

MIXED COMMERCIAL/INDUSTRIAL (MCI)



**City of
Eustis**

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

This mixed use land use district is intended to provide for development of light manufacturing, distribution, corporate office & related commercial & industrial facilities in select high profile locations & in well planned environments.

Permitted Uses:

- Car Wash, Automated
- Child Daycare Centers; Nursery Schools
- Churches & Accessory Use including Schools
- College/University
- Commercial Neighborhood
- Commercial Parking
- Convenience Store with & without Gas Station
- Drive Thru Sales or Service
- Dry Cleaning/Laundry
- Middle & High School
- Fast Lube/Oil Change
- Food & Beverage Store including Alcohol
- Government Building
- Hospital
- Hotel
- Indoor Shooting Range
- Major Vehicle Service
- Mobile Vendor
- Nursing Home
- Package Store
- Parks: tot lots, passive & picnic
- Pharmacy
- Professional Services & General Office
- Research Lab w/o manufacturing
- Restaurant w & w/o drive throughs
- Retail Sales or Services
- Self Service Storage
- Sports Complex
- Vehicle Parts & Accessories (Sales)
- Vocational Schools
- Wireless Communication Antenna &/or Towers Camouflaged

Conditional Uses (those allowed by the City Commission):

- Car Sales, Leasing & Related Services
- Car Wash, Full or Self Service
- Elementary School
- General Agricultural
- General Vehicle Service
- Major Vehicle Service
- Marina
- Outdoor Kennel
- Outdoor Shooting Range
- Research Lab w/o Manufacturing
- Vehicle Parts & Accessories (Sales)
- Warehouse & Freight Movement (Permitted with limitations)
- Wholesale Trade (permitted with limitations)
- Wireless Communication Antenna &/or Towers
(see Sec. 109-4: Use Regulations Table of the LDRs)

Impervious Surface: Not more than **75%** of the total parcel. (Percentage of net buildable area)

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

Maximum Building Height: 45'

Density: Not Applicable

Minimum Open Space: 10% (w/i/Wekiva); **Outside Wekiva: 10%**

Frontage Buildout: 50%/90%/100%*

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

Floor Area Ratio: Up to 2.5 or 250% of parcel.

Setbacks*: Street: **0'/5'/10'/25'/75'**; Common Lt: **0'/5'/10'**; Rear: **5'/10'/15'/25'** * NOTE: Setbacks are dependent on the particular lot type along with the particular Design District.

Special Regulations:

Metal building exteriors may be permitted in the **MCI District** if certain circumstances apply (as defined in Sec. 115-6.1.2(b) & © of the LDRs).

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 the total open space equal to at least 35% of the net buildable area.

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

Excerpted from the City's Comp. Plan:**Mixed Commercial / Industrial (MCI):**

This land use designation is intended to provide for development of light manufacturing, distribution, corporate office & related commercial & industrial facilities in select high profile locations & in well planned environments.

General Range of Uses: Uses include light industry & manufacturing, distribution, corporate office, & related commercial & industrial facilities in select high profile locations & in well- planned environments. Outdoor recreation & schools are permitted as well as public & utility services & facilities that are 5 acres or less in size.

Light industry includes warehousing & wholesale distribution, provided that truck access bays & loading operations are effectively screened from view where necessary, truck traffic does not impact local streets, & hours of operation are compatible with adjacent land uses. Light industry also includes those manufacturing, distribution, & associated activities which do not create any noise, glare, vibration, odor, or waste products which would adversely impact adjacent properties or municipal utility systems, based on performance standards established in the Land Development Regulations (LDRs).

Maximum Density: Not applicable.

Intensity Range: up to 2.5 FAR subject to restrictions in Section 109-3 of the Land Development Regulations.

Mix Requirements: There are proportional requirements & limitations regarding the amount of residential & non-residential uses allowable in an area designated MCI. For the mixed land use category MCI, the city establishes, & shall monitor on a citywide basis, a mix of uses as follows:

Commercial: No more than 20% of total MCI acreage

The composition of mix for each proposed development will be determined on a case-by-case basis during the development review process.

Specific uses permitted will be monitored by the city to ensure continuity & compatibility with adjacent land uses. Individual properties may develop all commercially or all industrially, provided that all applicable criteria set forth herein are met.

Special Provisions:

(1) Future amendments to designate areas as MCI may be permitted in undeveloped areas oriented to major highways & other transportation facilities as determined by market dem&, & provided that:

a. Mixed Commercial Industrial areas & developments therein will be held to a higher level of community design relative to signage, lighting, landscape materials, & building quality than General Commercial (GC) areas; &

b. Signage & lighting are limited to maintain the generally semi-rural or high-profile image character of these designated areas.

(2) **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.

ADDITIONAL INFORMATION:

Long Term Storage Containers are permitted with restrictions in this District.

From the Sec. 110-5 of the LDRs:

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

Mixed use district 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.

For More Information:

City of Eustis - Development Services Department
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