



DUPLEX

LOT TYPE:

City of Eustis

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

Duplex lot. A building lot located and designed to accommodate a building with small common lots and containing two dwellings.

Allowed in the Following Design Districts:

- ☐ Rural Center
- ☐ Rural Neighborhood
- ☐ Suburban Corridor
- ☐ Suburban Neighborhood
- ☐ Urban Center
- ☐ Urban Corridor
- ☐ Urban Neighborhood

Lot Dimensions: Dimensions vary depending on the Design District

Width: 60'/90'/200'

Depth: 100'/120'/660'

Size: 3,500/10,800/132,000 S.F.

Setbacks:

Street: 10'/25"

Common Lot: 5'

Rear: 10'

Frontage Buildout: 70%* only in urban districts

Accessory Building

Setbacks:

Street: 10' behind building frontage

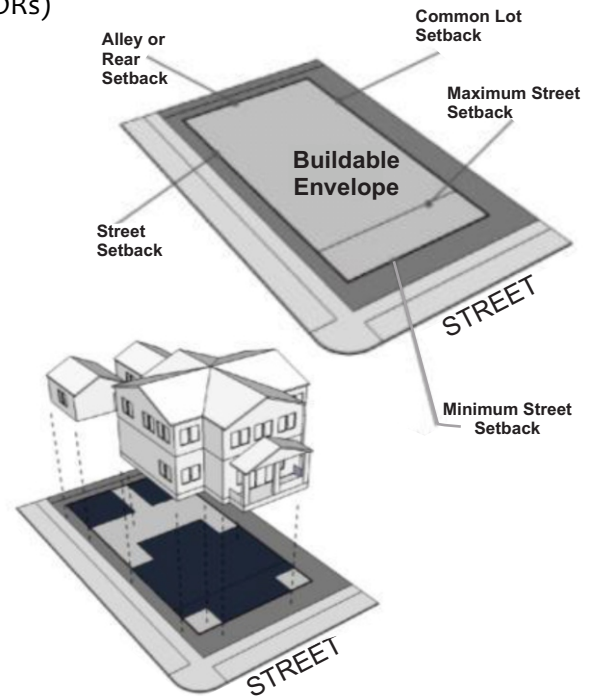
Common Lot: 5'

Rear: 5'

Max. Building Height:

Principal: 2 stories

Accessory: 2 stories



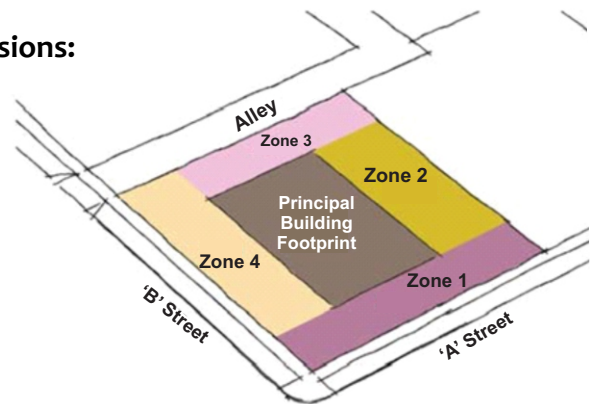
Parking Area Provisions:

SF Locations:

- Zone 1
- Zone 2
- Zone 3
- Zone 4

Other Locations:

- Zone 2
- Zone 3



Private Lot Frontages:

Common Lawn: A landscaped front yard that is unfenced and visually continuous with adjacent front yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares.

Common lawn



Porch & Fence: A landscaped front yard in which the façade includes an attached front porch. A fence at the street right-of-way line maintains the spatial definition of the street. Porches shall be no less than 8 feet deep.

Porch & fence

