

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

This other land use district applies to public and quasi-public properties and other facilities that provide a community service.



**City of
Eustis**

Permitted Uses:

- ☐ Child Day Care Center; Nursery School
- ☐ Churches & Accessory Uses including School
- ☐ College or University
- ☐ Elementary, Middle & High School
- ☐ Government Building
- ☐ Group Home; 6 or fewer residents
- ☐ Group Home; 7 or more residents
- ☐ Hospital
- ☐ Marina
- ☐ Nature; Ecology Facilities
- ☐ Nursing Home
- ☐ Parks: tot lots, passive & picnic
- ☐ Public Service/Utilities
- ☐ Regional Park; Amphitheater
- ☐ Sports Complex
- ☐ Indoor Shooting Range
- ☐ Vocational School
- ☐ Wireless Communication Antenna &/or Towers
- ☐ Wireless Communication Antenna &/or Towers Camouflaged

Conditional Uses (those allowed by the City Commission):

- ☐ All Light Industrial/Research
- ☐ Car Sales, Leasing & Related Services
- ☐ Commercial Parking (Permitted with limitations)
- ☐ Food & Beverage Store/Including Alcohol (Permitted with limitations)
- ☐ General Vehicle Service
- ☐ Outdoor Shooting Range
- ☐ Restaurant, No Drive-Thru (Permitted with limitations)
- ☐ Retail Sales & Service (Permitted with limitations)

Impervious Surface: Not more than **75%** of the total parcel. (Percentage of net buildable area)

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

Maximum Building Height: 35'

Density: Not Applicable

Minimum Open Space: 20% (w/i/Wekiva); **Outside Wekiva:** 15%

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.

Floor Area Ratio: Up to 2.5 or 250% of parcel.

Setbacks*: Street: 0'/5'/10'/25'/75'; Common Lot: 0'/5'/10'/25'; Rear: 5'/10'/15'/25' * NOTE: Setbacks are dependent on the particular lot type along with the particular Design District.

Special Regulations:

Metal building exteriors may be permitted in the **PI District** if certain circumstances apply (as defined in Sec. 115-6.1.2(b) & © 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)

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.

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

Excerpted from the City's Comprehensive Plan:**Public & Institutional (PI):**

This land use designation applies to public & quasi-public properties & other facilities that provide a community service.

General Range of Uses: Uses include school, recreation, & public utility properties & other governmental facilities. Cemeteries are also included in this category.

Maximum Density: Not Applicable

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