

# URBAN RESIDENTIAL (UR)

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

This residential land use district applies to areas near the Downtown Core of the City. The UR land use designation has a maximum density of 12 units per acre.



**City of  
Eustis**

**Permitted Uses:**

- Accessory Apartment
- Child Daycare Centers; Nursery Schools
- Group Home; 6 or fewer residents
- Single Family Detached
- Single Family Attached (Duplex, ROW House, & THs)
- Multi-Family
- Parks: tot lots, passive & picnic
- Nature; Ecology Facilities
- Elementary School

**Conditional Uses** (those allowed by the City Commission):

- Bed & Breakfast
- Boarding & Rooming Home
- Commercial Neighborhood (permitted w/ limitations)
- General Agricultural
- Group Home: 7 or more residents
- Home Occupation (permitted subject to limitations)
- Live Work
- Marina
- Professional Services/General Office (permitted with limitations)
- Regional Park; Amphitheater
- Community/Service Uses Except Hospitals, Vocational Schools, & Nursing Homes.

(see Sec. 109-4: Use Regulations Table of the LDRs)

Frontage buildout is the length along a line parallel with the street. \*Consult the LDRs Sec. 110.4.11 thru Sec. 110.4.16.

**Minimum Setbacks:**

- Street: 0'/10'/25'\*
- Common Lot: 0'/5'/6'/10'\*
- Rear: 5'/10'/15'\*

\*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.

**Special 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 **40%** of the total parcel. (Percentage of net buildable area)

*Impervious surface is any surface that rain can't penetrate including driveways, sidewalks, pools and pool decks, structures, and gravel.*

**Maximum Building Height:** 35' Single Family; 45' Multi-Family

**Density:** No greater than 12 Dwelling units/acre

**Minimum Open Space:** 20%

**Frontage Buildout:** 0%/50%/70%/80%/90%/100%\*

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

**Excerpted from the City's Comp. Plan:  
Urban Residential (UR):**

This designation is intended to provide higher density residential options for the areas near the downtown core of the City.

**General Range of Uses:** Includes single family detached, patio home, townhouse dwellings, and apartments. Additional uses include adult congregate living facilities (ACLF), other group housing facilities, manufactured residential dwelling units, limited neighborhood commercial uses, parks & recreation facilities, & schools. Public & utility services & facilities that are 2 acres or less in size are also permitted.

**Maximum Density:** Urban residential densities may be developed at a minimum density of 6 dwelling units per net buildable acre up to a maximum of 12 dwelling units per net buildable acre, except where existing conditions require a density less than 6 dwelling units per net buildable acre. The maximum density may be exceeded through an affordable housing density bonus, as provided in the Special Provisions below.

**Special Provisions:**

(1) Density bonuses are permitted for the provision of affordable housing, including opportunities for a bonus increase between 5-15% in density in the Urban Residential (UR) classification where at least 20% of the dwelling units are affordable to families having incomes less than 80% of the Orlando Metropolitan Statistical Area median (\$72,046 in 2019), or where at least 50% of the dwelling units are affordable to families having incomes less than 120% of the Orlando Metropolitan Statistical Area median (\$72,046 in 2019).

Affordability is based on a housing cost-to-family income factor of 30%. A density bonus may also be allowed for energy conservation or green certification as provided for in the LDRs. The combined density bonus for affordable housing & energy conservation/green certification is limited to a total increase of 15%.

(2) Permit the placement of residential units manufactured off site which otherwise meet all applicable federal & state regulations & standards, provided that:

- a. all such housing is attached to foundations as in the case of conventional site-built construction; &
- b. all such housing otherwise meets applicable lot, yard, & related residential classification as set forth in the Land Development Regulations (LDRs).

**Miscellaneous (For Developers):**

**Trash containers, garbage receptacles, dumpsters** must be screened. (see Sec. 115-4.10 of the LDRs)

**Off-street parking** must be addressed (see Sec. 115-4.4 Parking Requirements in the LDRs)

**Landscaping & buffering** must be addressed (see Sec. 115-9. General Landscaping Standards in the LDRs)

**Site lighting** must be addressed for pedestrians & vehicles (Sec. 115-4.5. Site Lighting in the LDRs)

**Sign applications** are permitted through the Building Dept. (Sec. 115-11. Signage Standards in the LDRs)

**Developments within the Wekiva Protection Overlay** that include longleaf pine, sand hill, sand pine, & xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

**Parking Space Requirements:** From Table 5200-1 of the LDRs).

Single Family: 2 spaces/dwelling unit

Group Care: 1:5 (rated patron capacity)

Day Care: 1:12 (rated patron capacity)

Parks (Passive): 1 per 10,000 s.f. of land area

**Bicycle Parking:**

Elementary School: 0.75/vehicle parking space

Outdoor Recreation Uses: 0.10 per vehicle parking space