



# COMMERCIAL

# LOT TYPE:

## City of Eustis

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

**Commercial building lot.** A building lot located & designed to accommodate single use office & retail that are predominately located on corridors as part of a retail complex.

### Allowed in the Following Design Districts:

- ☐ Suburban Corridor (SC)
- ☐ Suburban District (SD)
- ☐ Urban Center (UCC)
- ☐ Urban Corridor (UC)
- ☐ Urban District (UD)

### Lot Dimensions:

 Dimensions vary depending on the Design District

Width: 50'/500'

Depth: 100'/300'

Size: 5,000/90,000 S.F.

### Setbacks:

Street: 0'/25'

Common Lot: 0'

Rear: 15'

### Frontage Buildout:

 50/100%

### Accessory Building

#### Setbacks:

Permitted in rear only

Rear: 5'

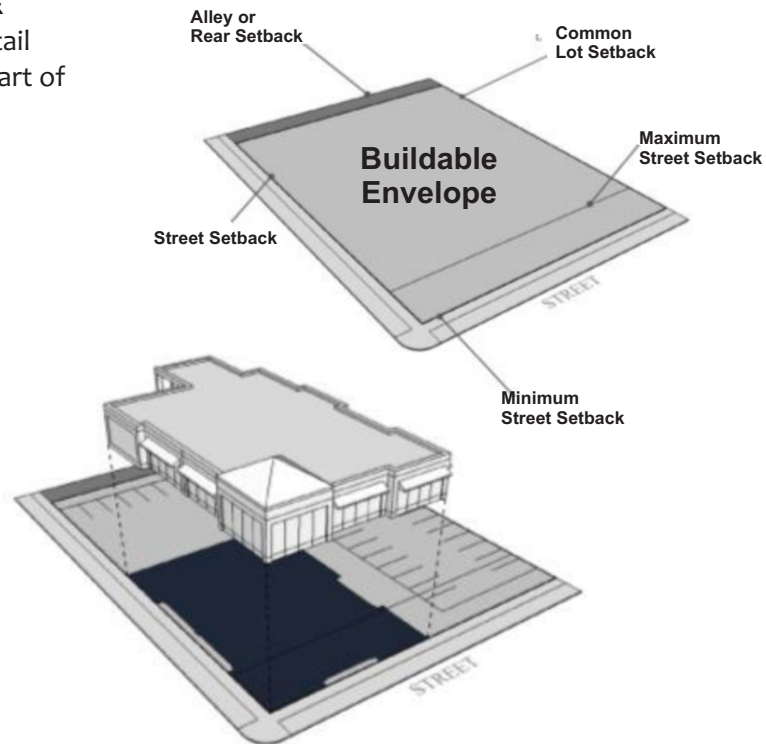
### Max. Building Height:

Principal: 2 stories

Accessory: 1 stories

### Private Lot Frontages:

Forecourt. A frontage in which a portion of the façade is close to the street right-of-way line and the remainder is set back. The resulting forecourt is suitable for vehicular drop-offs. This type should be allocated in conjunction with other types of front yards. Large trees within the forecourts may overhang the sidewalks.



### Parking Area Provision

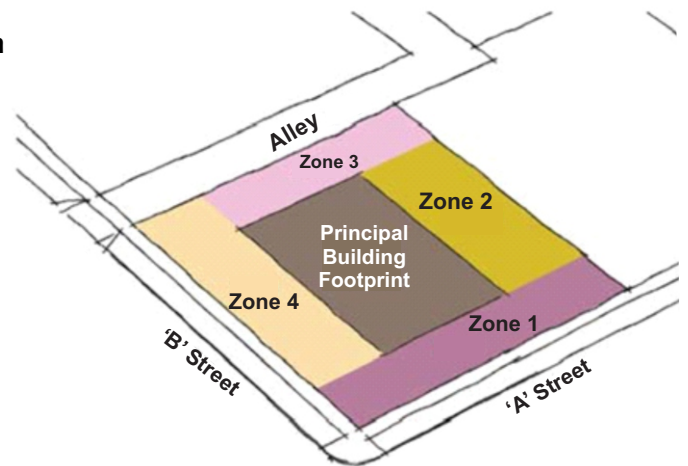
Location - **Zone 1\***

**Zone 2**

**Zone 3**

**Zone 4**

\* 2 bays only for suburban corridor.



### For More Information:

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Development Services Dept.  
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Eustis, FL 32726  
Phone: 850-483-5460  
Email: [Planner @eustis.org](mailto:Planner@eustis.org)

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