Applicable	<0.75 FAR	Not Applicable
Coverage			
Impervious surface, maximum in %	65% ¹	50%	65%
Building Placement			
Front setback	15'	25'	10'-20' BTZ
Side setback at property line	5'	7.5'	5'
Side setback at street	5'	7.5'	10'
Rear setbacks	20'	15'	10'
Building Types			
Outbuilding	✔ 2-stories/25' & 5' rear/side setback	✔	✔ 2-stories/25' & 5' rear/side setback
Accessory Dwelling Unit (ADU)	✔ 1-story/12' or 2 stories above garage 25' & 10' rear, 5'side setback	-	✔ 2-stories/25' & 5' rear/side setback
Footnote:			
CU indicated a Conditional Use. Conditional Use requires approval by the City Commission.			

Below is a summaries chart of the Permitted Uses under the current Land Development Regulations within the East Stuart Neighborhood Study Area.

- CD is an abbreviation of Conditional Use- meaning the use may be permitted, but requires additional approval process.
- MU is an abbreviation of Mixed Use - meaning the use is permitted when combined with a commercial use.
- A “-” indicates a use that is not permitted.

Uses	Existing Zoning Districts				
	BMU	GRO	R-3/ Office	SFD	R-1
Residential Uses					
Single-family residences	-	✓	✓	✓	✓
Detached accessory dwelling unit, ancillary to a primary single-family structure, as defined in this Code. Refer to section 6.09.02, General standards and requirements	-	✓	✓	✓	✓
Duplex dwellings units	-	✓	✓	✓	-
Multi-family dwelling units	✓ Requires MU	✓ Allows MU	✓ Allows MU	-	-
Family day care home in a residence	-	✓	✓	✓	✓
Assisted living facilities of four or fewer persons (refer to supplemental standards in section 2.06.03)	-	-	✓	-	✓
Assisted living facilities of five or more persons (refer to supplemental standards in section 2.06.03)	-	-	✓ CU	-	-
Group home of six or fewer residents which otherwise meets the definition of a community residential home as defined in chapter XII	-	-	✓	✓	✓
Transient Residential Land Uses and Overnight Accommodations					
Hotels/motels	✓	-	-	-	-
Rooming and boarding houses	✓	✓	✓	-	-
Bed and breakfast inn	-	✓	✓	-	-
Institutional Uses					
Adult day care centers (< three acres)	✓ CU	✓ CU	✓ CU	-	-
Adult day care centers (< five acres)	-	-	✓ CU	-	-
Child care centers (< three acres)	✓ CU	✓	✓ CU	-	-
Child care centers (< five acres)	-	-	✓ CU	-	-
Community centers	✓	✓	✓	-	-
Funeral homes without crematoriums	-	-	-	-	-
Governmental buildings	✓	✓	✓	-	-
Libraries	✓	✓	✓	-	-
Museums	✓	-	-	-	-
Nursing homes	✓	✓	✓	-	-
Religious institutions (< three acres)	✓	✓	✓	-	-
Religious institutions (< five acres)	✓ CU	✓ CU	✓	-	-

Uses	Existing Zoning Districts				
	BMU	GRO	R-3/ Office	SFD	R-1
Religious institutions (> five acres)	✓ CU	✓ CU	✓ CU	-	-
Schools—Private, parochial, or technical (< three acres)	✓ CU	✓	✓ CU	-	✓ CU
Schools—Private, parochial, or technical (< five acres)	-	-	✓ CU	-	✓ CU
Commercial Uses					
Art shops/galleries	✓	-	-	-	-
Banks/financial institutions	✓	-	-	-	-
Barbershop, Beauty Salons, Specialty Salons	✓	-	-	-	-
Bars	✓	-	-	-	-
Catering shop	✓	-	-	-	-
Massage therapy establishment	✓	-	✓	-	-
Microbreweries and craft distilleries	✓	-	-	-	-
Office, business or professional	✓	✓	✓	-	-
Office, medical or veterinary	✓	✓	✓	-	-
Pain Management Clinics	-	-	✓ CU	-	-
Restaurants, convenience & general excluding drive-in/through	✓	-	-	-	-
Retail sales and service (intensive and non-intensive)	✓	-	-	-	-
Rooftop dining, as defined by this Code, is permitted as a major conditional use, and in accordance with the supplemental standards set forth in section 2.06.19.	✓	-	-	-	-
Studios (art, dance, music, exercise)	✓	-	✓	-	-
Theater, excluding drive-in theaters	✓	-	-	-	-
Recreational Uses					
Public Parks	✓	✓	✓	✓	✓
Utility & Service Uses					
Public facilities and services	✓	✓	✓	✓	✓
Public utility	✓	✓	✓	✓	✓
Telecommunication Uses					
Stealth telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure	✓	✓	✓	-	-
Agricultural Uses					
Community gardens pursuant to section 2.06.08 of this Code	✓	✓	✓	✓	✓
Urban farms pursuant to section 2.06.08 of this Code	✓	✓	-	✓	-
Storage, Transportation and Logistics Uses					
Government provided public parking garages and lots.	✓	-	-	-	-
Private parking garages and lots	✓ CU	-	-	-	-

Below is a summaries chart of the Parking Standards under the current Land Development Regulations within the East Stuart Neighborhood Study Area.

	Existing Zoning Districts				
	BMU	GRO	R-3/Office	SFD	R-1
Residential Uses					
Single-family residences	-	1 per unit	2 per unit	1 per unit	2 per unit
Detached accessory dwelling unit, ancillary to a primary single-family structure, as defined in this Code. Refer to section 6.09.02, General standards and requirements	-	0	0	0	0
Duplex dwellings units	-	1 per unit	1 per unit	1 per unit	-
Family day care home in a residence		2 per unit	2 per unit	2 per unit	2 per unit
Multi-family dwelling units	1 per unit	1 per unit	2 per unit	-	-
Assisted living facilities of four or fewer persons (refer to supplemental standards in section 2.06.03)	-	-	1 per 4 living unit + 1 per employee on shift	-	1 per 4 living unit + 1 per employee on shift
Assisted living facilities of five or more persons (refer to supplemental standards in section 2.06.03)	-	-	1 per 4 living unit + 1 per employee on shift	-	-
Group home of six or fewer residents which otherwise meets the definition of a community residential home as defined in chapter XII	-	-	1 per 4 living unit + 1 per employee on shift	1 per 4 bed + 1 per employee	1 per 4 living unit + 1 per employee on shift
Transient Residential Land Uses and Overnight Accommodations					
Hotels/motels	1 per room + 2 per 3 employees	-	-	-	-
Rooming and boarding houses	0.5 per unit	0.5 per unit	1 per unit		
Bed and breakfast inn	-	0.5 per unit	1 per room + 2 per 3 employees	-	-
Institutional Uses					
Adult day care centers	1 per 200-sf	1 per 200-sf	1 per 200-sf	-	-
Child care centers	1 per employee / 1 per 6 kids	1 per employee / 1 per 6 kids	1 per employee / 1 per 6 kids	-	-

	Existing Zoning Districts				
	BMU	GRO	R-3/Office	SFD	R-1
Community centers	1 per 300-sf	1 per 300-sf	1 per 300-sf		
Governmental buildings	1 per 300-sf	1 per 300-sf	1 per 300-sf		
Libraries	1 per 300-sf	1 per 300-sf	1 per 300-sf		
Museums	2 per 1000-sf + 2 bus spaces	-	-	-	-
Nursing homes	1 per 4 beds+ 1 per 2 employees	1 per 4 beds+ 1 per 2 employees	1 per 4 beds+ 1 per 2 employees	-	-
Religious institutions	1 per 4 seats	1 per 4 seats	1 per 4 seats	-	-
Schools—Private, parochial, or technical	Elementary or junior high school: 1 per classroom, plus 1 space per employee, plus 1 space for each 6 seats in auditorium or other areas that may be used for public assemblies; together with adequate stacking for pick-up/drop-off activities consistent with the student population. High school: 1 space per 3 students, plus 1 space per employee, plus adequate space for ancillary uses as described in other sections of this Code. Technical school: 1 per 10 student stations, plus 1 space per each employee, plus 20 visitor spaces.			1 per classroom, plus 1 space per employee, plus 1 space for each 6 seats in auditorium or other areas that may be used for public assemblies; together with adequate stacking for pick-up/drop-off activities consistent with the student population 1 space per 3 students, plus 1 space per employee, plus adequate space for ancillary uses as described in other sections of this code	
Commercial Uses					
Art shops/galleries	1 per 300-sf				
Banks/financial institutions	1 per 300-sf				
Barbershop, Beauty Salons, Specialty Salons	2 per station				
Bars	1 per 4 seat	-	-	-	-

INCLUDED FOR REFERENCE PURPOSE -
NOT CODE RECOMMENDATIONS

EXISTING PARKING STANDARDS

REVIEW DOCUMENT- EAST STUART

	Existing Zoning Districts				
	BMU	GRO	R-3/Office	SFD	R-1
Catering shop	1 per employee + 0.5 space delivery truck + 2 spaces per 1000-sf	-	-	-	-
Massage therapy establishment	1 per 300-sf	-	1 per 300-sf	-	-
Microbreweries and craft distilleries	1 per employee + 1 per 300-sf public space	-	-	-	-
Office, business or professional	1 per 350-sf	1 per 350-sf	1 per 300-sf	-	-
Office, medical, and veterinary	1 per 200-sf	1 per 200-sf	1 per 200-sf	-	-
Pain Management Clinic			1 per 200 square feet (also refer to section 2.06.14.E.3)		
Restaurants, convenience & general excluding drive-in/through	1 per 4 seat	-	-	-	-
Retail sales and service (intensive and non-intensive)	1 per 300-sf	-	-	-	-
Studios (art, dance, music, exercise)	1 per 300-sf	-	1 per 300-sf	-	-
Theaters excluding drive-in theaters	1 per 4 seat	-	-	-	-
Recreational Uses					
Public Parks	Not Applicable				
Utility & Service Uses					
Public facilities and services	Not Applicable				
Public utility	Not Applicable				
Telecommunication Uses					
Stealth telecommunications facilities	1 per tower	1 per tower	1 per tower	-	-
Agricultural Uses					
Community gardens	0	0	0	0	0
Urban farms	1 per 4 employees	1 per 4 employees	-	1 per 4 employees	-
Storage, Transportation and Logistics Uses					
Government provided public parking garages and lot	Not Applicable	-	-	-	-
Private parking garages	Not Applicable	-	-	-	-