



# City of Eustis

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TO: EUSTIS CITY COMMISSION

FROM: Tom Carrino, City Manager

DATE: December 13, 2022

RE: Ordinance Number 22-36: Amendment to the City of Eustis Land Development Regulations: Amending Chapter 109 Land Use Districts and Design District Overlays, Section 109-2.2 Districts Enumerated, 109-3 Land Use District Development Intensity 109.4 Use Regulations Table and Amending Chapter 110 Development Standards, Section 110-4.0. Homestead Lot, Sec. 110-4.1. Estate Lot; Sec., 110-4.2. House Lot and Adding Section 110-5.17

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## **Introduction:**

Ordinance Number 22-36 amends the City of Eustis Land Development Regulations to create a Rural Residential Transitional Future Land Use District and amends the Land Development Regulations Section 109.4 Use Regulations Table to remove General Agricultural Uses as a conditional use from all land use districts. General Agriculture shall be Permitted for the Agriculture (AG), Rural Residential (RR), and the new Rural Residential Transitional (RRT) land use categories. The RRT shall permit existing agricultural use to be permitted until commercial or residential subdivision development occurs.

## **Background:**

On October 3, 2022, the City Commission held a workshop to discuss several items. The two specific items that this amendment address is (1) the removal of General Agriculture uses as conditional for all land use categories; permitting General Agriculture only in the Agriculture (AG) and Rural Residential (RR). (2) The creation of a transitional future land use that is somewhere between the Suburban Residential Future Land Use District density (5 dwelling units per acre) and the Rural Residential Future Land Use density (1 dwelling unit per acre). The solution, following the direction of the City Commission, was to create a new land use district to be applied to annexing lands where a lower density is desirable to transition between annexing properties and established lower density development patterns, while still providing a density to encourage annexation and support the extension of the City's utility infrastructure.

During the October 3rd, 2022, City Commission Workshop, the Commission discussed what action, if any, would be taken relating to keeping chickens within City municipal boundaries. During the workshop, the Commission directed staff to prepare amendments to the City's Land Development Regulations to remove General Agriculture as a conditional use from all land use districts and allow General Agriculture, as a permitted use only in the AG and RR land use districts. In preparation of the amendments and the creation of the RRT land use district, staff found it logical to propose that the new RRT land use also allow General Agriculture as a permitted use. The logic behind the allowance is that the RRT land use will, ostensibly, be applied to newly annexing properties extending into previously unincorporated areas and allowing for General Agriculture to occur. The caveat to the permitted General

Agriculture uses in the RRT is that the General Agriculture uses will discontinue as the property is developed or where there is an incompatibility with surrounding uses.

The Rural Residential Transitional (RRT) Future Land Use District is proposed to provide the requested transition land use. RRT is proposed to be created allowing for densities of up to 3 dwelling units per acre. The RRT district establishes a middle ground between the Suburban Residential Land Use District and the Rural Residential Land Use District with the intent of the district to provide for single-family development at densities of no more than 3 dwelling units per acre with few additional development policy burdens than the Suburban Residential district. Based on Commission directed discussion with Lake County Staff, provisions have been made for a “by right” subdivision development scenario of up to 2 dwelling units per acre with a provision of 35% open space, design district lot type limited to Estate Lot and House Lot and 50-foot perimeter buffer; and, a planned unit development scenario allowing up to 3 dwelling units per acre, provision of a minimum of 25% open space, no restriction on design district lot type, allowing for a mixture of lot types to promote clustering, and allowance for a variable perimeter buffer. The amendment to the Use Regulations Table, Section 109.5 of the Land Development Regulations for the new RRT land use copies the uses allowed within the Suburban Residential (SR) land use with the notable exceptions of the RRT permitting general agriculture and not permitting multi-family uses.

The amendments to Chapter 110 Development Standards, Section 110-4.0. Homestead Lot, Sec. 110-4.1. Estate Lot; Sec., 110-4.2. House Lot; and adding Section 110-5.17 pertain to the addition of the RRT land use and the AG and RR land use districts. These amendments provide Accessory Structure regulations for Agricultural / Livestock Structures, including avian/domestic fowl, within the AG, RR, and RRT land use districts.

**Recommended Action:**

Approval of Ordinance Number 22-36

**Policy Implications:**

None

**Alternatives:**

Approval of Ordinance Number 22-36

Denial of Ordinance Number 22-36

**Budget/Staff Impact:**

None

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