



# COTTAGE

# LOT TYPE:

## City of Eustis

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

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

### Allowed in the Following Design Districts:

- Rural Center
- Suburban Corridor
- Urban Center

**Lot Dimensions:** Dimensions vary depending on the Design District

Width: 24'/40'

Depth: 100'/120'

Size: 2,400/4,800 S.F.

### Setbacks:

Street: 5'/25'

Common Lot: 5'

Alley/Rear: 10'

**Frontage Buildout:** 70%\* only in urban districts

### Accessory Building

#### Setbacks:

Street: 10' behind building frontage

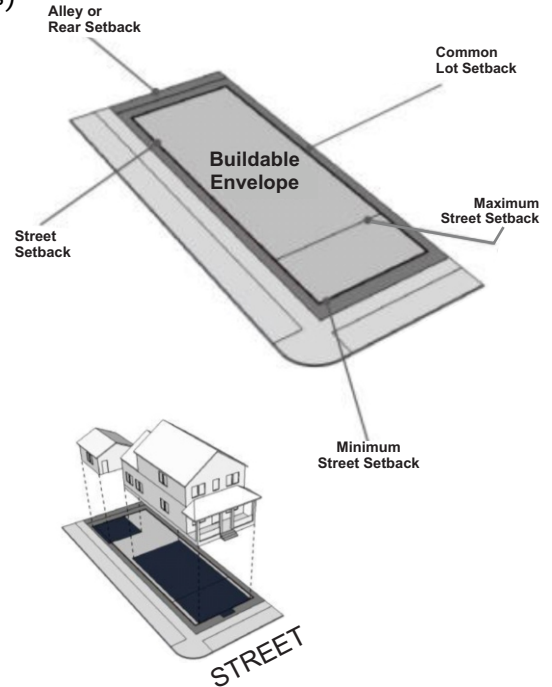
Common Lot: 5'

Rear: 5'

### Max. Building Height:

Principal: 2 stories

Accessory: 2 stories



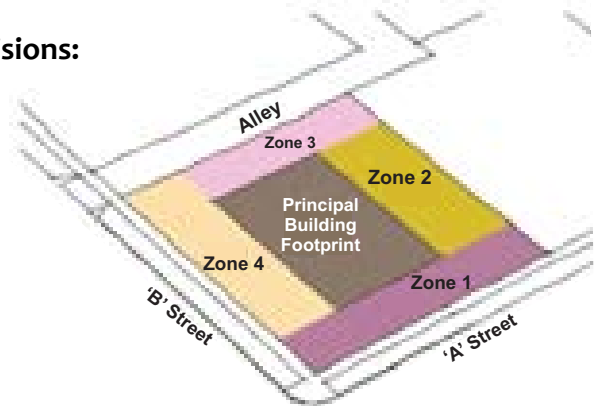
### Parking Area Provisions:

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

