



**CITY OF STUART
EAST STUART CODE DISTRICT**

EAST STUART CODE DISTRICT

Intent

- Established in 2005 (Ord No. 2062-2005)
- Encourage redevelopment

Zoning Code


- More flexible list of uses
- Less restrictive setbacks
- Relaxed parking requirements
- No restriction on lot sizes
- Relaxed landscaping requirements
- No impervious surface area cap
- Allowance for greater density


Infrastructure improvements


- Robust storm water infrastructure system

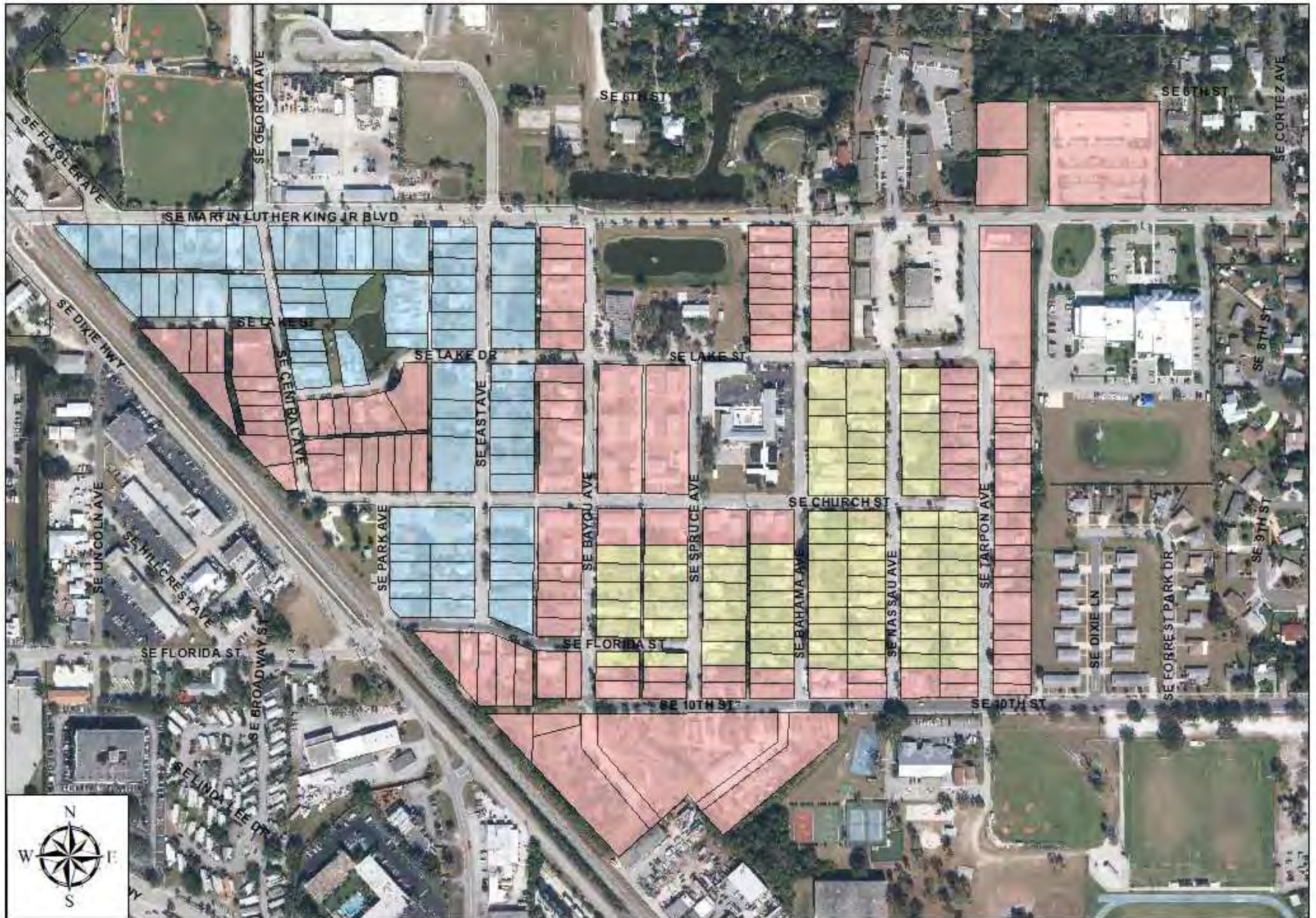
East Stuart Zoning Sub-District Map

Zoning Sub-District Legend

 SFD (Single Family Sub-District)

 GRO (General Residential and Office)

 BMU (Business and Mixed-Use Sub-District)



DEVELOPMENT STANDARDS COMPARISON

Zoning Requirement	BMU	GRO	SFD
Density	15 units/acre Up to 30 with UCE	15 units/acre Up to 30 with UCE	17 units per acre
Uses	Retail, office, and single family, duplex and multi-family residential	Office and single-family, duplex and multi-family residential	Single family and duplex
Setbacks	0/5/20	15/5/20	15/5/20
Height	3 stories	3 stories	2 stories
Parking	1 per residential unit 1 per 300 sf of retail 1 per 350 sq ft of prof office 1 per 200 sq ft of medical office	1 per res. unit 1 per 350 sq ft of prof office 1 per 200 sq ft of medical office	1 per res. unit

DEVELOPMENT PROCESS

Type of Development	Process
Improvements or expansion of a house	Building Department - Building permit *
Building a new house	Building Department - Building permit *
Expanding of an existing business	Development Department – Pre-Application meeting *
Building a new business – up to 50,000 sf	Development Dep. – Minor Development Approval *
Building a new multi-family housing development - up to 35 dwelling units	Development Dep. – Minor Development Approval *
Building a new business over 50,000 sf or multi-family over 35 units	Development Dep. – Major Development Approval (Public Hearing) *
If an Urban Conditional Use Waiver is required	* Development Dep – Public Hearing *

**CITY OF STUART
DEVELOPMENT DEPARTMENT**

Terry O'Neil, Development Director

121 SW Flagler Avenue

City Hall

8:30 a.m. - 5:00 p.m. (M-F)

Second Floor

(772) 288-5375

Permitting

(772) 288-5326

Inspection call-in

(772) 600-1211 or 287-5911