



# HOUSE

# LOT TYPE:

## City of Eustis

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

**House lot.** A building lot located and designed to accommodate a detached building with small common lot yards and a large street yard.

### 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: 40'/55'/70'

Depth: 100'/120'/140'

Size: 4,000/6,600/9,800 S.F.

### Setbacks:

Street: 10'/25'

Common Lot: 5'

Rear: 5'/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: 3 stories

Accessory: 2 stories

### Private Lot Frontages:

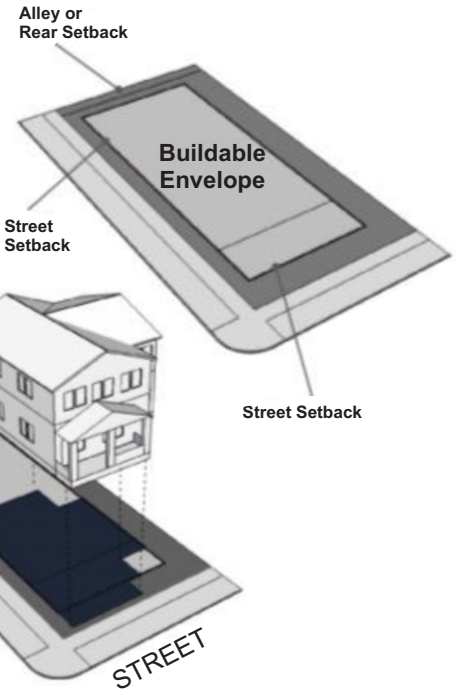
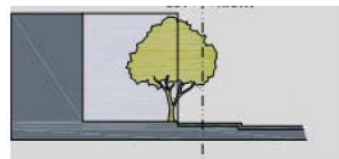
Common Lawn: A landscaped front yard that is unfenced and visually continuous with adjacent front yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares.

#### 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



### Parking Area Provisions:

SF Locations:

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

Other Locations:

- Zone 2
- Zone 3

