

MIXED COMMERCIAL/RESIDENTIAL (MCR)



**City of
Eustis**

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

This mixed use land use designation is intended to regulate the character & scale of commercial & residential uses so as to minimize their impacts on adjacent roadways & to promote their compatibility with adjacent or nearby land uses & provide for mixed-use developments.

Permitted Uses:

- Accessory Apartment
- Bed & Breakfast
- Boarding & Rooming Home
- Car Wash, Automated
- Child Daycare Centers; Nursery Schools
- Churches & Accessory Use including Schools
- College/University
- Commercial Neighborhood
- Commercial Parking
- Community/Services Uses
- Convenience Store with & without Gas Station
- Drive Thru Sales or Service
- Dry Cleaning/Laundry
- Elementary, Middle & High School
- Fast Lube/Oil Change
- Food & Beverage Store including Alcohol
- Government Buildings
- Group Home; 6 or fewer residents
- Group Home; 7 or more residents
- Home Occupation
- Hospital
- Hotel
- Live Work
- Mobile Vendor
- Multi-Family
- Nursing Home
- Package Store
- Parks: tot lots, passive & picnic
- Professional Services & General Office
- Regional Park; Amphitheater
- Restaurant w & w/o drive throughs
- Retail Sales or Services
- Self Service Storage
- Single Family Detached
- Single Family Attached (Duplex, ROW House, & Ths)
- Sports Complex
- Vocational Schools
- Wireless Communication Antenna &/or Towers Camouflaged

Conditional Uses (those allowed by the City Commission):

- Car Sales, Leasing & Related Services including general repairs
- Car Wash, Full or Self Service
- General Agricultural
- Major Vehicle Service
- Marina
- Outdoor Kennel
- Research Lab w/o Manufacturing
- Vehicle Parts & Accessories (Sales)
- Wireless Communication Antenna &/or Towers (see Sec. 109-4: Use Regulations Table of the LDRs)

Impervious Surface (Residential): Not more than 40% of the total parcel.

Impervious Surface (Nonresidential): 75% of parcel.

Impervious surface is any surface that rain can't penetrate including driveways, sidewalks, pools & pool decks, structures, & gravel. (Percentage of net buildable area)

Maximum Building Height: 35'

Density: No greater than 12 Dwelling units/acre

Minimum Open Space: 25% (w/i/Wekiva); **Outside Wekiva:** 25% : Residential; 15% Nonresidential

Frontage Buildout: 0%/50%/70%/80%/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'/10'/18'/25'/75'; Common Lt: 0'/5'/6'/10'; Rear: 5'/10'/15' * NOTE: Setbacks are dependent on the particular lot type along with the particular Design District.

Special Regulations:

No metal building exteriors are allowed in the MCR

District (as defined in Sec. 115-6.1.2 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 / Residential (MCR):**

This land use designation is intended to regulate the character & scale of commercial uses so as to minimize their impacts on adjacent roadways & to promote their compatibility with adjacent or nearby residential uses.

General Range of Uses: This category accommodates a mix of residential, commercial, office, institutional, & schools. Public & utility services that are 5 acres or less in size are also permitted.

Maximum Density: Residential densities may not exceed 12 dwelling units per net buildable acre.

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 MCR. For the mixed land use category MCR, the City establishes, & shall monitor on a citywide basis, a mix of uses as follows:

Residential: 15% - 25% of total MCR acreage
Commercial/Office: 75% - 85% of total MCR 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 residentially or commercially, provided that all applicable criteria set forth herein are met.

Special Provisions:

(1) Future amendments to designate areas as MCR shall be permitted only along arterial & collector roads & in certain neighborhoods which meet the following conditions:

a. Where the arterial road frontage is generally undeveloped, residential development may be feasible & will be encouraged;

b. Strip commercial development shall be minimized, including actions that would extend or expand existing strip development;

c. The arterial road frontage contains an existing mix of viable commercial & residential uses;

d. The clustering of viable commercial businesses within or adjacent to residential neighborhoods is determined to not have a detrimental visual or operational impact on such adjacent or nearby residential uses;

(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.

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
4 North Grove Street, Eustis, FL 32726
850-483-5460
Email: planner@eustis.org