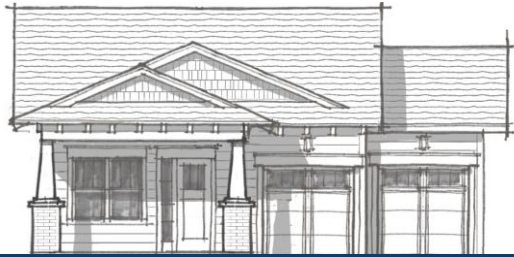


DRAFT



CRAFTSMAN



TRANSITIONAL FARMHOUSE



COASTAL

EUSTIS DEVELOPMENT STANDARDS & GUIDELINES

FOR NEW SINGLE FAMILY SUBDIVISIONS IN THE SUBURBAN RESIDENTIAL FUTURE
LAND USE DESIGNATION

June 19, 2025



CITY OF EUSTIS

CITY OFFICIALS

MAYOR

Willie Hawkins

VICE MAYOR

Gary Ashcraft

COMMISSIONER

Michael Holland

COMMISSIONER

George Asbate

COMMISSIONER

Emily Lee

CITY MANAGER

Tom Carrino

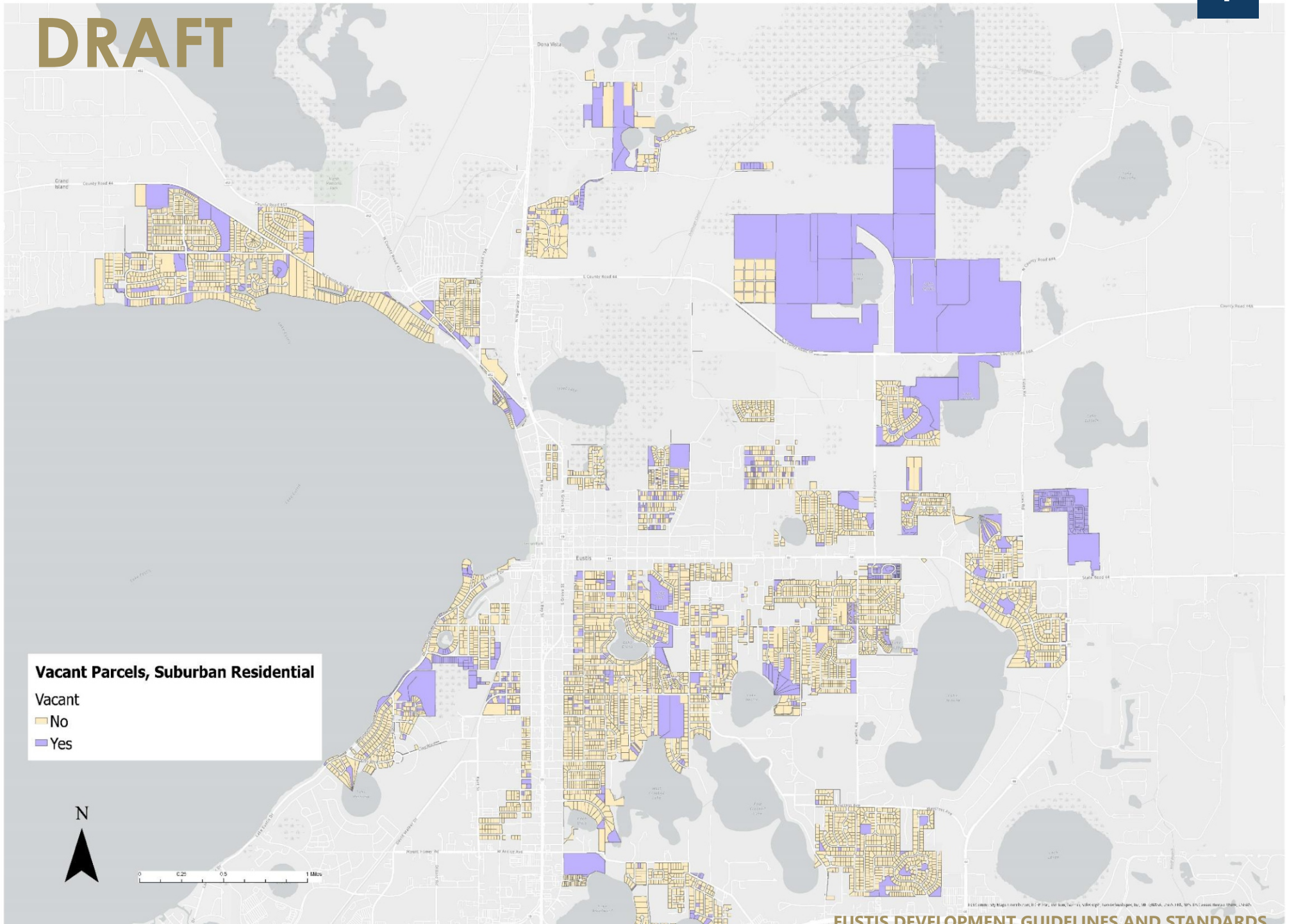
CITY ATTORNEY

Sasha Garcia



INTRODUCTION

- 1: DEVELOPMENT STANDARDS (MANDATORY WHEN REQUESTING A WAIVER FOR SMALLER LOTS)
- 2: ARCHITECTURAL STYLE GUIDELINES (ADVISORY)



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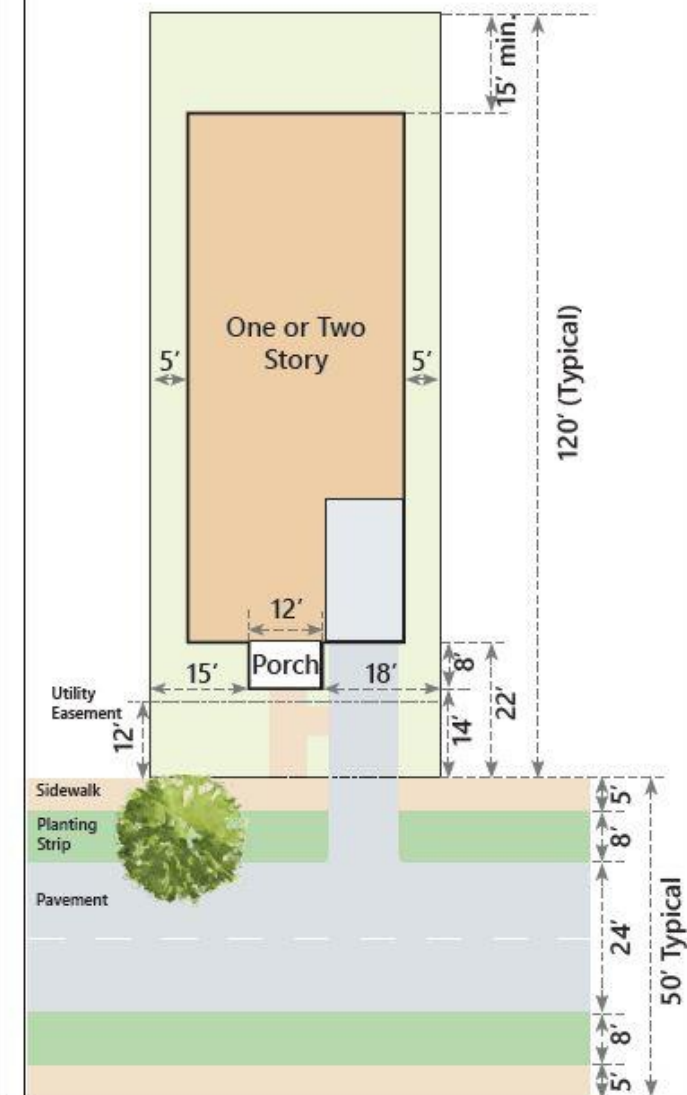
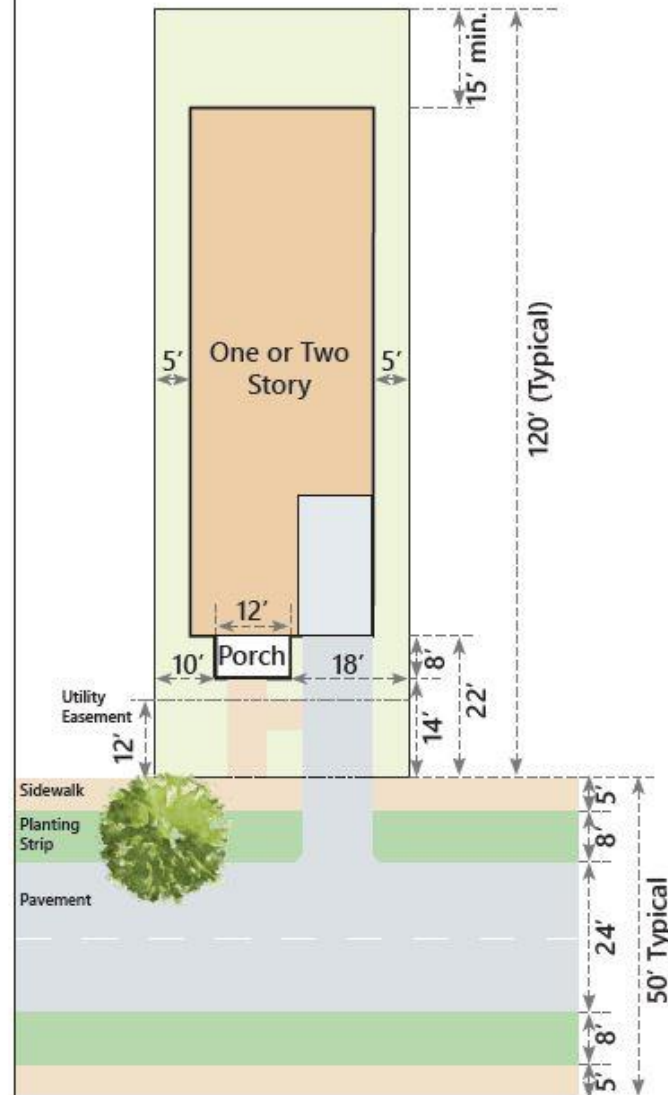
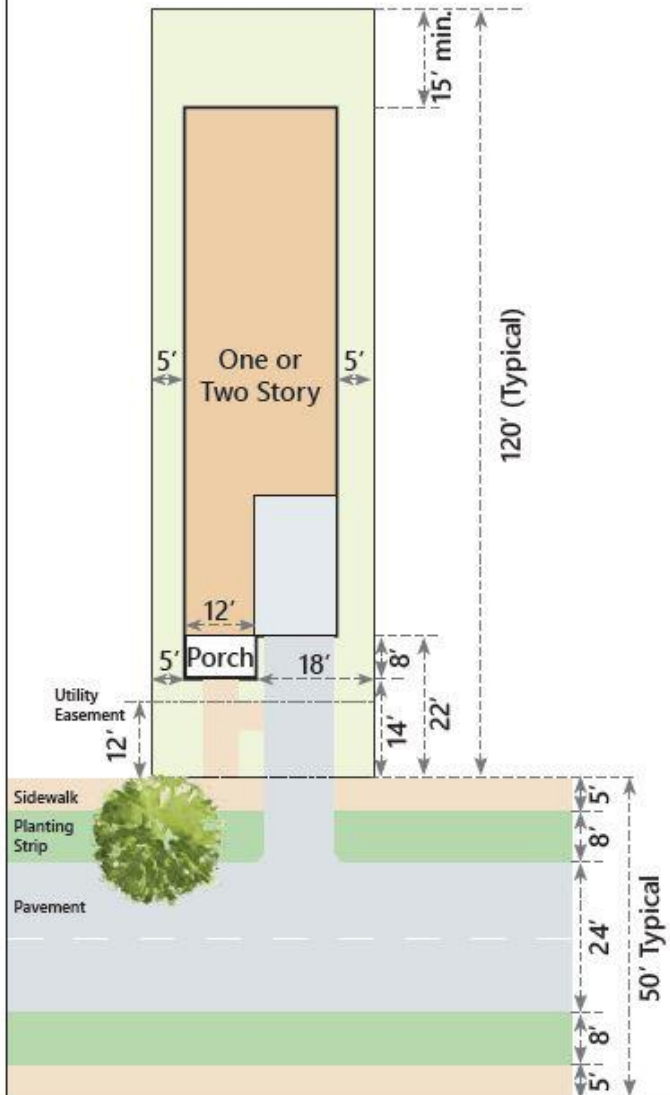
Mandatory Development Standards



DRAFT MANDATORY DEVELOPMENT STANDARDS AND REQUIREMENTS FOR SINGLE FAMILY LOTS

- A broad range of lot sizes creates more variety in the community.
- Porches are required for 60% of lots within a new residential subdivision seeking a waiver for reduced lot sizes.
 - Minimum depth of 8 ft. required to ensure it is usable.
 - Porches may encroach into the front setback by 8 ft.
- Massing: 50% of lots less than 50 ft. wide must be two stories. All lots that are 50 or 55 ft. wide must be two stories.

Front Load Garage					
Lot Width	Rear Setbacks	Building Width	Porch/ Patio Width	Porch Depth	Porch/ Patio Side Setbacks
35'	15'	25'	12'	8'	5' / 18'
40'	15'	30'	12'	8'	10' / 18'
45'	15'	35'	12'	8'	15' / 18'
50'	15'	40'	12'	8'	8' / 30'
55'	15'	45'	15'	8'	10' / 30'
60'	15'	50'	15'	8'	15' / 30'
65'	15'	55'	16'	8'	19' / 30'
70'	20'	55'	16'	8'	22' / 32'
75'	20'	60'	20'	8'	23' / 32'
80'	25'	65'	20'	8'	28' / 32'
85'	25'	70'	24'	8'	29' / 32'
90'	25'	75'	24'	8'	34' / 32'
95'	25'	80'	25'	8'	35' / 35'
100'	25'	85'	30'	8'	38' / 32'
Rear Load Garage*					
30'	5' or 20'	20'	8'	8'	11' / 11'
35'	5' or 20'	25'	9'	8'	13' / 13'
40'	5' or 20'	30'	12'	8'	14' / 14'
45'	5' or 20'	35'	12'	8'	16' / 16'
50'	5' or 20'	40'	14'	8'	18' / 18'
55'	5' or 20'	45'	17'	8'	19' / 19'
60'	5' or 20'	50'	18'	8'	21' / 21'

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- Tandem parking is permitted.
- The front facade of buildings without a porch or patio must meet the 14' setback.
- Utility easement is informational and may be required by the City Engineer.

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Before



After

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PRODUCT TYPE

affordable housing

PROJECT SIZE

1,849 sq. ft.

LOT SIZE

40' lot

LAYOUT

3 bed/2.5 bath

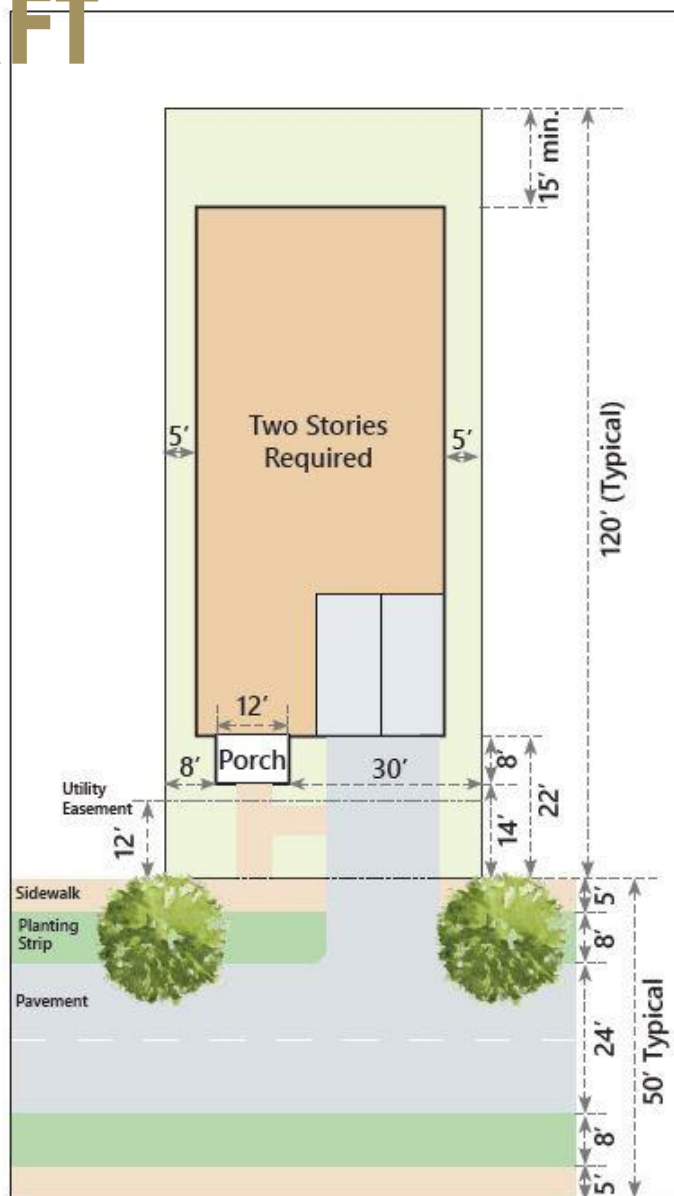


Eustis Infill Lot

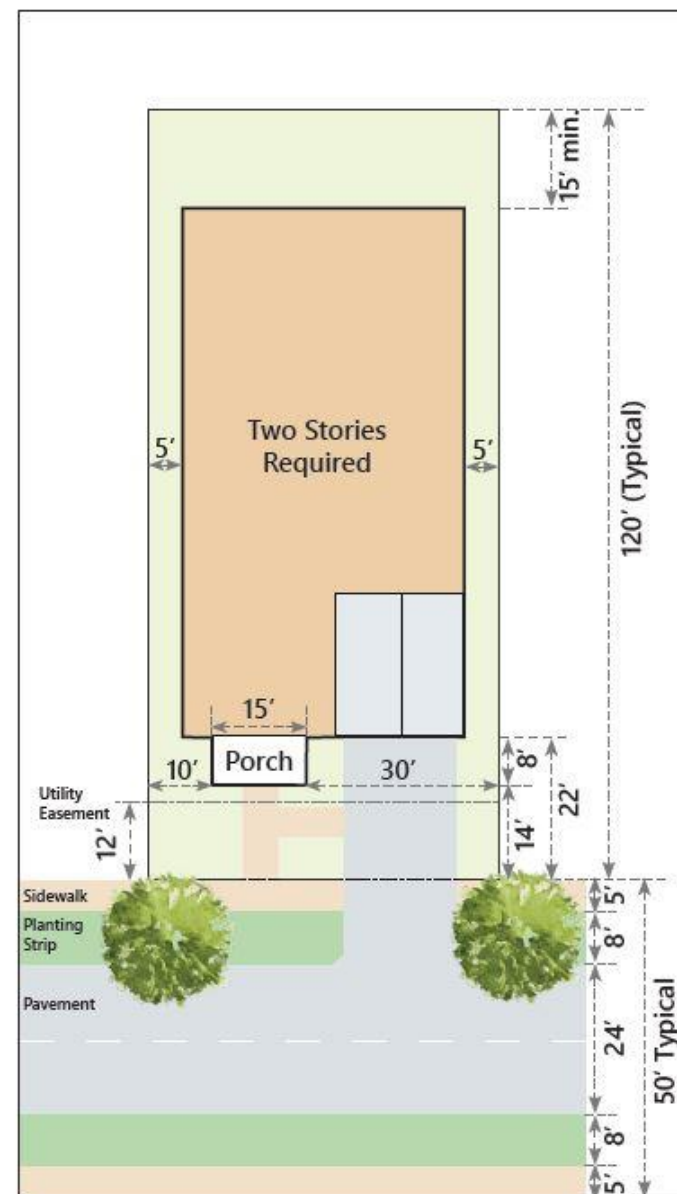


Perspective Elevations

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50' WIDE LOT - FRONT LOADED
TWO CAR GARAGE



55' WIDE LOT - FRONT LOADED
TWO CAR GARAGE

- For 50' and 55' wide lots, buildings are required to be two-story and include a patio or raised porch.
- Utility easement is informational and may be required by the City Engineer.

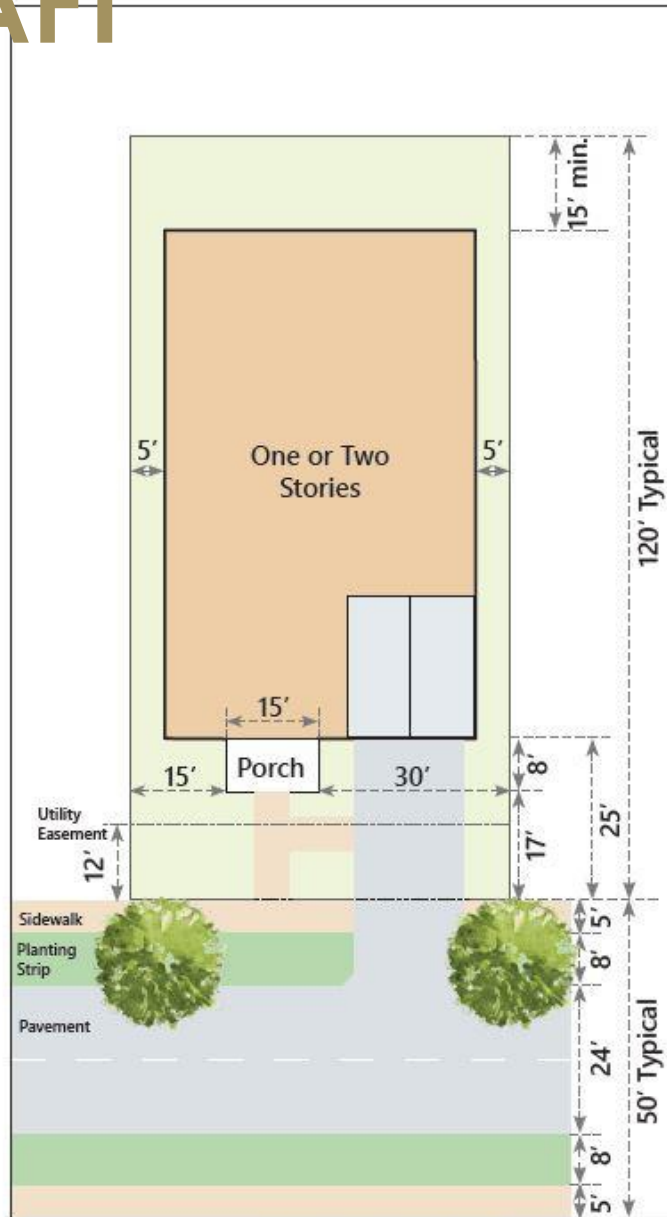
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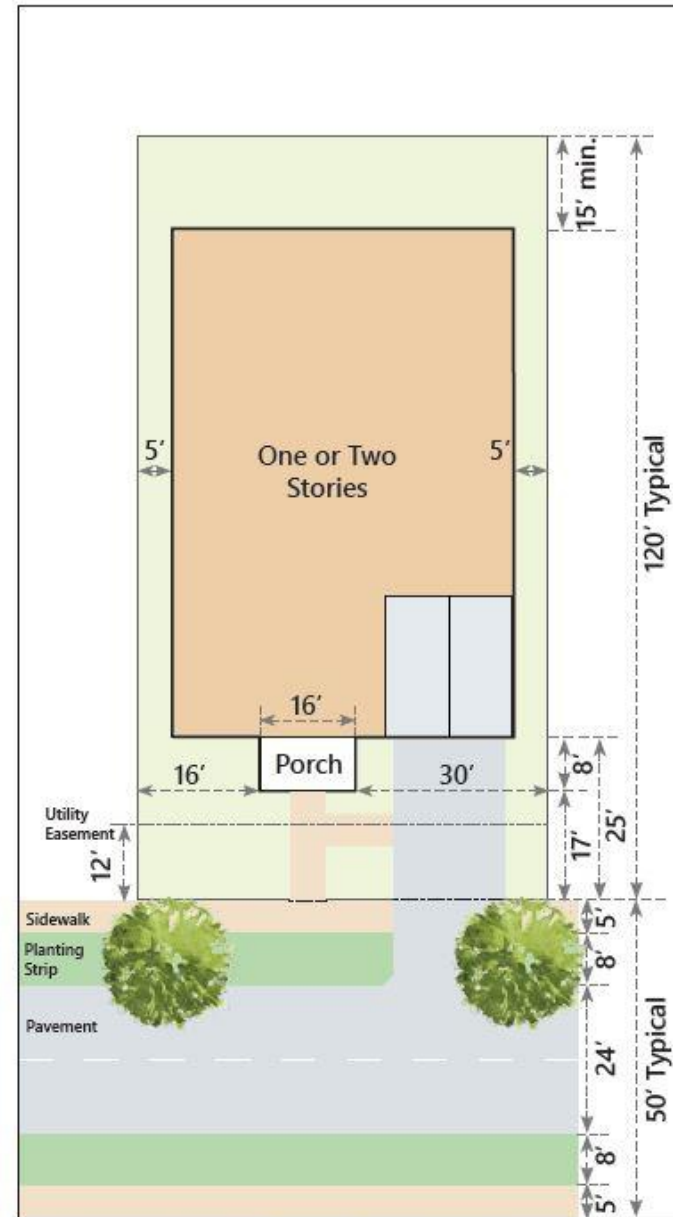
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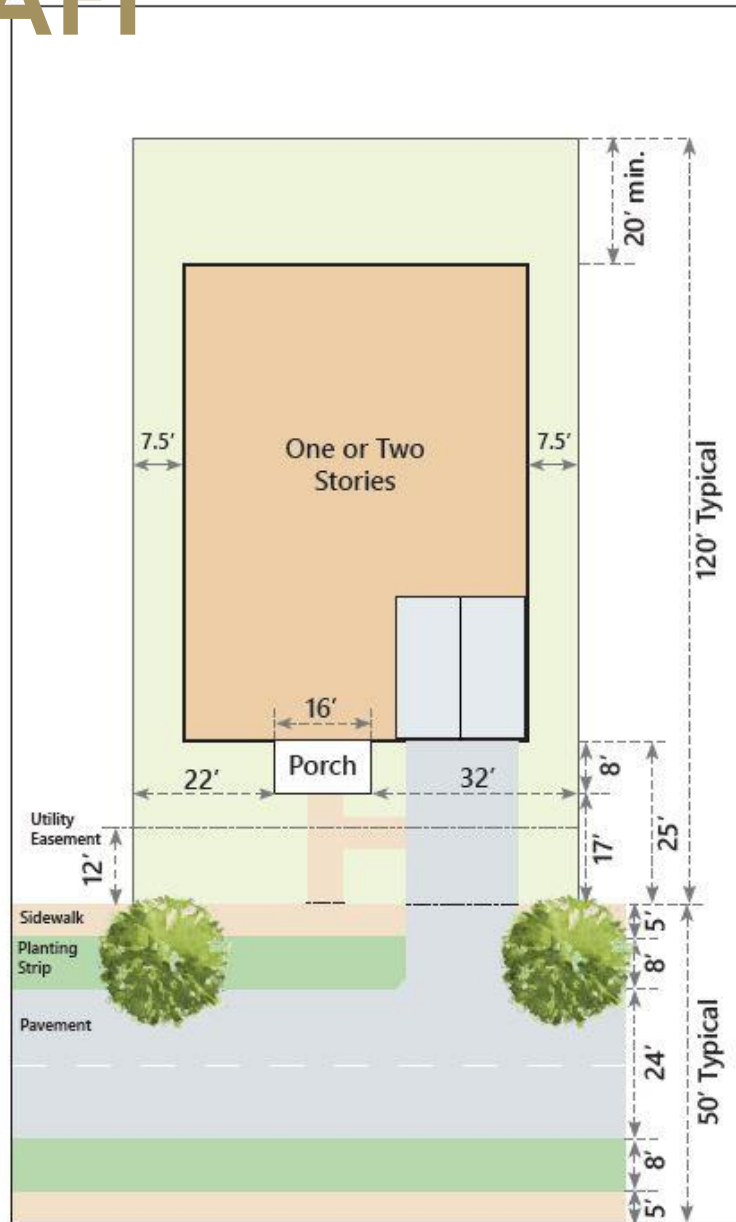
60' WIDE LOT - FRONT LOADED
TWO CAR GARAGE



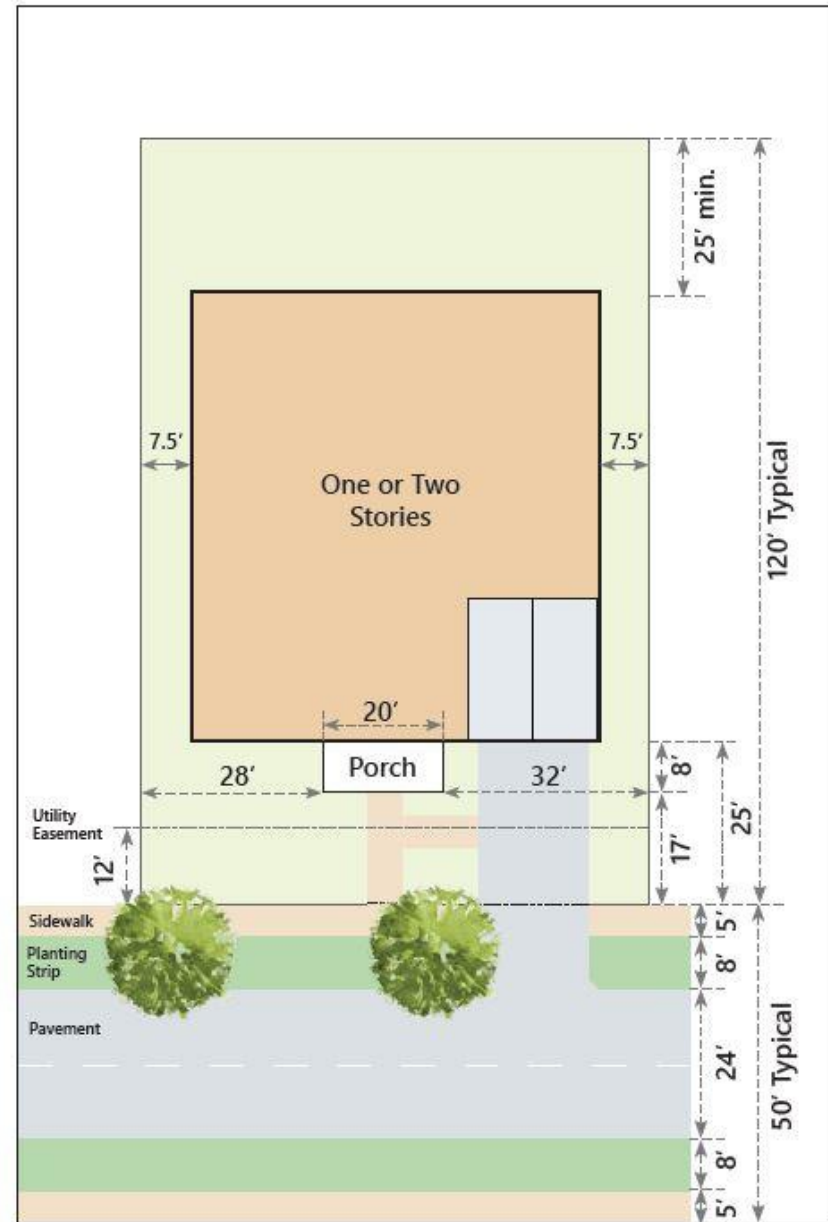
65' WIDE LOT - FRONT LOADED
TWO CAR GARAGE

- Tandem parking is permitted.
- The front facade of buildings without a porch or patio must meet the 17' setback.
- Utility easement is informational and may be required by the City Engineer.

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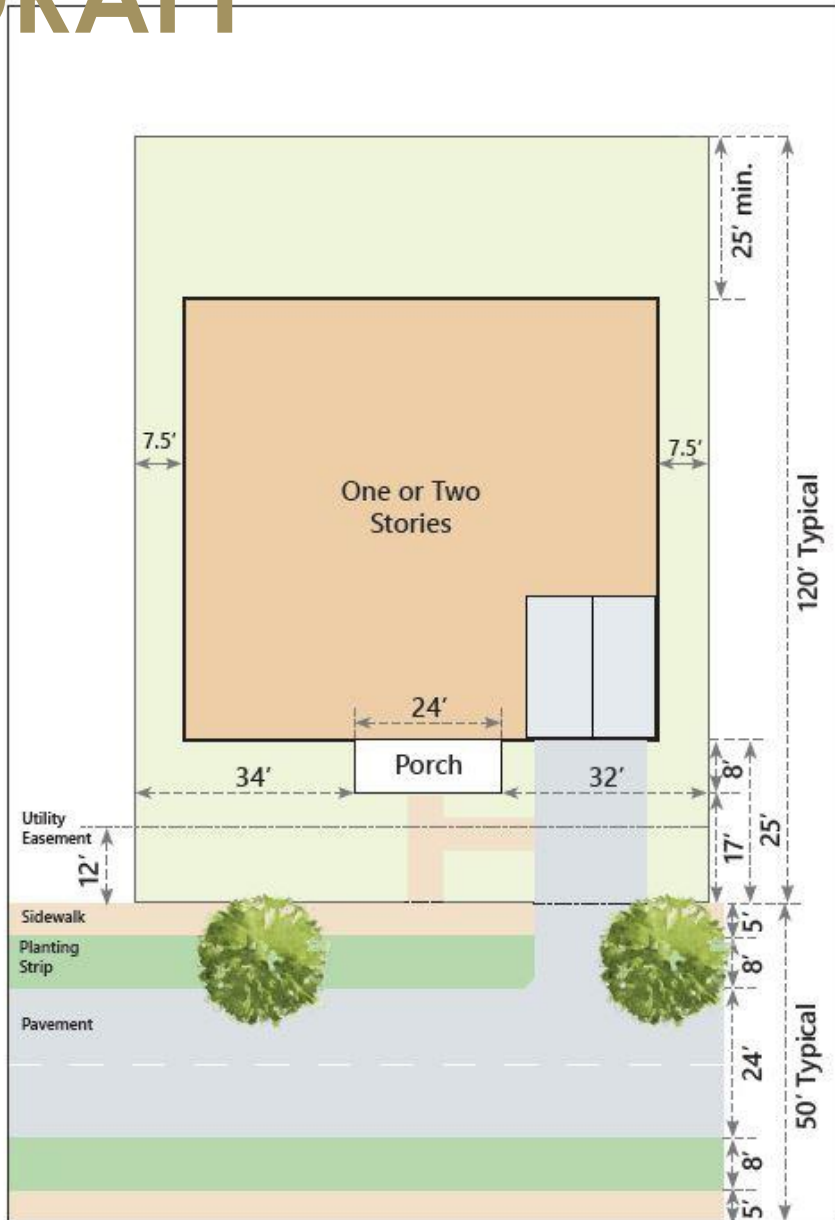
70' WIDE LOT - FRONT LOADED
TWO CAR GARAGE



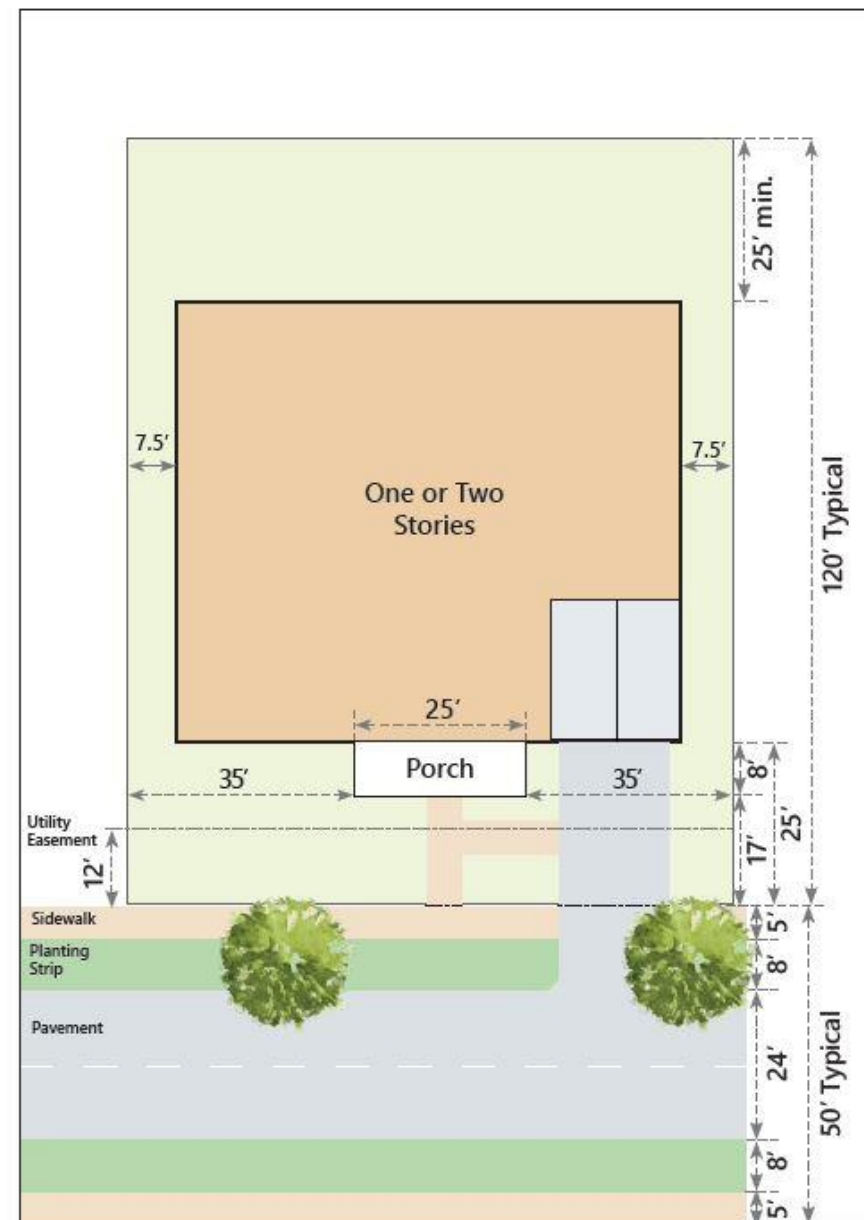
80' WIDE LOT - FRONT LOADED
TWO CAR GARAGE

- Tandem parking is permitted.
- The front facade of buildings without a porch or patio must meet the 17' setback.
- Utility easement is informational and may be required by the City Engineer.

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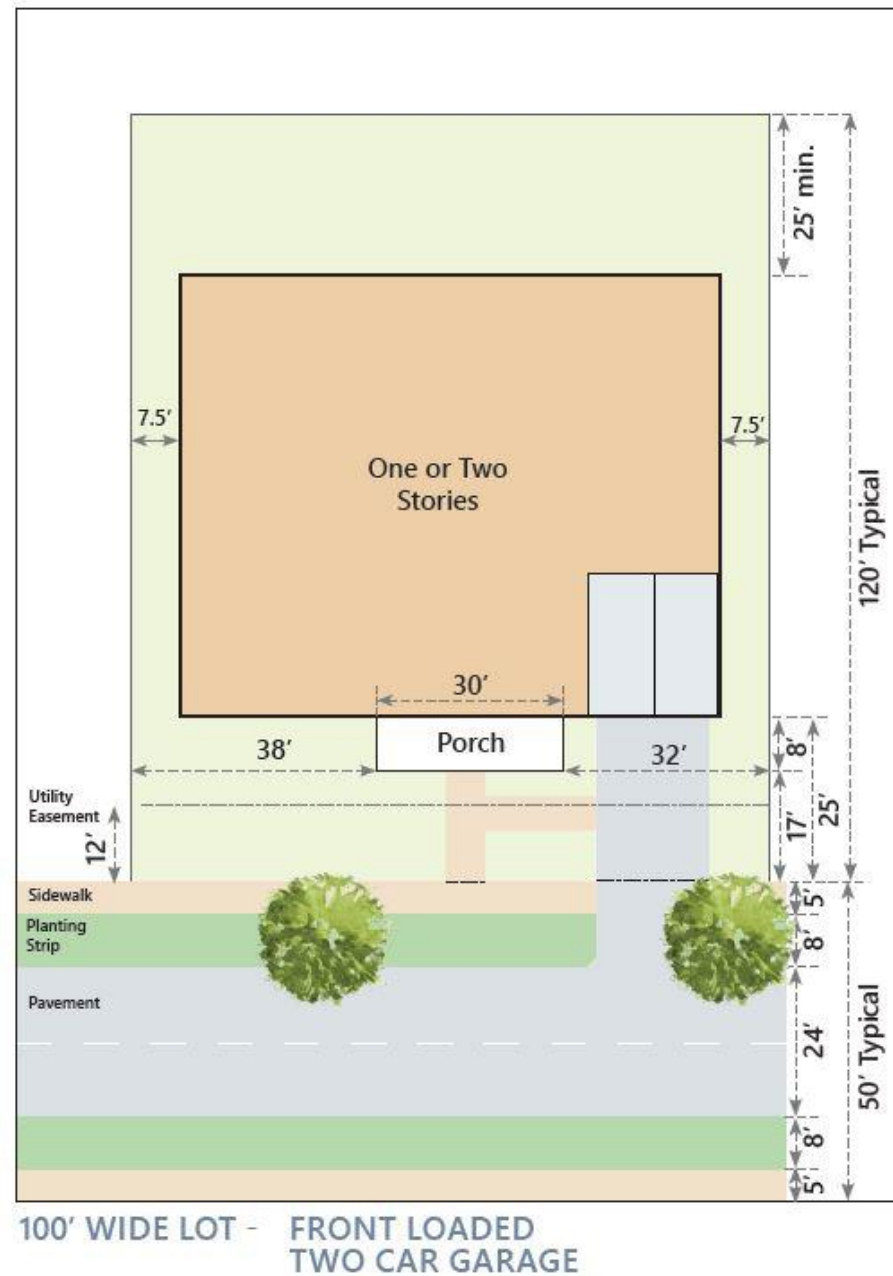
90' WIDE LOT - FRONT LOADED
TWO CAR GARAGE



95' WIDE LOT - FRONT LOADED
TWO CAR GARAGE

- Tandem parking is permitted.
- The front facade of buildings without a porch or patio must meet the 17' setback.
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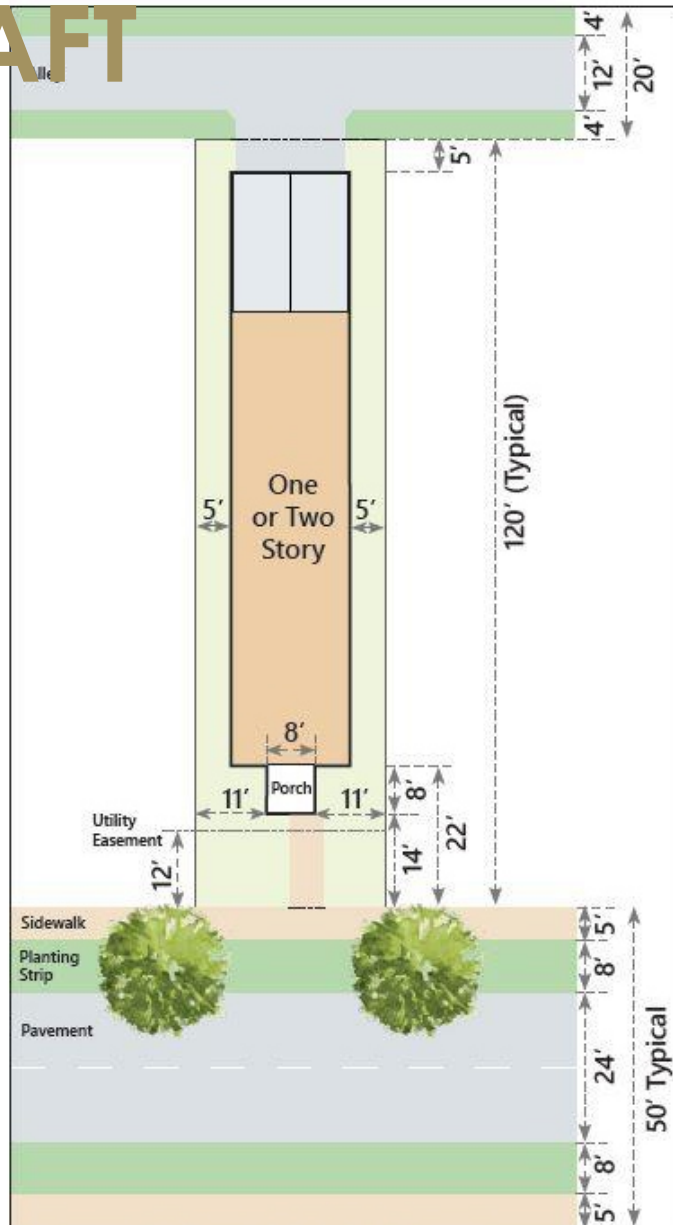
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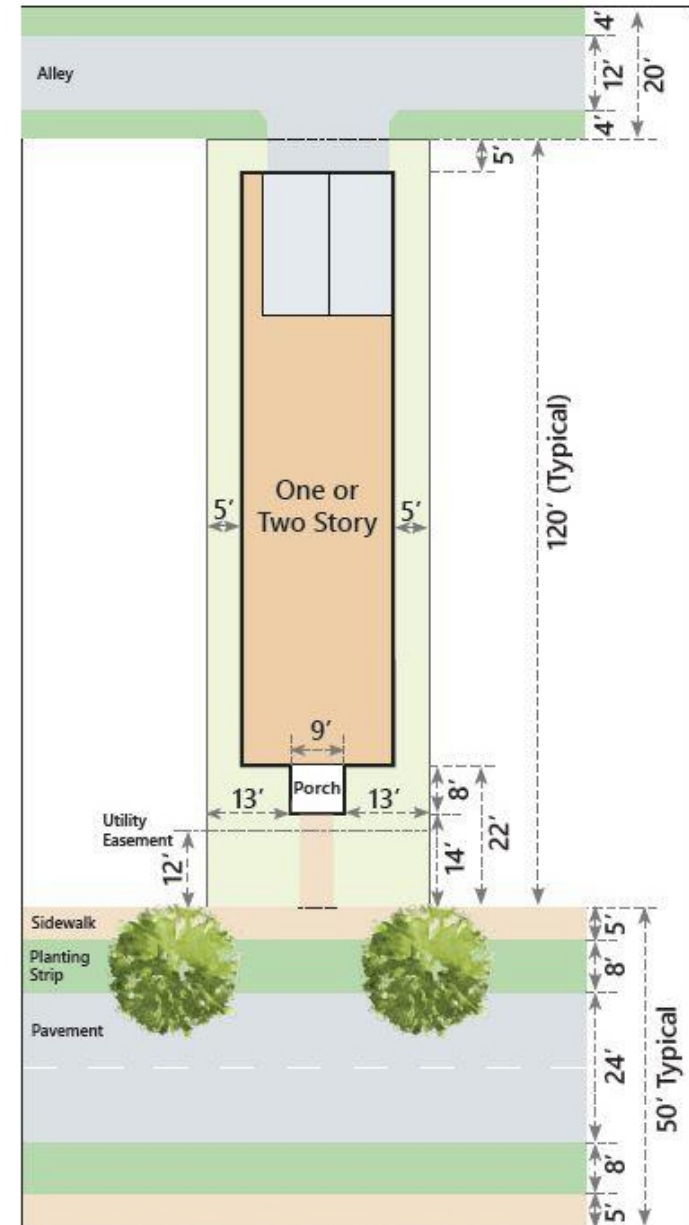
- The front facade of buildings without a porch or patio must meet the 17' setback.
- Utility easement is informational and may be required by the City Engineer.

REAR-LOADED LOT CONFIGURATIONS

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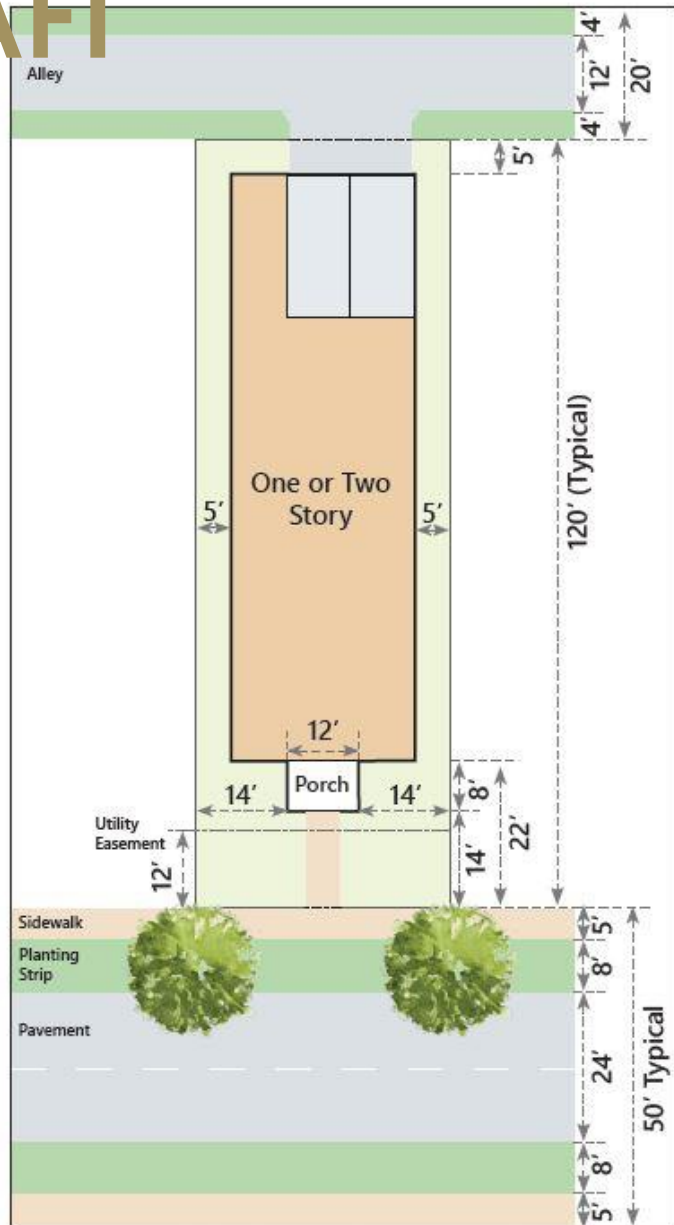
30' WIDE LOT - REAR LOADED
ONE, OR TWO
CAR GARAGE



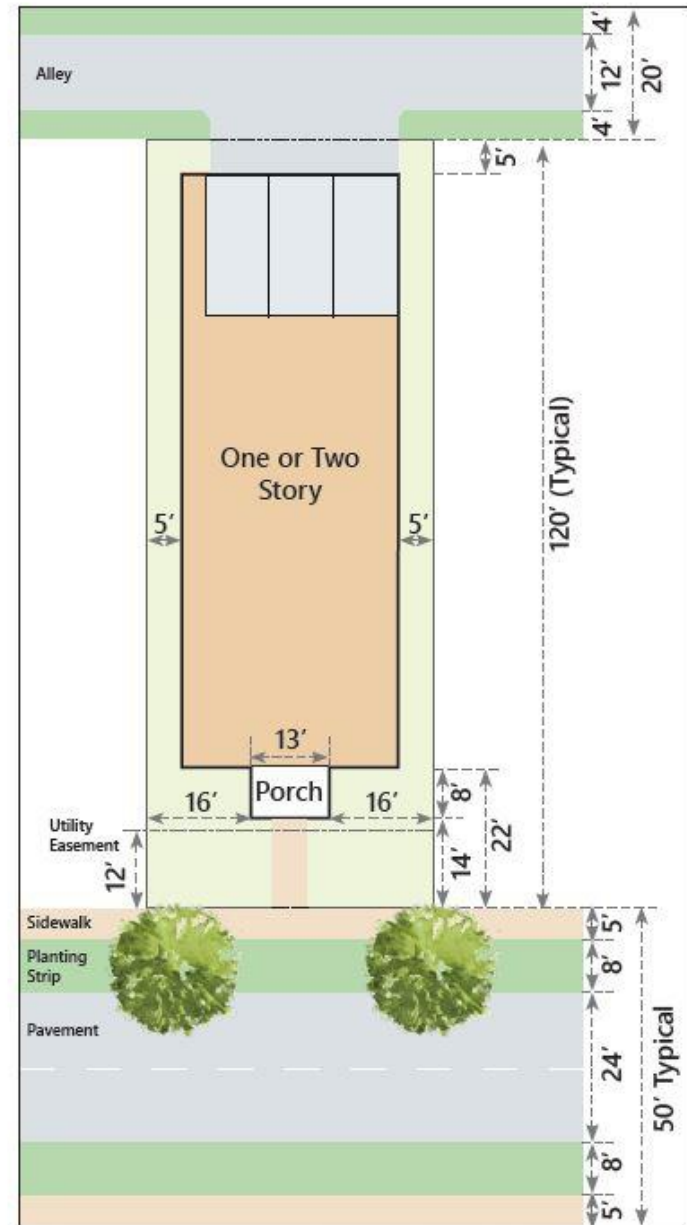
35' WIDE LOT - REAR LOADED
ONE, OR TWO
CAR GARAGE

- Principal structures with rear loaded garages must be setback 5' or 20' from the alley tract or easement.
- Optional ADU over the garage on rear loaded plans only.
- Utility easement is informational and may be required by the City Engineer.

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40' WIDE LOT - REAR LOADED ONE OR TWO CAR GARAGE

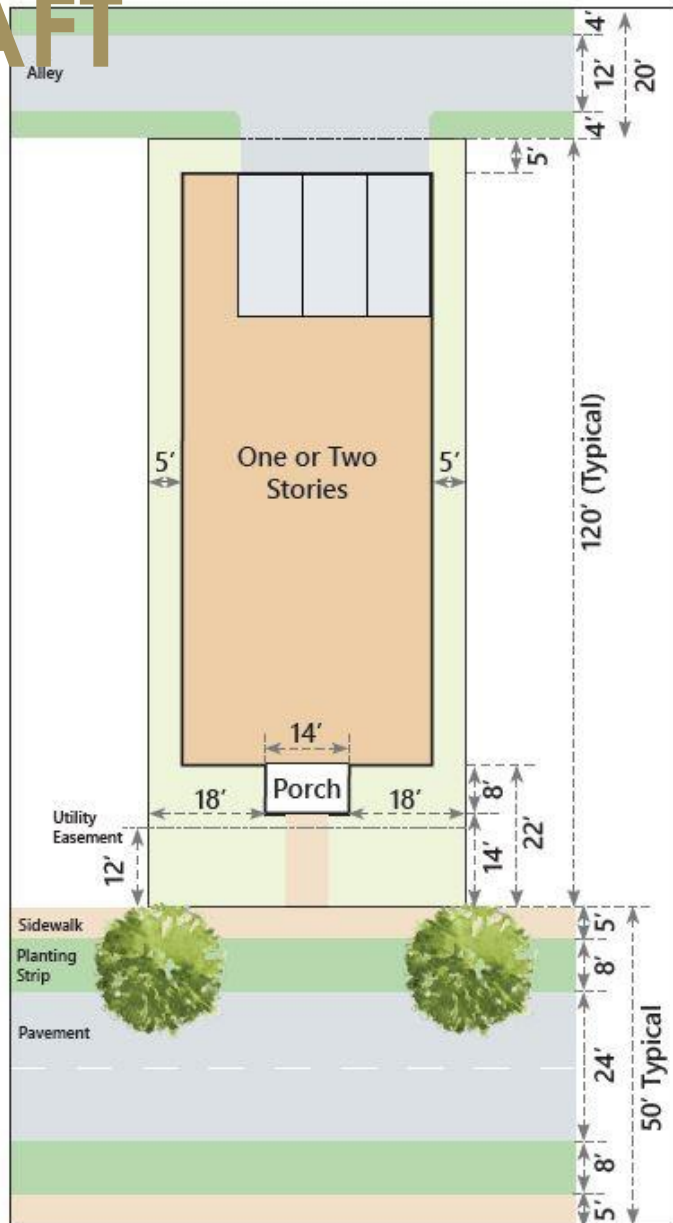


45' WIDE LOT - REAR LOADED ONE, TWO, OR THREE CAR GARAGE

- Principal structures with rear loaded garages must be setback 5' or 20' from the alley tract or easement.
- Optional ADU over the garage on rear loaded plans only.
- Utility easement is informational and may be required by the City Engineer.

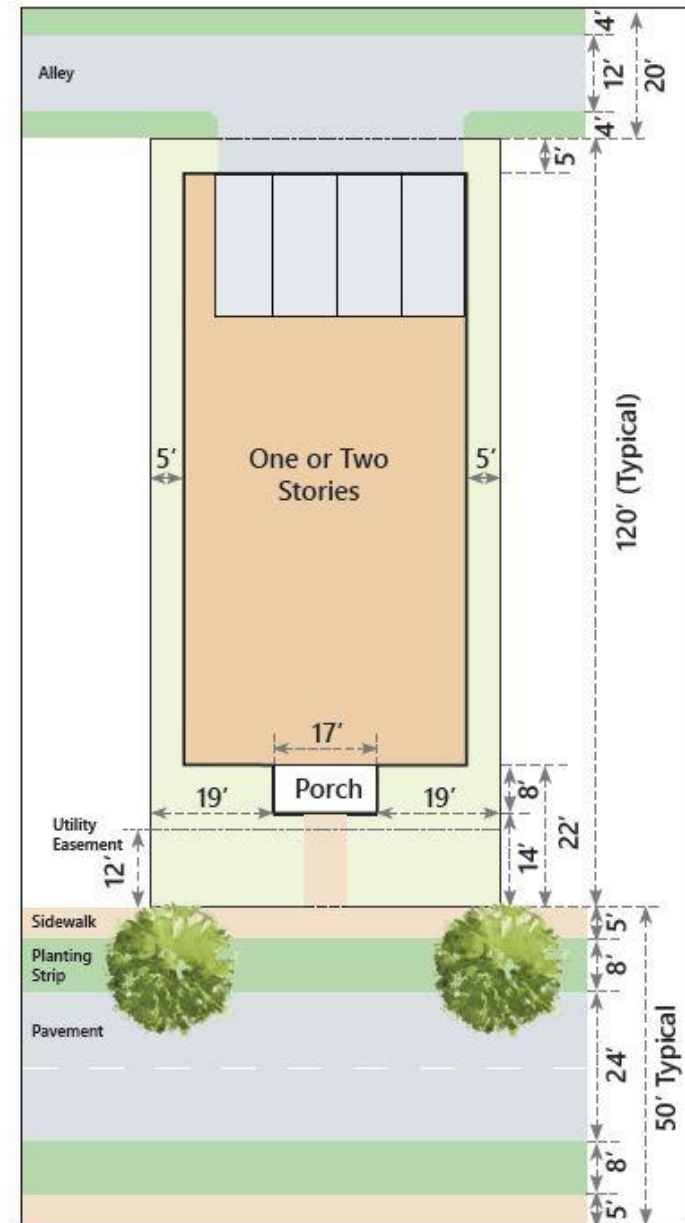
REAR-LOADED LOT CONFIGURATIONS

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50' WIDE LOT - REAR LOADED
TWO OR THREE CAR GARAGE

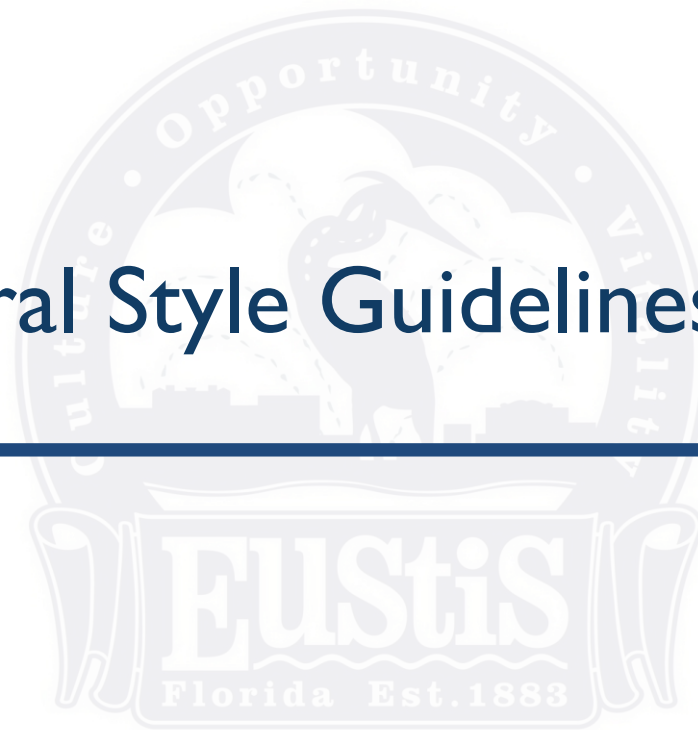
- Principal structures with rear loaded garages must be setback 5' or 20' from the alley tract or easement.
- Optional ADU over the garage on rear loaded plans only.
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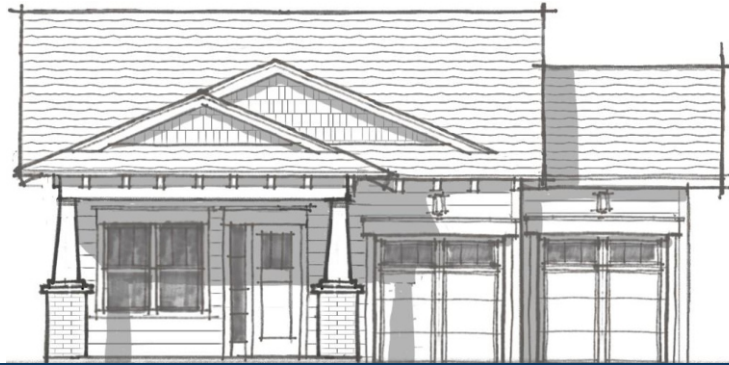
55' WIDE LOT - REAR LOADED
TWO, THREE, OR FOUR CAR GARAGE/SPACE

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Architectural Style Guidelines - Advisory



The Architectural Styles at Eustis are Craftsman, Coastal and Transitional Farmhouse.



CRAFTSMAN



COASTAL



TRANSITIONAL FARMHOUSE

The Craftsman style was a 1905 to 1930s offshoot of the British Arts and Crafts movement which began as early as the 1860s.

Craftsman-style architecture emphasizes a simplicity of form and hand craftsmanship. Craftsman-style homes reveal exposed construction elements like rafter tails and gable brackets. They incorporate natural materials like wood shakes and stone. Additional features of Craftsman-style homes include low pitched roofs with large overhangs, covered front porches with tapered pillars, window dormers, and double hung windows with unique but simple divided lite patterns.

The Craftsman-style is not required, but exemplifies an architectural style with exceptional authentic vernacular use of scale and materials.





The Coastal style home is simple in form, with simple and practical informal details. The style is a Florida regional interpretation that has adapted to the warm and humid climate with deep porches, low pitched roofs and deep overhangs.





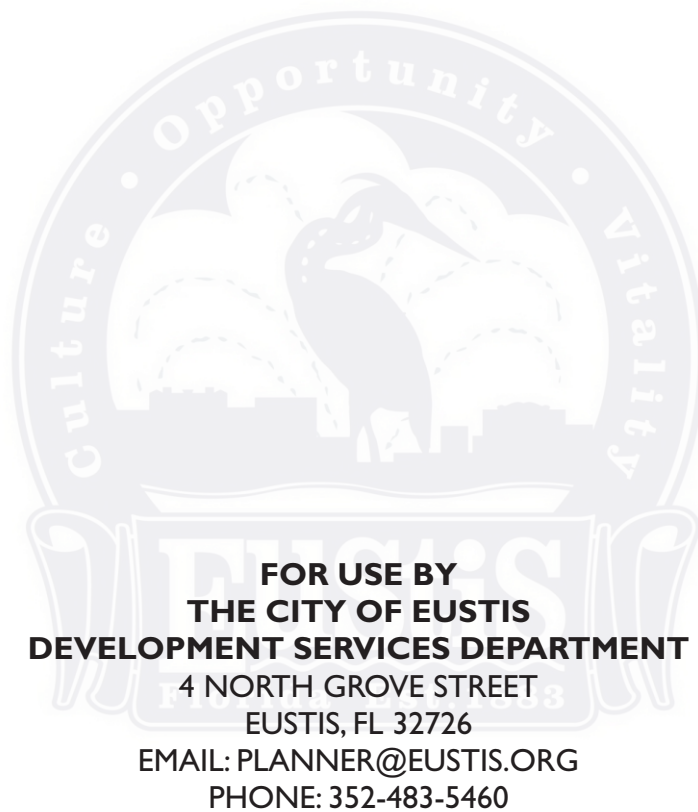
Traditional farmhouse dates back to the 19th century. These homes were formed strictly out of utility. An agricultural-heavy America made up of small, rural farms needed structures that were practical and efficient, quickly constructed, and were made up of affordable and accessible materials, such as wood.

Recent farmhouse style approaches like the Transitional Farmhouse pick up on the clean, simple aesthetic of traditional, utility-focused farmhouses, but have enhanced comfort with the needs associated with contemporary living. In this style, the lines start shifting, such as from a single gable to a shed-side dormer. Large window combinations, and the addition of transoms increase the amount of glass. Awning windows appear along with the casements, and hinged patio doors include full-height sidelites. Gliding patio doors also may be used.





NOTES



**FOR USE BY
THE CITY OF EUSTIS
DEVELOPMENT SERVICES DEPARTMENT**
4 NORTH GROVE STREET
EUSTIS, FL 32726
EMAIL: PLANNER@EUSTIS.ORG
PHONE: 352-483-5460