Chapter II - ZONING DISTRICTS USES ALLOWED, DENSITY, INTENSITY

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2.07.00. - DESIGNATION OF PLANNED UNIT DEVELOPMENT (PUD)

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I. *Urban planned unit development (UPUD) districts.*

a. *Location.* An UPUD may be located only within the defined community redevelopment area of the city.

b. *Density.*

i. A UPUD shall not exceed the density outlined in policy A7.2 of the City of Stuart Comprehensive Plan relating to gross densities of the underlying future land use designation as defined and described "low-density residential," "office/residential," "multi-family residential," "commercial," "industrial," "institutional," "marine-industrial," "recreation,", "downtown redevelopment," or "public," by the future land use element of the City of Stuart's comprehensive plan, and which is of suitable character and compatible with surrounding uses as determined by the city commission.

ii. The table 2.07.A shall be used for the purpose of residential density and parking space calculation within a UPUD.

Table 2.07.A. UPUD Unit Density and Parking Space Calculation

Maximum Unit Size	Maximum Bedrooms	Unit Density	Parking Space per Unit
900 sq.ft	1	0.5	1.25
1100 sq ft	2	0.75	1.4
No Maximum	No Maximum	1	1.5

c. *Uses.* Uses permitted in an UPUD district. The uses of buildings, structures, land or water within a UPUD district are subject to the permitted uses outlined in section 3.01.03.F.2 urban code district uses.

d. *Development standards.* UPUD development standards shall be benchmarked against one of the urban districts as defined in section 3.01.00 urban code having regard to building

placement, building height, non-residential parking, curb cuts, stormwater, open space, landscaping, architectural standards and the urban district design objectives. UPUD standards regarding circulation, parking, utilities, drainage, open space, density and other standards shall apply as described in this Code except as modified by the city commission as reflected by the adopted UPUD ordinance.