



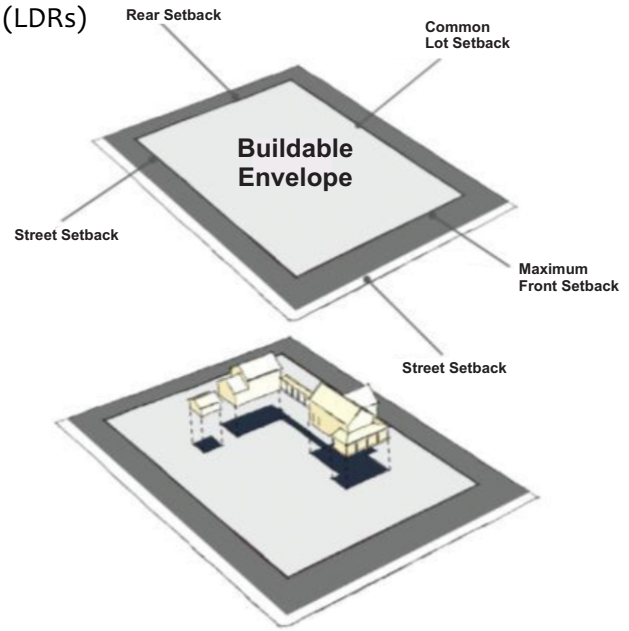
# HOMESTEAD

# LOT TYPE:

## City of Eustis

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

**HOMESTEAD:** A building lot located & designed to accommodate a detached building with large common lot yards, rear yards & street yards for a rural area.



### Allowed in the Following Design Districts:

- Rural Neighborhood (RN)

**Lot Dimensions:** Dimensions vary depending on the Design District

Width: 200'

Depth: 200'

Size: 40,000 S.F.

### Setbacks:

Street: 25'

Common Lot: 25'

Rear: 25'

**Frontage Buildout:** 0%

### Accessory Building Setbacks:

Street: 25'

Common Lot: 5'

Rear: 5'

### Max. Building Height:

Principal: 3 stories

Accessory: 2 stories

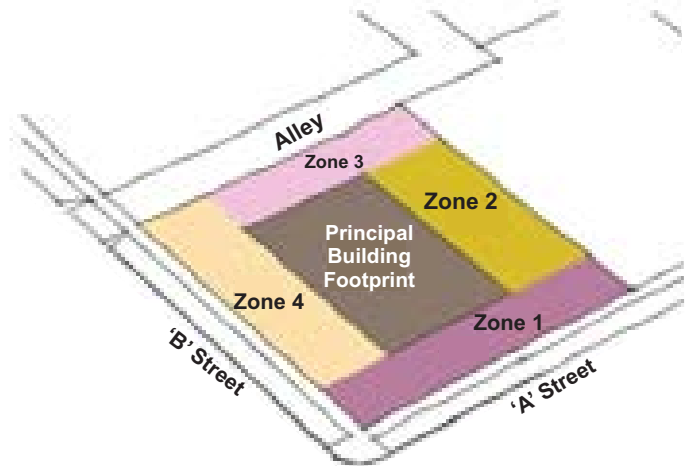
### Parking Area Provisions:

Location - Zone 1

Zone 2

Zone 3

Zone 4



### Private Lot Frontages:

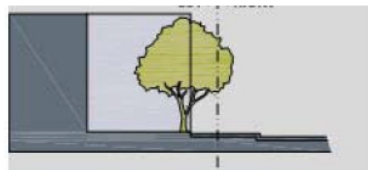
Common Lawn: A landscaped front yard that is unfenced and visually continuous with adjacent front yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares.

#### Common lawn



Porch & Fence: A landscaped front yard in which the façade includes an attached front porch. A fence at the street right-of-way line maintains the spatial definition of the street. Porches shall be no less than 8 feet deep.

#### Porch & fence



**For More Information:** City of Eustis - Development Services Dept., 4 North Grove St. Eustis, FL 32726, 850-483-5460

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

Sheet Update: Oct., 2022