

GENERAL COMMERCIAL (GC)

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

The purpose of the General Commercial (GC) land use designation is to provide areas for both motorists and local residents.



**City of
Eustis**

Permitted Uses:

- ☐ Bed & Breakfast
- ☐ Boarding & Rooming House
- ☐ Home Occupation
- ☐ Marina
- ☐ Parks: tot lots, passive & picnic
- ☐ Regional Park; Amphitheater; Nature; Ecology Facilities
- ☐ Sports Complex
- ☐ Shooting Range, Indoor
- ☐ Car Sales, Leasing & Related Services
- ☐ Car Wash, Automated
- ☐ Car Wash, Full or Self Service
- ☐ Convenience Store w/Gas Station
- ☐ Convenience Store w/o Gas Station
- ☐ Commercial Neighborhood
- ☐ Drive-Thru Sales or Service
- ☐ Dry Cleaning/Laundry
- ☐ Fast Lube/Oil Change
- ☐ Food & Beverage Store/including Alcohol
- ☐ Hotel
- ☐ Mobile Vendor
- ☐ Package Store
- ☐ Commercial Parking
- ☐ Pharmacy
- ☐ Restaurant, No Drive-Thru
- ☐ Restaurant w/Drive-Thru
- ☐ Retail Sales & Services
- ☐ Self-Service Storage
- ☐ Vehicle Parts & Accessories (Sales)
- ☐ Professional Services & General Office
- ☐ Research Lab w/o Manufacturing
- ☐ Community/Service Uses Except Wireless Communication Antennas & Towers

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

Impervious Surface: Not more than **75%** of the total parcel.

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

Maximum Height: 35'

Floor Area Ratio: Not to exceed **2.5 or 250%** 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.

Minimum Setbacks:

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

Common Lot: 0'/5'*

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

Setbacks are dependent on the particular lot type along with the particular Design District.

*Consult the LDRs Sec. 110.4.11 thru Sec. 110.4.16.

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

Frontage buildout is the length along a line parallel with the street.

*Consult the LDRs Sec. 110.4.11 thru Sec. 110.4.16.

Special Regulations:

Design Districts regulate a variety of uses & building types thru performance standards.

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

No single-family detached structure is permitted in the **GC District**. (See Sec. 109-4 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 Loading & Off-Street Parking Requirements in the LDRs)

Landscaping & buffering must be addressed (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)

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:
General Commercial (GC):**

The GC designation is intended to provide an area consisting of primarily free-standing commercial land uses serving both motorists & local residents.

General Range of Uses: General Commercial may include a variety of free-standing retail & service uses & small strip centers including automotive-oriented uses such as service stations & auto sales as well as outdoor recreation, & schools. Public & utility services & facilities that are 5 acres or less in size are also permitted.

Intensity Range: up to 2.5 FAR subject to restrictions in Section 109-3 of the Land Development Regulations (LDRs).

Bicycle Space Requirements:

Eating & drinking establishments	0.5 space per vehicle parking space (vps)
Bowling alley	0.5 space per vps
Outdoor recreation	0.10 space per vps

Miscellaneous (For Developers):

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)

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 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.

Commercial district accessory use/structure. Customary accessory uses/structures may include, but are not limited to the following: fences, utility/storage buildings, garages, canopies, gas pumps, satellite dishes/antennas.

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

For More Information:

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

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