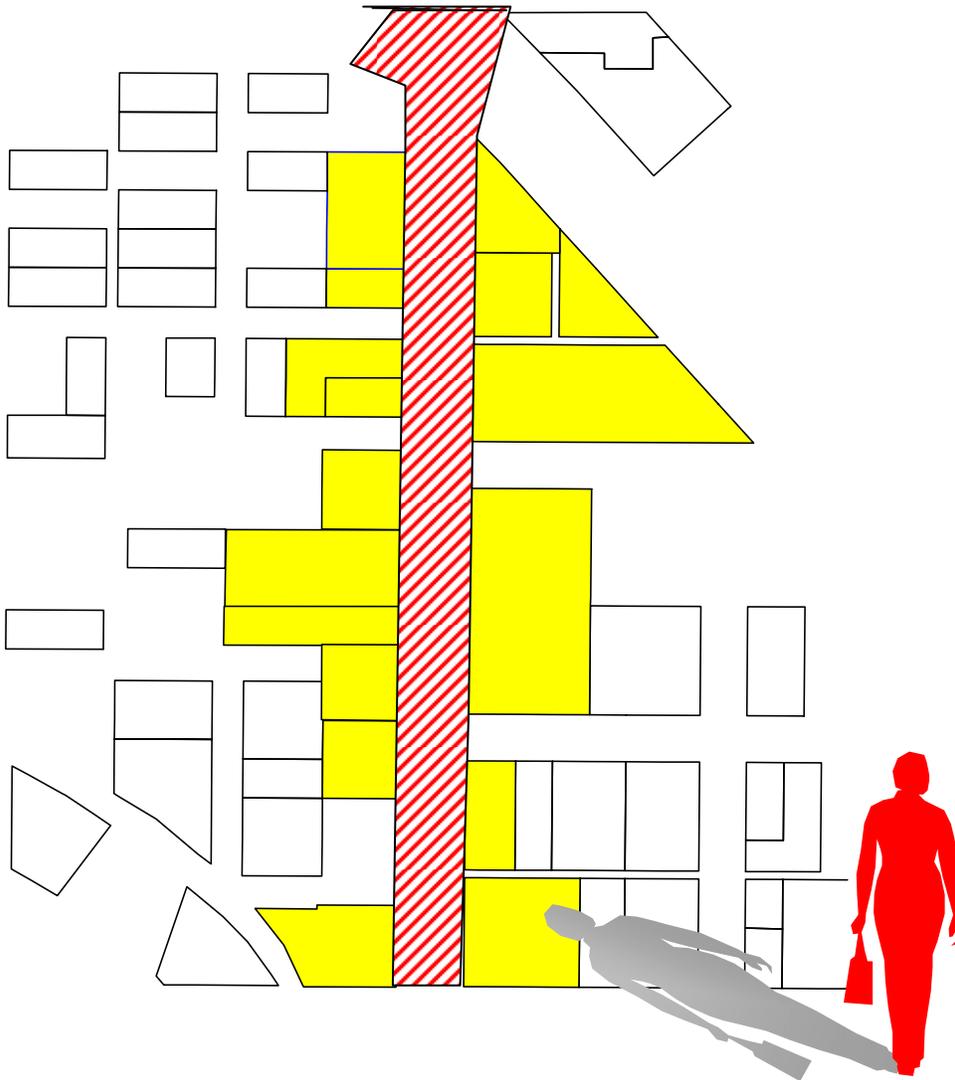


# STUART CITY CENTER URBAN DISTRICT STREET TYPE REGULATING PLANS OCTOBER 2007



## STREET TYPE REGULATING PLANS

### A. UNDERSTANDING THE STREET TYPE REGULATING PLANS

The regulating plan provides standards for the form and layout of each property within a street and how the property relates to its neighboring buildings and streets. Properties are coded by their street frontage definition.

The Regulating Plan is the principal tool for implementing the Stuart Center Urban District Form Based Code and identifies the basic physical characteristics of each property in the Building Form Standard and Street Section applied to the Street Type.

A departure from the requirements of the Stuart City Center Regulating Plans, Streetscape Standards or Architectural Standards will require an application for alternative compliance.

### B. RULES FOR THE STREET TYPE REGULATING PLAN

#### 1.0 BUILDINGS

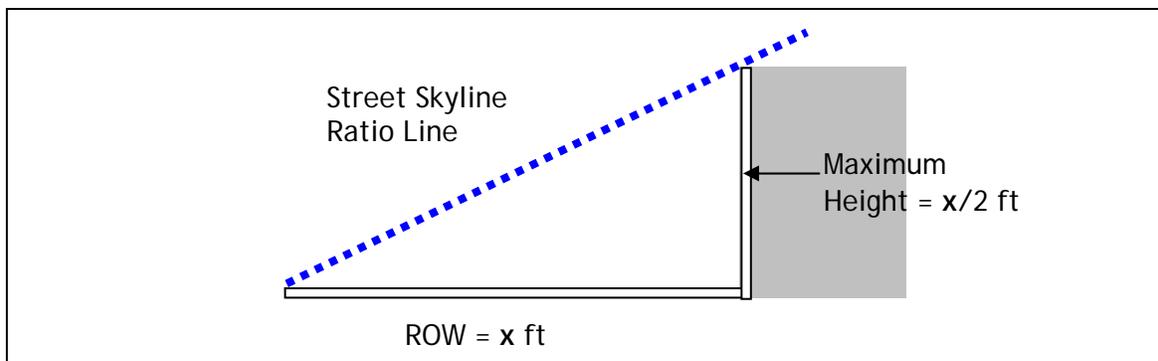
1.1. The hierarchy of Building Envelope Standards, in descending order is:

- a. Main Street.
- b. High Street.
- c. Local Street.
- d. Neighborhood Street.

1.2 Buildings greater than 100ft in length along the street frontage shall incorporate a complete and new vertical façade composition at a maximum average street frontage length of 60 feet.

1.3 All buildings shall conform as a minimum to the Stuart City Center Urban District Architectural Standards, subject to alternative construction methodologies which may be required to satisfy the City's Green Development initiative.

1.4 All building heights will be subject to the Street Skyline Ratio. The ratio is determined by applying the Street Right of Way (ROW) at a ratio of 2:1 to establish the maximum building height at the front edge of the property line. No part of the building shall extend beyond the Street Skyline Ratio Line as projected from the edge of the ROW. See diagram below.



## 2.0 STREETScape

2.1 Street Trees shall be planted at the time of development and spaced 25 feet on center. Where necessary, spacing allowances may be made to accommodate curb cuts, fire hydrants and other infrastructure elements.

2.2 Street lights shall be installed as indicated on the street type regulating plan.

2.3 All streetscape shall conform as a minimum to the Stuart City Center Urban District Streetscape Standards.

## 3.0 PARKING

3.1. Parking goals:

- Enable people to park once at a convenient location and to access a variety of commercial enterprises in pedestrian friendly environments by encouraging Shared Parking.
- Reduce diffused, inefficient, single-purpose reserved parking.
- Avoid adverse parking impacts on neighborhoods adjacent to commercial areas.
- Maximize on-street parking.
- Increase visibility and accessibility of parking.
- Provide flexibility for redevelopment of small sites and for the preservation of historic buildings.
- Promote sustainable development projects using flexible and creative incentives.

3.2 Parking Standards: *TO BE ESTABLISHED.*

## 4.0 USES

4.1 Type 1 uses (as indicated below are required on the Ground floor of both Main Street and High Street types. The inclusion of retail vitalizes and maintains the viability of the street.

4.2 Type 6 uses are permitted as conditional uses through a determination of Alternative Compliance and are all-inclusive individually or in combination in the urban district subject to the regulations pertaining to formula businesses

4.3 The following uses are permitted throughout the Urban District as determined by the regulating street type plan:

USE TYPE	USE
3	Single-family residences;
3	Duplex or two-family residences;
2	Multifamily residences;
3	Accessory buildings;
3	Greenhouses--Maximum 500 square feet;
4	Public parks;

4	Public utility stations;
4	Libraries;
4	Community centers;
4	Government buildings;
4	Churches;
4	Hotels/motels;
2	Rooming and boarding houses;
3	Bed and breakfast hotels;
1	Retail sales and service--Within an enclosed building only;
1	Retail manufacturing--Providing such manufacturing is incidental to sales and occupies less than 75 percent of the total gross floor area;
2	Professional and medical offices;
1	Banks;
1	Theaters;
1	Restaurants;
1	Beauty shops;
5	Automobile repair service within an enclosed building;
1	Art galleries;
1	Bars;
1	Clubs;
1	Dry cleaning, provided that all cleaning is conducted off-premises;
1	Bakeries;
5	Mortuaries without crematoriums;
1	Day care facilities;
2	Home occupations as defined at section 6.07.10 of this Code;
1	Health spas;
1	Personal services;
4	Stealth telecommunications facilities which do not exceed 45 feet in height or which are constructed as part of an existing architectural feature or tower structure provided its total height does not exceed 120 percent of the height of the architectural feature or structure;
5	Existing marine industrial uses;
1	Drugstores and pharmacies (if 2,000 square feet or less).

6	Parking lots;
6	Parking garages;
6	Gasoline sales
6	Dry boat storage;
6	Stealth telecommunications facilities in excess of 45 feet in height;
6	Street vendors;
6	Drugstores and pharmacies over 2,000 square feet;
6	Formula businesses in the area described in section 6.07.13 of this Code.

## 5.0 HISTORIC PRESERVATION

5.1 Certain historic Structures and Historic facades are viewed as integral to the current and future identity of The City of Stuart. These historic resources are to be preserved wherever possible. The preservation of Historic Structures in their entirety shall exempt them from the Building Form Standard and Architectural Standard provisions of this code.

## 6.0 PUBLIC IMPROVEMENTS

Within the Stuart Center Urban District, the developer/property owner is required to construct and maintain all streetscape improvements according to the Streetscape Standards as part of the redevelopment project.

Examples of STREETSCAPE improvements required as part of redevelopment include:

- Installing sidewalks, to include curbs and gutters, as indicated by the regulating street plan.
- Undergrounding utilities (where possible).
- Installing street furniture: benches, trash receptacles, bicycle racks, etc.
- Installing STREET TREES and STREET LIGHTS as prescribed herein.
- Constructing other public spaces, such as GREENS and SQUARES or ALLEYS, where indicated on the REGULATING PLAN.
- Dedicating public access easements.
- Providing public Art.