

CENTRAL BUSINESS DISTRICT (CBD)



**City of
Eustis**

Extracted from the City's Land Development Regulations (LDRs)

The purpose of the Central Business District (CBD) land use designation is to provide a mixture of commercial, public/institutional & residential uses desired in the downtown area. This is a mixed use land use district.

Permitted Uses:

- ☐ Accessory Apartment.
- ☐ Bed & Breakfast
- ☐ Group Home; 6 or fewer residents
- ☐ Home Occupation
- ☐ Live/Work
- ☐ Multi-Family
- ☐ Parks: tot lots, passive & picnic
- ☐ Convenience Store w/Gas Station
- ☐ Convenience Store w/o Gas Station
- ☐ Commercial Neighborhood
- ☐ Dry Cleaning/Laundry
- ☐ Food & Beverage Store/including Alcohol
- ☐ Hotel
- ☐ Package Store
- ☐ Commercial Parking
- ☐ Pharmacy
- ☐ Restaurant, No Drive-Thru
- ☐ Retail Sales & Services
- ☐ Vehicle Parts & Accessories (Sales)
- ☐ General Vehicle Service
- ☐ Professional Services & General Office
- ☐ Research Lab w/o Manufacturing
- ☐ Community/Service Uses Except Hospitals, Wireless Communication Towers, & all schools unless approved as a conditional use by the CC.

(see Sec. 109-4: Use Regulations Table of the LDRs)

Impervious Surface: Not more than **100%** of the total parcel.

Impervious surface is any surface that rain can't penetrate including driveways, sidewalks, pools & pool decks, structures, & gravel.

Floor Area Ratio: Not to exceed **3.0 or 300%** of the total parcel.

Floor Area Ratio is the ratio of the floor area of a building to the area of the lot on which the building is situated.

Maximum Height: 74' (6 stories); Minimum Stories: 2
Minimum Open Space: 0%

Minimum Setbacks:

Street: 0'/5'/10'/25'/75'*

Common Lot: 0'/5'/6'*

Rear: 0'/5'/10'/15'*

Setbacks are dependent on the particular lot type along with the particular Design District. *Consult LDRs Sec. 110.4.11 to Sec. 110.4.16.

Frontage Buildout: 50%/70%/80%/90%/100%*

*Frontage buildout is the length along a line parallel with the street. *Consult LDRs Sec. 110.4.11 to Sec. 110.4.16.*

Density: 40 Units/Acre: in that portion of the CBD bordered on the W. by Bay St.; S. by Orange Ave.; E. by Center St. & N. by Clifford Ave. The remainder shall have a base density of 12 units/acre & shall require a conditional use permit from the City Commission to develop up to the 40 units/acre.

Special Regulations:

No metal building exteriors are allowed in the **CBD District** (as defined in Sec. 115-6.1.2 of the LDRs).

Trash containers, garbage receptacles, dumpsters must be screened. (see Sec. 115-4.10 of the LDRs)

Off-street parking must be addressed (see Sec. 115-4.4 Parking Requirements in the LDRs)

Landscaping & buffering must be addressed (see Sec. 115-9. General Landscaping Standards in the LDRs)

Site lighting must be addressed for pedestrians & vehicles (Sec. 115-4.5. Site Lighting in the LDRs)

Sign applications are permitted through the Building Dept. (Sec. 115-11. Signage Standards in the LDRs)

Land Use Districts affect height, density, coverage & open space.

Design Districts affect building frontage, yards, & lot sizes.

Please Note: The regulations are general in nature and have not been deemed all inclusive.

Sheet Update: Sept., 2022

**Excerpted from the City's Comp. Plan:
Central Business District (CBD)**

This land use designation is designed to support a mixed-use area encompassing downtown Eustis within which a combination of commercial, institutional, office, & residential uses may occur at comparatively high densities.

General Range of Uses: This category accommodates the mix of residential, commercial, light industrial/manufacturing, office, institutional, & schools. Public & utility services that are 5 acres or less in size are also permitted as well as residential uses found in or otherwise desirable in downtown areas.

Density: The maximum density is 40 du/ net buildable acre where the maximum of 40 units per buildable acre is permitted in the "core area" of the district which is defined as that portion of the central business district bordered on the west by Bay Street, south by Orange Avenue, east by Center Street & north by Clifford Avenue. The remainder of the Central Business District shall be a maximum density of 12 du/ net buildable area unless granted a conditional use permit to develop up to 40 units per net buildable acre. The minimum density within the "core area" of the CBD is 6 du/ net buildable acre except where existing conditions require less than the minimum.

Intensity Range: up to 3.0 FAR subject to restrictions in Section 109-3 of the Land Development Regulations.

Mix Requirements: There are proportional requirements & limitations regarding the amount of residential & non-residential uses allowable in an area designated CBD. For the mixed Land use category CBD, the city establishes, & shall monitor on a citywide basis, a mix of uses as follows:

Commercial/Office: 50% - 80% of total CBD building square footage
Residential: 20% - 60% of total CBD building square footage
Institutional: 5% - 15% of total CBD building square footage.

For More Information:

City of Eustis - Development Services Department
 4 North Grove Street, Eustis, FL 32726
 850-483-5460

The composition of mix for each proposed development will be determined on a case-by-case basis during the development review process. Specific uses permitted will be monitored by the City to ensure continuity & compatibility with adjacent land uses. Individual properties may develop residentially, commercially, or as an institutional use provided that all applicable criteria set forth herein are met.

Other Regulations Related to this District:

Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine & xeric oak communities shall protect these areas as dedicated open space or conservation easements with the total open space equal to at least 35% of the net buildable area.

From the Sec. 110-5 of the LDRs:

All accessory uses and structures shall obtain a building permit or other permit or license.

Mixed use district accessory use/structure. Customary accessory uses/structures may include, but are not limited to the following: swimming pools, spas/hot tubs, tennis courts, fences, utility/storage buildings, greenhouses, gardens, garages, satellite dishes/antennas, boathouses, docks, catwalks, and elevated walkways.

Parking Space Requirements:

Automotive repair & cleaning;	2 spaces, plus 4
Automotive service station	spaces per service bay or repair stall
Bank	2.5 spaces per 1,000 sq. ft. of gross floor area (GFA)
Hotel	Guest room, 0.5 per lodging unit; restaurant, lounge 5 per 1k of GFA
Office, General	2.5 spaces per 1k sf of GFA
Restaurant, Fast Food	5 spaces per 1k sf of GFA
Retail	2.5 spaces per 1k sf of GFA