

RURAL RESIDENTIAL (RR)



**City of
Eustis**

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

This residential land use district provides for large lot development near or on the periphery of the Eustis Urbanized Area. Densities of 1 unit per acre or less are appropriate in areas of steep slope near lakes where soil erosion is a potential problem & in remote locations where provision of urban services is not economically feasible.

Permitted Uses:

- Group Home; 6 or fewer residents
- Single Family Detached
- Parks: tot lots, passive & picnic
- Elementary School

Conditional Uses (those allowed by the City Commission):

- General Agricultural
- Accessory Apartment
- Bed & Breakfast (see Sec. 110-5.5 of the LDRs)
- Group Home: 7 or more residents
- Home Occupation (permitted subject to limitations & additional regulations at Sec. 110-5.9 of the LDRs)
- Golf Course (permitted subject to limitations)
- Nature; Ecology Facilities
- Outdoor Shooting Range
- General Vehicle Service
- Community/Service Uses Except Hospitals, Vocational Schools, Nursing Homes & Wireless Communication Facilities. (see Sec. 109-4: Use Regulations Table of the LDRs)

Impervious Surface: Not more than **20%** 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.

Floor Area Ratio: Not Applicable

Maximum Building Height: **35'** above the base flood elevation (**3 stories**)

Density: No greater than **1 Dwelling unit/acre**

Minimum Open Space: **25%**

Minimum Setbacks:

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

*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.

| <u>Private Driveways</u> | <u>Minimum Width</u> |
|---------------------------------|----------------------|
| 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 |

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

**Excerpted from the City's Comp. Plan:
Rural Residential (RR)**

This designation provides for large lot development near or on the periphery of the Eustis urbanized area. Low density designation is a proven effective means for delaying development until growth can be accommodated in an orderly economical fashion. Mainly, this category is seen as providing a low density estate-type housing environment preferred by a segment of the local population. Principal locations are near East Crooked Lake, Lake Joanna, Lake Yale, & around certain lakes in the eastern portion of the City.

General Range of Uses: Single-family residential dwelling units, parks, schools, & public & utility services & facilities that are 2 acres or less in size.

Maximum Density: Residential densities in Rural Residential may not exceed one dwelling unit per net buildable acre. Net Densities of one unit or less per acre are appropriate in areas of steep slope near lakes where soil erosion is a potential problem & in remote locations where provision of urban services is not economically feasible.

Special Provisions:

(1) 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.

(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.

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)

Parking Space Requirements (Off-Street):

Single Family: 2 spaces /dwelling unit

Duplex: 2 spaces/dwelling unit

Bed & Breakfast: 3 spaces for the owner, 1 space per guest room

Marina: 1 space per 3 boat slips

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