

# PUBLIC/INSTITUTIONAL (PI)

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

This other land use district applies to public and quasi-public properties and other facilities that provide a community service.



**City of Eustis**

**Permitted Uses:**

- Child Day Care Center; Nursery School
- Churches & Accessory Uses including School
- College or University
- Elementary, Middle & High School
- Government Building
- Group Home; 6 or fewer residents
- Group Home; 7 or more residents
- Hospital
- Marina
- Nature; Ecology Facilities
- Nursing Home
- Parks: tot lots, passive & picnic
- Public Service/Utilities
- Regional Park; Amphitheater
- Sports Complex
- Indoor Shooting Range
- Vocational School
- Wireless Communication Antenna &/or Towers
- Wireless Communication Antenna &/or Towers Camouflaged

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

- All Light Industrial/Research
- Car Sales, Leasing & Related Services
- Commercial Parking (Permitted with limitations)
- Food & Beverage Store/Including Alcohol (Permitted with limitations)
- General Vehicle Service
- Outdoor Shooting Range
- Restaurant, No Drive-Thru (Permitted with limitations)
- Retail Sales & Service (Permitted with limitations)

**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:** 35'

**Density:** Not Applicable

**Minimum Open Space:** 20% (w/i/Wekiva); **Outside Wekiva:** 15%

**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 Lot: 0'/5'/10'/25'; 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 **PI 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 Comprehensive Plan:****Public & Institutional (PI):**

This land use designation applies to public & quasi-public properties & other facilities that provide a community service.

**General Range of Uses:** Uses include school, recreation, & public utility properties & other governmental facilities. Cemeteries are also included in this category.

**Maximum Density:** Not Applicable

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