

RESIDENTIAL/OFFICE TRANSITIONAL (RT)



**City of
Eustis**

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

This mixed use land use district applies to older residential areas having residential character, which are located adjacent to nonresidential development. The purpose is to provide for establishment of business & professional offices & limited retail & service business while maintaining residential character or compatibility.

Permitted Uses:

- Accessory Apartment
- Bed & Breakfast
- Child Daycare Centers; Nursery Schools
- Churches & Accessory Use including Schools
- Elementary, Middle & High School
- Government Buildings
- Group Home; 6 or fewer residents
- Group Home; 7 or more residents
- Home Occupation
- Live Work
- Multi-Family
- Nursing Home
- Parks: tot lots, passive & picnic
- Professional Services & General Office
- Regional Park; Amphitheater
- Single Family Detached
- Single Family Attached (Duplex, ROW House, & Ths)
- Wireless Communication Antenna &/or Towers Camouflaged

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'** Single Family

Density: No greater than **12 Dwelling units/acre**

Minimum Open Space: **20%** (w/1/Wekiva); **Outside Wekiva:** **20% : Residential; 10% 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'; 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.

Conditional Uses (those allowed by the City Commission):

- Boarding & Rooming Home
- Car Sales, Leasing & Related Services
- Car Wash, Full or Self Service
- College/University
- Commercial Neighborhood (permitted w/ limitations)
- Commercial Parking
- Community/Service Uses Except Hospitals
- Convenience Store with & without gas station
- Drive Thru Sales or Service
- Dry Cleaning/Laundry
- Food & Beverage Store including Alcohol
- General Agricultural
- Hotel
- Nursing Home
- Package Store
- Pharmacy
- Research Lab w/o Manufacturing
- Restaurant w & w/o drive throughs
- Retail Sales
- Vehicle Parts & Accessories (Sales)
- Vocational Schools
- Wireless Communication Antenna &/or Towers

(see Sec. 109-4: Use Regulations Table of the LDRs)

Special Regulations:

No metal building exteriors are allowed in the RT **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:**Residential/Office Transitional (RT):**

This land use designation applies to older residential areas having residential character, which are located adjacent to non-residential development. The purpose is to provide for establishment of business & professional offices & limited retail & service businesses while maintaining residential character or compatibility. The concept is that many older residences are impacted by traffic or adjacent non-residential uses & are no longer economically viable as dwellings. Allowance of limited commercial use is a means of making these areas more productive while maintaining a residential-type character.

General Range of Uses: This category accommodates residential uses; professional & business offices in certain predominantly residential areas near major traffic arteries & adjacent to commercial areas; outdoor recreation; & schools. Public & utility services & facilities that are 2 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 or limitations regarding the amount of residential & non-residential uses allowable in an area designated RT on the Future Land Use Map. For the mixed Land use category RT, the city establishes, & shall monitor on a citywide basis, a mix of uses as follows:

Residential: 55% - 70% of total RT acreage
Commercial/Office: 30%-45% of total RT 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 RT shall be required to be designated near thoroughfares & commercial areas to allow for limited transitional commercial uses in recognition that these areas are impacted by adjacent commercial use & to provide an economic use of property while maintaining their general residential character by:

- a. limiting commercial uses to retail, business & professional offices, group homes, & home occupations as defined in the Land Development Regulations (LDRs);
- b. limiting external lighting & signs to that which would normally be permitted in adjacent residential zoning districts;
- c. screening any permitted non-residential use from abutting residential properties by a landscape buffer, in accordance with City requirements;

(2) **Developments within the Wekiva Protection Overlay** that include longleaf pine, s& hill, s& 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