

SUBURBAN RESIDENTIAL (SR)



**City of
Eustis**

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

The SR designation is a residential land use district that is intended to provide for a mix of single-family detached, patio homes and townhouse-type dwellings in a suburban atmosphere. Areas designated Suburban Residential (SR) have a maximum density of 5 units per acre.

Permitted Uses:

- ☐ Group Home; 6 or fewer residents
- ☐ Single Family Detached
- ☐ Single Family Attached (Duplex, ROW House, Townhome)
- ☐ Parks: tot lots, passive & picnic
- ☐ Nature; Ecology Facilities
- ☐ Elementary School

Conditional Uses (those allowed by the City Commission):

- ☐ Accessory Apartment
 - ☐ Bed & Breakfast
 - ☐ Commercial Neighborhood (permitted w/ limitations)
 - ☐ General Agricultural
 - ☐ General Vehicle Service
 - ☐ Group Home: 7 or more residents
 - ☐ Golf Course (permitted subject to limitations)
 - ☐ Home Occupation (permitted subject to limitations)
 - ☐ Marina
 - ☐ Multi-Family (permitted subject to limitations)
 - ☐ Outdoor Shooting Range
 - ☐ Regional Park; Amphitheater
 - ☐ Sports Complex
 - ☐ Community/Service Uses Except Hospitals, Vocational Schools, & Nursing Homes.
- (see Sec. 109-4: Use Regulations Table of the LDRs)

Impervious Surface: Not more than **40%** of the total parcel. (Percentage of net buildable area)

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

Maximum Building Height: 35’ above the base flood elevation (**3 stories**)

Density: No greater than **5 Dwelling units/acre**

Minimum Open Space: 25%

Minimum Setbacks:

Street: 0’/10’/25’*
Common Lot: 0’/5’/6’/10’*
Rear: 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.

Special Regulations:

Private Driveways:

Private driveways shall be located no closer than 3’ from stormwater inlets & 5’ from property corners. All driveways shall be paved to the edge of the road pavement. House lots less than 70’ wide are limited to one (1) driveway connection per road frontage.

<u>Private Driveways</u>	<u>Minimum Width</u>
Residential (single car garage)	12’ wide
Residential (double car garage)	18’ wide

Garage Size Requirements:

All single family dwellings including duplexes, triplexes, row houses & the like shall possess a garage that is at least 300 square feet & be equipped with an operational overhead door (minimum: 9’ x 7’) that conceals the garage’s interior from public view.

Tree Requirements:

All property owners that are requesting permit approvals for individual lots must meet minimum tree requirements for each specific lot, prior to the permit issuance.

Lot Area (sq. ft.)	Max. No. of Trees
< 6,000	2
6,000 - 10,000	3
10,000 - 16,000	4
16,000 - 20,000	25
>20,000	26

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

Excerpted from the City's Comp. Plan: Suburban Residential (SR):

This designation is provided to accommodate the majority of residential development within the City.

General Range of Uses: This designation is intended to provide for a mix of single family detached, patio home, & townhouse dwellings in a suburban atmosphere & may also include ACLF, parks & recreation facilities, & schools. Apartments may be permitted through the PUD process. Public & utility services & facilities that are 2 acres or less in size are also permitted.

Maximum Density/Intensity: Suburban Residential Lands may be developed up to a maximum density of 5 dwelling units per net buildable acre. The maximum density may be exceeded through an affordable housing density bonus as provided in the Special Provisions below.

Special Provisions:

(1) Density bonuses are permitted for the provision of affordable housing, including opportunities for a bonus increase between 5-15 % in density in the Suburban Residential (SR) classification where at least 20 % of the dwelling units are affordable to families having incomes less than 80 % of the Orlando Metropolitan Statistical Area median, or where at least 50 % of the dwelling units are affordable to families having incomes less than 120 % of the Orlando Metropolitan Statistical Area median. Affordability is based on a housing cost-to-family income factor of 30 %. A density bonus may also be allowed for energy conservation or green certification as provided for in the LDRs. The combined density bonus for affordable housing & energy conservation/green certification is limited to a total increase of 15%.

(2) Permit the placement of residential units manufactured off site which otherwise meet all applicable federal & state regulations & standards, provided that:

- a. all such housing is attached to foundations as in the case of conventional site-built construction; &
- b. all such housing otherwise meets applicable lot, yard, & related residential classification as set forth in the Land Development Regulations.

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.

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

Parking Space Requirements (Off-Street):

Single Family: 2 spaces /dwelling unit

Duplex: 2 spaces/dwelling unit

Bed & Breakfast: 3 spaces for the owner, 1 space per guest room

Marina: 1 space per 3 boat slips

Bicycle Spaces Required

Elementary School: 0.75 space /vehicle parking space (vps)

For More Information:

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