

AGRICULTURAL DISTRICT (AG)

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

This other land use district provides for general agricultural land uses outside the urban area & can limit the premature spread of urban growth & conversion of productive agricultural lands until & only if necessary in the future. This category encompasses cultivating & farming activities such as crop production, horticulture, floriculture, silviculture, viticulture, fruit & citrus, dairy, pasturage & livestock husbandry & the necessary accessory uses of packing, treating, or sorting the produce, provided that the operation of any such accessory uses shall be secondary to that of normal agricultural activities.



**City of
Eustis**

Permitted Uses:

- General Agricultural Uses
- Government Building
- Group Home; 6 or fewer residents
- Outdoor Kennel
- Parks: Tot Lots, Passive & Picnic
- Single Family Detached
- Wireless Communications Antenna & Tower, Camouflaged

Minimum Setbacks:

Street: 0'/18'/25'*

Common Lot: 0'/5'/10'/25'*

Rear: 5'/10'/15'/25'*

*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.

Density: No greater than 1 Dwelling unit/5 acres

Minimum Open Space: 0%

Conditional Uses (those allowed by the City Commission):

- Accessory Apt.
- Bed & Breakfast (see Sec. 110-5.5 of the LDRs)
- Commercial Poultry Farm
- Commercial Swine Farm
- General Vehicle Service
- Golf Course (permitted subject to limitations)
- Group Home: 7 or more residents
- Home Occupation (permitted subject to limitations & additional regulations at Sec. 110-5.9 of the LDRs)
- Mobile Home
- Nature; Ecology Facilities (w/limitations)
- Outdoor Shooting Range
- Parks: Tot lot, Passive & Picnic (with Limitations)
- Public Service/Utilities
- Regional Park; Amphitheater
- Sports Complex
- Wireless Communications Antenna & Tower

Other Relevant 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.

Private Driveways

Minimum Width

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

Impervious Surface: Not more than 20% of the total parcel. (Percentage of net buildable area)

Floor Area Ratio: Not Applicable

Maximum Building Height: 35'

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

Excerpted from the City’s Comprehensive Plan:

Agricultural (AG):

This other land use designation is designed to limit the premature spread of urban growth & conversion of productive agricultural lands until such time as urban growth is contiguous & agricultural activities can no longer be economically sustained.

General Range of Uses: Single-family residential dwelling units, ranching, crop farming including citriculture, silviculture, aquaculture, row crops, & public & utility services & facilities.

Maximum Density: Residential densities in Agricultural may not exceed one dwelling unit per five net buildable acres except as provided in the Special Provisions section.

From the Definitions Section of the LDRs:

Agriculture. Land use category that encompasses cultivating & farming activities such as crop production, horticulture, floriculture, silviculture, viticulture, fruit & citrus, dairy, pasturage, & livestock husbandry & the necessary accessory uses of packing, treating, or sorting the produce; provided that the operation of any such accessory uses shall be secondary to that of normal agricultural activities. The uses listed below are permitted within the agricultural land use category, including but not limited to, the following:

- (1) Farms that produce traditional field crops, such as, vegetables, grains, fruits & citrus, berries, nuts & seeds.
- (2) Farms that produce household/landscape plant materials, such as, trees, shrubs, flowers & lawn grass (includes nurseries, greenhouses, & tree/sod farms).
- (3) Livestock & animal husbandry farms, such as, grazing & pasturage, feedlots, dairy & breeding farms (including boarding stables & riding academies).
- (4) Aquaculture farms, such as, fish/frog farms, fish hatcheries, & bait farms.
- (5) Apiaries & honey extracting/processing farms.
- (6) Roadside farm stands, provided that the products for sale are raised or produced on the same tract of land that the stand is located.

(7) Other agricultural uses not listed, but of similar nature as interpreted by the City Manager.

Special Provisions:

(1) **Mineral Resources Extraction.** The extraction of mineral resources may be permitted in Agricultural (AG) land use areas, provided that:

- a. Compatibility with existing & potential development can be shown in terms of the character, phasing, & buffering of the proposed mineral extraction activities;
- b. Compatibility with existing & potential development can be shown in terms of access to the proposed mineral extraction activities;
- c. The activity meets all applicable licenses, regulations, & standards & is permissible by state agencies having jurisdiction; &
- d. Excavation, erosion control, & reclamation plans are submitted & provide for the protection of surface & groundwater resources, wetlands, & upland habitat areas (or their mitigation) & for the productive reuse of land after excavation is discontinued.

From the Sec. 110-5 of the LDRs:

All accessory uses and structures shall obtain a building permit or other permit or license.

Agricultural accessory use/structure. Customary accessory uses/structures may include, but are not limited to the following: swimming pools, spas/hot tubs, tennis courts, fences, utility/storage buildings, greenhouses, gardens, garages, satellite dishes/antennas, boathouses, docks, catwalks and elevated walkways.

Parking Space Requirements (Off-Street):

Single Family: 2 spaces /dwelling unit

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

For More Information:

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 4 North Grove Street, Eustis, FL 32726
 850-483-5460