

## City of Eustis

### Sec. 115-4. Site Design Standards.

Application Plans must have:

#### Open Space:

- Be under common ownership or unified control to perpetually protect the open space through the use of an irrevocable open space/conservation easement.
- Not be in individual lots unless restricted by a conservation easement protecting natural resources & prohibiting construction of impervious surface improvements
- May be used for parks, recreation, conservation, preservation of native habitat & other natural resources, stormwater management, historic or scenic purposes
- Recreational activities in all other open space areas may include, but are not limited to active & passive recreation where not more than 5% of the area of any required open space shall be occupied by impervious surfaces other than sidewalks, boardwalks, & other pedestrian pathways.

#### Wetlands & Water Bodies:

- The areas to be preserved shall be identified on a case-by-case basis to address the individual natural features of each site
- Minimize the disturbance to the wetlands, and other natural features such as water bodies
- To the greatest extent practicable, wetland crossings shall be avoided.

#### Streets & Trails:

- The street layout of subsequent phases shall be coordinated with the street system of previous phases
- Where critical linkages of either an existing or proposed local or regional recreational trail exist, such connection shall be made accessible to the public for such purpose.
- All property owners/developers requesting subdivision or nonresidential development approval shall be required to provide an internal street system to adequately link each principal use & lot within a proposed development to the corresponding street system. All streets shall be consistent with the standards of the Land Development Regulations
- All driveways shall be paved to the edge of the road pavement.
- On roads with curb & gutters, valley gutters shall be required in driveways & shall be placed in line with the gutter line. The driveways shall be designed to accommodate & improve drainage facilities at the site, in accordance with the approved site plans. The drainage facility shall dictate that the driveways shall act as a paved swale or swale check.
- The crown of a cross-section driveway shall be 1 foot higher than the crown of the road to avoid potential flooding to the building during storms.
- A clear visibility triangle shall be maintained & clear of any obstructions within the triangle area measured from the center of the intersection to an arbitrary point along each centerline of the intersecting roads in all directions; fences, signs & similar structures not exceeding a height of 4 feet may be permitted in the clear sight zone.
- All new development shall be required to provide emergency access to Police, Fire, & Emergency Medical Services as follows:
  1. When the new development has only 1 primary access to a publicly maintained paved street.
  2. When the distance from the primary entrance to the furthest point of paved street within the new development is greater than 500 feet & there are no publicly maintained paved intersecting streets with separate access.
  3. When & as required by the Florida Fire Prevention Code, as may be amended from time to time.

#### Sidewalks & Bike/Pedestrian Pathways.

- All property owners/developers requesting subdivision or nonresidential development approval shall be required to provide sidewalks or bike/pedestrian paths along streets within a proposed development.
- All sidewalks & bike/pedestrian paths shall be consistent with the standards listed in the Land Development Regulations
- All property owners/developers' nonresidential development approval shall be required to provide alternative modes of transportation by connecting with existing & future transit, pedestrian & bike pathways within the corridor & to provide safe passage from the public right-of-way to the building.
- Pathways shall extend throughout the development site & connect all primary building entrances, surrounding streets, external sidewalks, adjacent trails, transit stops, parking areas, recreational facilities & common areas, out-parcels, future phases of development, & adjacent developments to the site, as

applicable

- Pedestrian pathways shall be separated a minimum of 5 feet from all residential living areas on the ground floor, except at building entrances. Separation is measured from the pathway edge to the closest dwelling unit. No pathway/building separation is required for commercial, industrial, public, or institutional uses.
- On-street bike lanes shall be 1-way drive in the same direction as the motor vehicle traffic.
- Bike lanes shall be a minimum of 4 feet wide & shall be designed in accordance with the FDOT Bicycle Facilities Planning & Design Manual

#### **Loading & Off-Street Parking :**

- All property owners/developers requesting subdivision or nonresidential development approval shall be required to provide adequate off-street parking & loading areas & facilities within a proposed development. All parking & loading facilities shall be consistent with the standards listed in the Land Development Regulations
- Off-street parking & loading areas shall be designed to provide maneuvering & access aisle areas of sufficient size to permit a vehicle to enter & leave in a forward manner.
- All newly constructed off-street parking spaces & access aisles shall be graded for proper drainage & shall be surfaced with asphalt or concrete.

#### **Developed Areas:**

- Define the development areas in such a way as to preserve the function, purpose & integrity of the natural features of the land, the on-site natural resources, & the environmental systems to the maximum extent practicable.
- The development shall minimize disturbance to woodlands, wetlands, and other natural features
- Residential lots shall be arranged in a contiguous pattern & shall be clustered in such a way as to preserve the function, purpose & integrity of the on-site natural systems to the maximum extent practicable.
- The development shall protect & preserve the appearance of land when viewed from public roads & from abutting properties to the maximum extent practicable.
- Make sure to add lots lines & building placement on the plan(s). Lot lines for the subdivision should be drawn as the last step in the design process.

#### **Site Lighting:**

- Commercial buildings and projects, including outparcels, shall be designed to provide safe, convenient & efficient lighting for pedestrians & vehicles. Lighting shall be designed in a consistent & coordinated manner for the entire project.
- All light poles & fixtures shall be black, dark green or a color that is consistent with the architectural design scheme of the property. Lighting of on-site buildings shall be limited to wall-washer type fixtures or up-lights, which do not produce spillover lighting or glare.
- Site lighting shall not incorporate floodlight fixtures mounted on building walls, roofs, or poles.
- A light fixture (the pole & light source/luminary) shall be a maximum of 30 feet in height within any parking lot, & a maximum of 16 feet in height within any non-vehicular pedestrian area (with height being measured from the finished grade to the top of the light fixture).
- Parking areas shall be illuminated as follows, with horizontal lamps highly recommended, except for parking areas service stations & convenience centers located under an awning, canopy, porte-cochere, etc.
- Parking area lighting fixtures shall be shielded from adjacent properties by utilizing flat lenses, houseside shields, & "NEMA" type II, III, & IV reflectors.
- The lamp source shall be metal halide, florescent, LED or approved equal. Illumination levels shall range between a minimum of 0.6 fc to a maximum (outside a 20 foot radius from the pole) of 3.6 fc, not including overflow lighting in a transition zone adjacent to a service station & convenience center canopy.
- Phosphor coated lamps shall be utilized in all luminaries where the lamp source is not hidden by the luminary housing or equipped with a diffused lens.
- Decorative acorn-type fixtures shall not exceed 18 feet in height & shall have a textured clear lens/globe, frosted or phosphor coated bulbs, & an internal optical system.
- All buildings shall have exterior lightings & shall be self-contained to that building without glare or shine onto other areas of the site.

#### **Mechanical Equipment/Utility Lines:**

- Ground level mechanical equipment. Mechanical equipment at ground level shall be placed on the parking lot side of the building away from view from any streets & sidewalks & shall be screened from view by

fencing, vegetation, or by being incorporated into a building utilizing the same materials as the principal building, i.e., stone, brick or stucco. The screening shall be at least equal to the width & height of the equipment to be screened from view.

- Rooftop mechanical equipment screens shall be required at a height that is as high or higher than the rooftop equipment being screened. Screening shall be provided in a manner that is architecturally integral to the overall appearance of the building. The use of parapet walls or specially designed rooftop penthouse enclosures are the preferred methods of screening for rooftop mechanical equipment. Partition screens are generally less desirable for screening purposes. However, when using partition screens, the use, design, & material of the screen should blend with the building architecture & create a massing hierarchy that projects the same high quality appearance as the building façade.
- Other above-ground equipment/utility elements such as pull boxes, transformers, & backflow preventers shall be located & designed to permit convenient maintenance access, painted dark green or black & screened with a 24 inch planted hedge that shall reach 36 inch- 42 inch height & 90% opacity within 1 year.
- Utility lines. All electric & telephone lines shall be located underground except under exceptional circumstances.

**Potable Water:**

- All property owners/developers, requesting development approval, shall be required to connect to the City's public water system

**Sanitary Sewer:**

- All property owners/developers, requesting development approval, shall be required to connect to the City's public sewer system, consistent with the standards listed in state statutes & the Land Development Regulations.

**Electricity:**

- All property owners/developers requesting development approval shall be required to provide electric power to every principal use & lot within a proposed development. The electric power shall be adequate to accommodate the reasonable needs of each principal use & lot within a proposed development & consistent with the standards listed in Chapter 118 of the Land Development Regulations.

**Telephone/Cable TV:**

All property owners/developers requesting development approval shall be required to provide telephone/cable television service to every principal use & lot within a proposed development. The telephone/cable television service shall be adequate to accommodate the reasonable needs of each principal use & lot within a proposed development.

**Fire Hydrants:**

- All property owners/developers requesting development approval for a subdivision or a nonresidential development shall be required to provide a system of fire hydrants within proposed developments. The fire hydrant system shall be consistent with the standards listed in the Land Development Regulations.

**Street Lights:**

- All property owners/developers requesting development approval for a subdivision or a nonresidential development shall be required to provide lighting to all streets, sidewalks/bicycle paths, driveways, parking lots & other common areas within proposed developments. The lighting shall provide adequate illumination to the above-referenced areas within proposed developments, consistent with the standards listed in the Land Development Regulations.