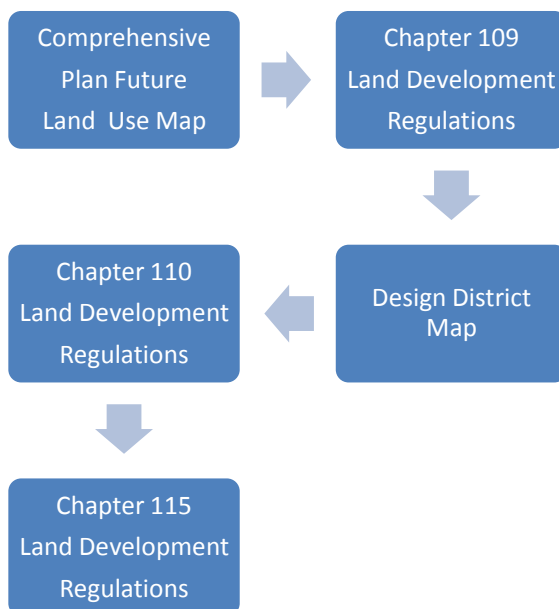


**CITY OF EUSTIS**  
**Land Development Regulations**  
**“How To” Steps for Applying the New Code**

*The following diagram and outline of review steps is provided to help applicants find the information needed for conceptual site planning purposes and land use evaluation of a particular site or project:*



**Map**

1. Determine Future Land Use Classification of site. (Comprehensive Plan Future Land Use Map)

**Chapter 109 – Land Development Regulations**

2. Review land use designation Intent Statements (Section 109-2.3 thru 2.8; pages 3-5).
3. Check Land Use Table (Chapter 109-4; pages 12-19) to determine if proposed use is permitted by right, is permitted with limitations, requires a conditional use permit, or is not allowed.
4. Check Section 109-5.3; pages 41 & 42 for land use district intensity (density, open space, impervious surface, FAR, and building height).
5. Determine applicable Development Pattern (Urban, Suburban, or Rural) and Design District (neighborhood, district, center, or corridor) from Design District Map. (Chapter 109; figure 2; page 6; **Map**)
6. Determine adjacent design districts and existing intensity of development. (**Map**)
7. Review applicable Development Pattern Intent Statement (Chapter 109-3.3 through 3.5; pages 7-11))

## Chapter 110 – Land Development Regulations

8. Review applicable Development Pattern Performance Standards (Chapter **110-3.1 Urban**, pages 7-13; **110-3.2 Suburban**, pages 14-24; and **110-3.3 Rural**, pages 25-31) and note the following:
  - a. Allowable Building lot types based on applicable Design District
    - i. The Lot Types determine placement of building, etc. (See Chapter 110-4 – pages 36-55 -- for illustrations and standards
    - ii. Proposed development must comply with one of the allowable building lot types. (*Note that many setbacks are **maximum** rather than **minimum** and there is a minimum frontage buildout – see pages 32-35 for explanation.*)
  - b. Block configuration requirements (urban and suburban districts; rural centers only)
  - c. Allowable street types (See Definitions and Chapter 110-6, pages 60-72, for illustrations)
  - d. Landscape and buffer requirements (along streets and between parcels)
  - e. Rural density requirements [Section 110-3.3(c); pages 26-27] and buffer requirements [Section 110-3.3(e); pages 27-28]
  - f. Rural residential site design process [Section 110-3.3(f); pages 28-31]
9. Review Section 110-5 (pages 56-59) for additional building design standards such as non-residential building design, drive-throughs, single family architectural standards, garage placement, and metal building restrictions.

## Chapter 115 – Land Development Regulations

10. Review Section 115-3 (pages 2-6) for general standards including lighting, paying particular attention to Section 115-3(g) on pages 5 and 6.
11. Review Section 115-5 (pages 16-25) for off-street parking requirements.
12. Review Section 115-7(d) (page 37) to determine how stormwater management facilities can be counted as open space.
13. Review Section 115-8 (pages 38-49) prior to site layout to determine Tree Protection requirements.
14. Review Section 115-10 (pages 56-75) for sign regulations.

The process for review and approval of site plans and preliminary subdivision plans, etc. is found in **Chapter 102**. Please note the requirement for a Community Meeting for certain proposed developments (See Section 102-6; pages 7-8) and the optional review of conceptual plans (Section 102-5; pages 6-7).

**Chapter 121** has not been revised, but it contains special provisions for resource protection.