

CRAFTSMAN



TRANSITIONAL FARMHOUSE



COASTAL

# EUSTIS DEVELOPMENT STANDARDS & ARCHITECTURAL GUIDELINES

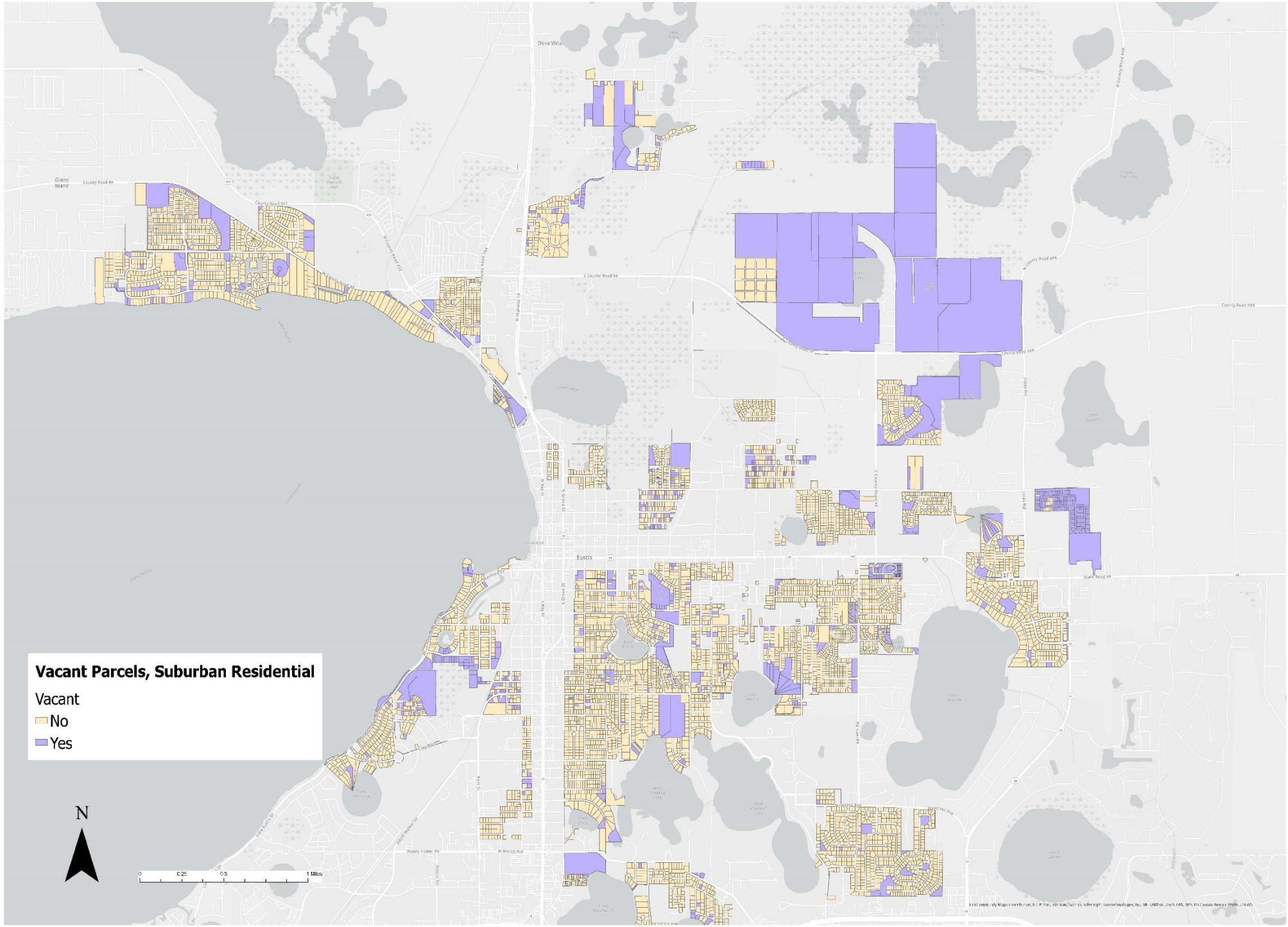
FOR NEW SINGLE FAMILY SUBDIVISIONS IN THE SUBURBAN RESIDENTIAL FUTURE LAND USE DESIGNATION

November 7, 2024

**DRAFT FOR CITY COMMISSION WORKSHOP**

# INTRODUCTION

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

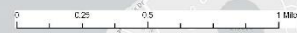


**Vacant Parcels, Suburban Residential**

Vacant

— No

— Yes



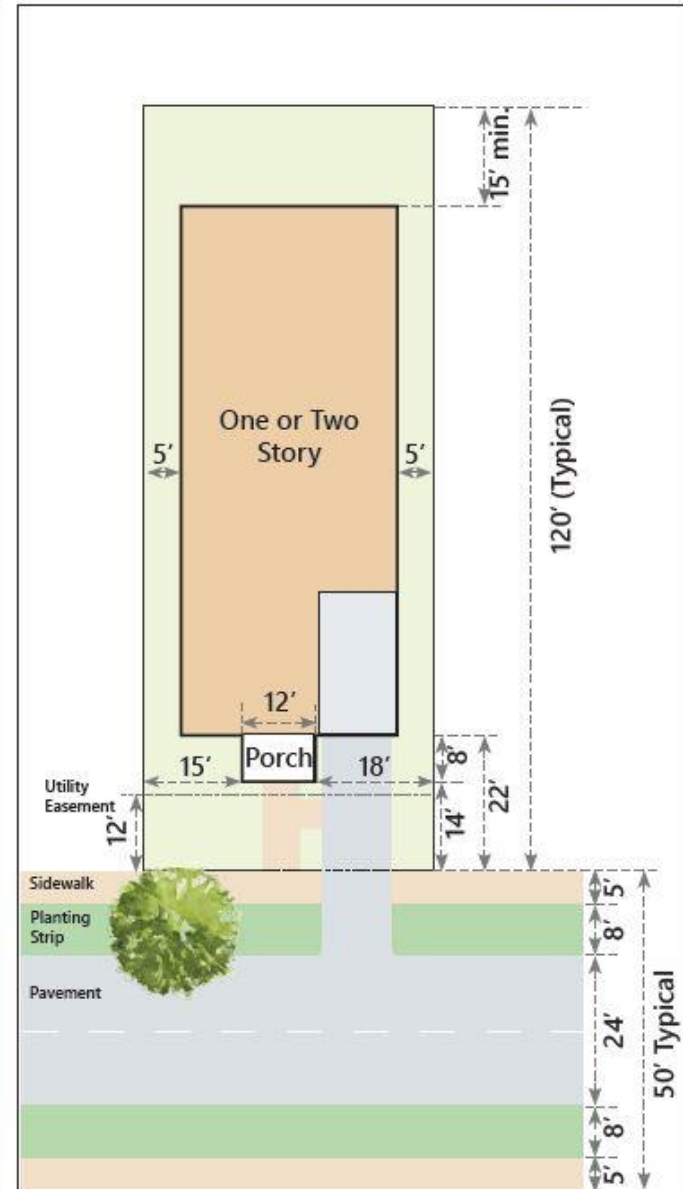
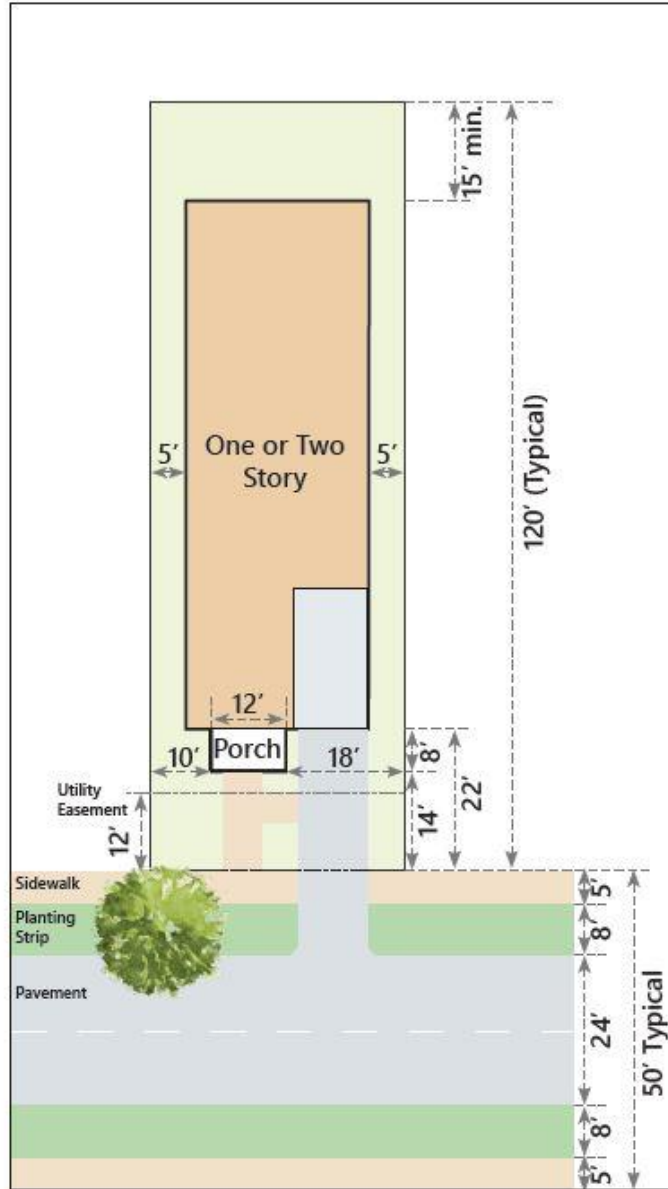
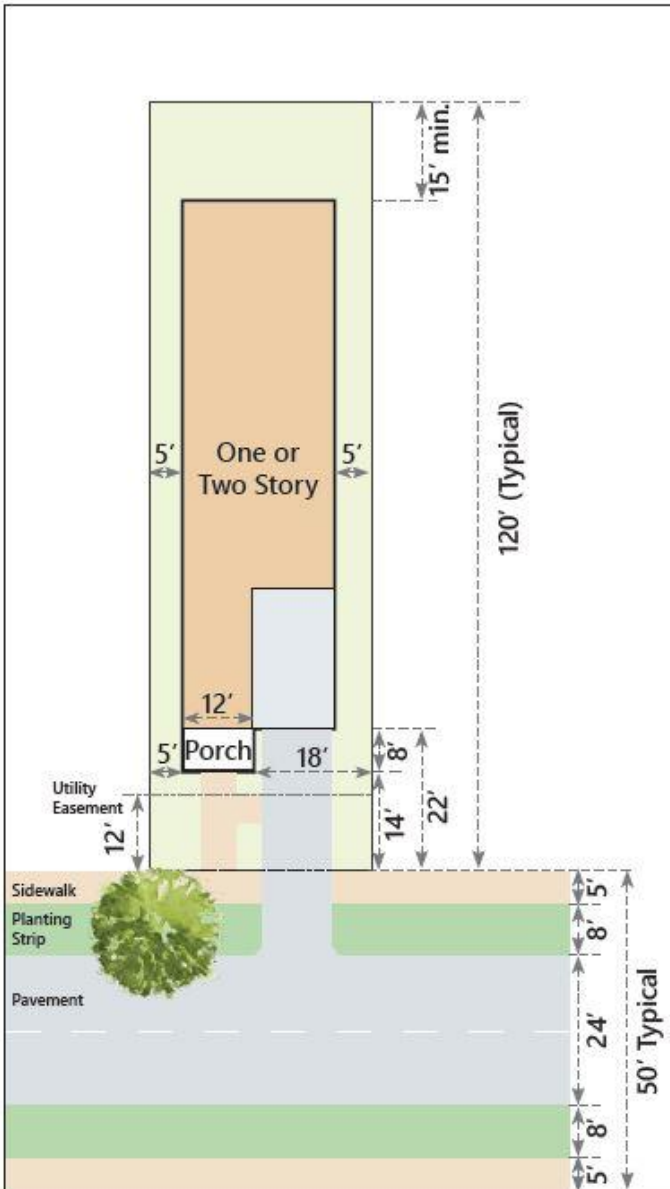
# Mandatory Development Standards

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## 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'



35' WIDE LOT - FRONT LOADED ONE CAR GARAGE

40' WIDE LOT - FRONT LOADED ONE CAR GARAGE

45' WIDE LOT - FRONT LOADED ONE CAR GARAGE

- 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.



Before



After







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product type single family home  
 living area 1,526 sq. ft.  
 lot size 40'x85'  
 layout 3-4 bed/ 2.5 bath

## model 1,526

**CARLIN ASSOCIATES**  
 urban planning • landscape architecture • architecture  
 500 delaney avenue orlando, florida 32801 407.422.4040  
 DATE 9.30.19 CA Job No: 218010-CRA

# PARRARMORE INFILL

ORLANDO | FLORIDA

## PRODUCT TYPE

affordable housing

## PROJECT SIZE

1,849 sq. ft.

## LOT SIZE

40' lot

## LAYOUT

3 bed/2.5 bath

## CONSTRUCTION COST

\$98.00 sq. ft.

## CLIENT

Cely Consulting  
City of Orlando

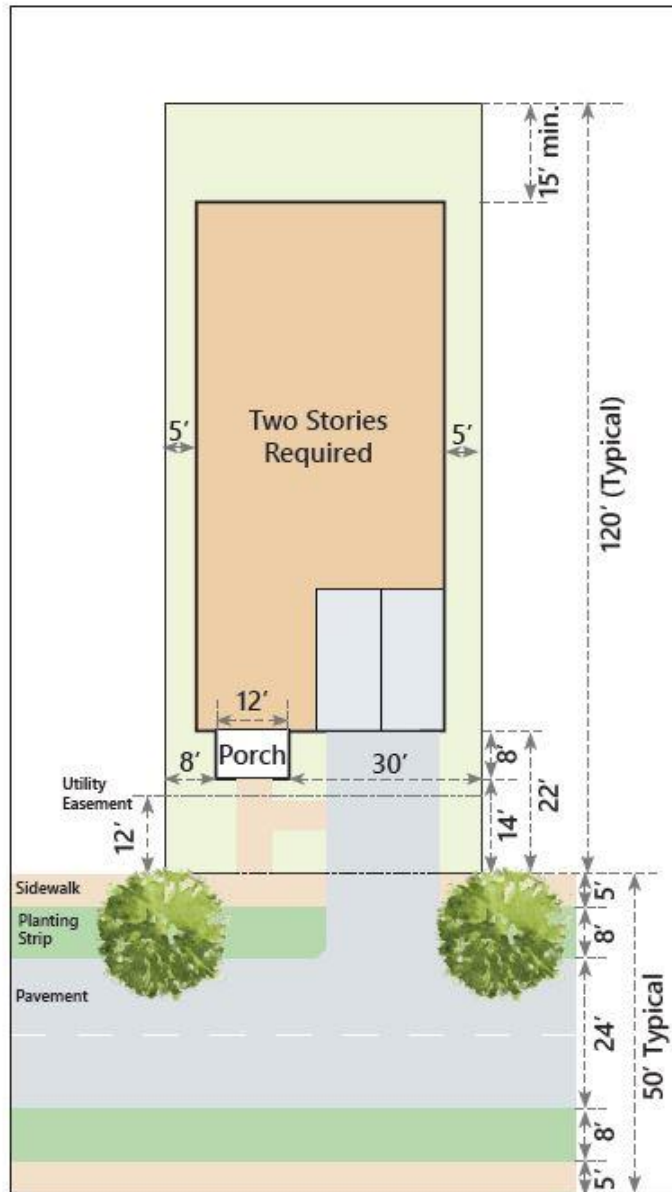
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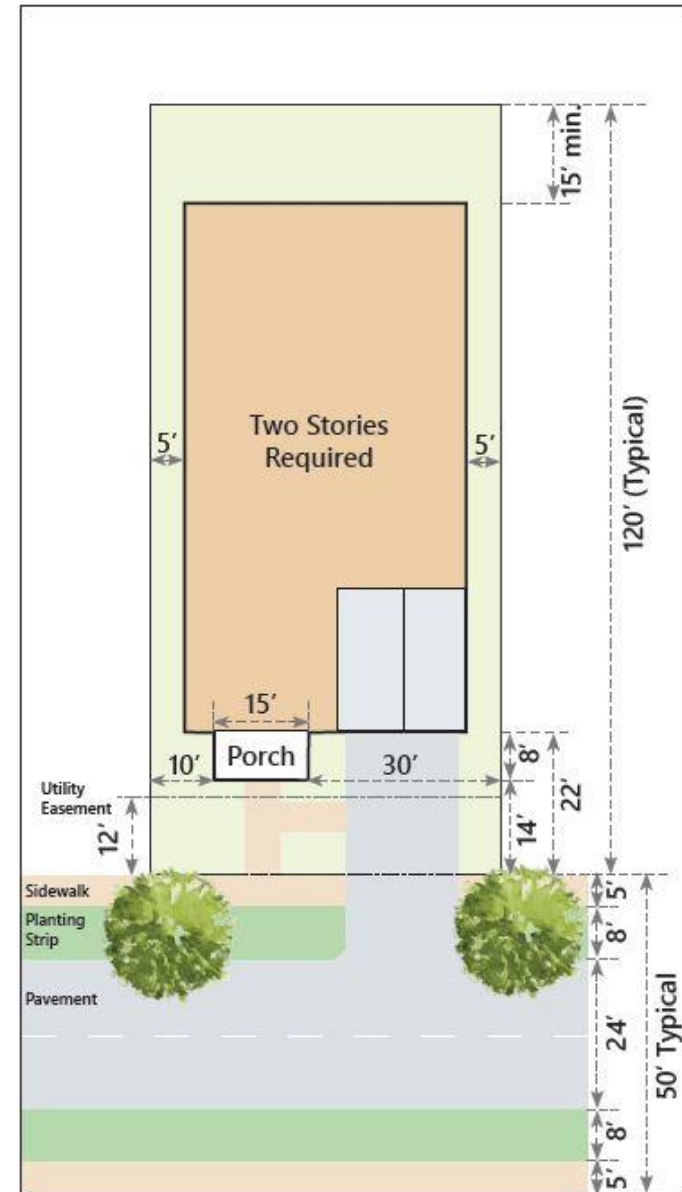
Orlando Infill Lot



Perspective Elevations



50' WIDE LOT - FRONT LOADED TWO CAR GARAGE



55' WIDE LOT - FRONT LOADED TWO CAR GARAGE

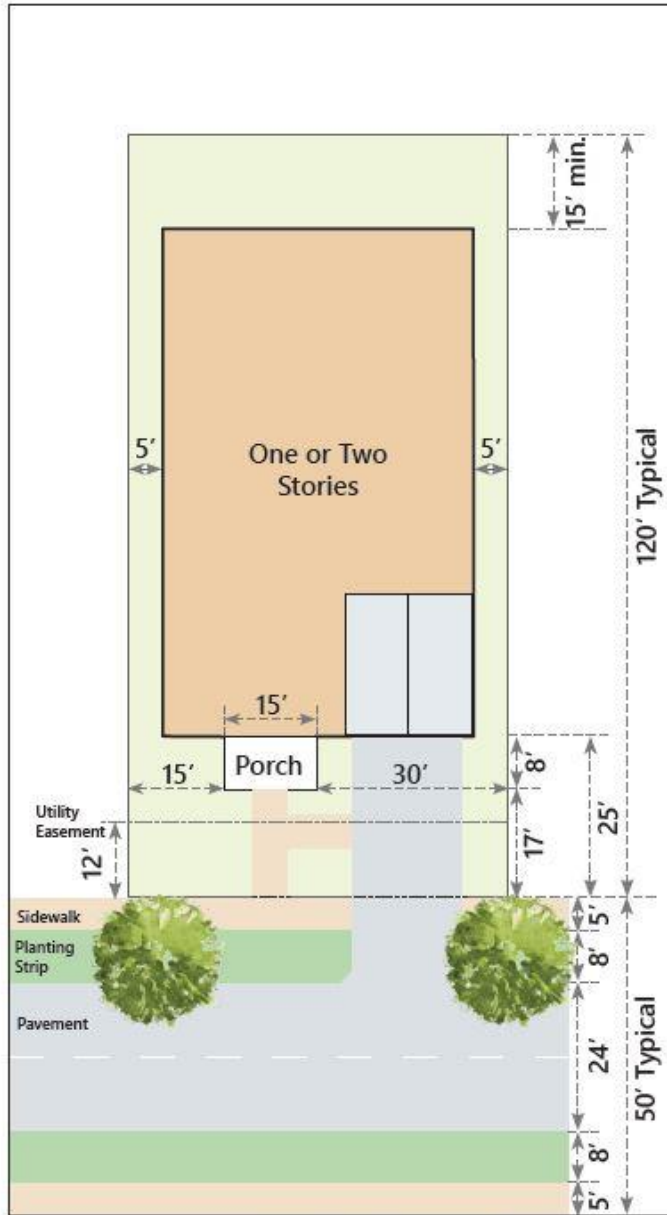
- For 50' and 55' wide lots, buildings are required to be two-story and include a patio or raised porch.
- Utility easement is informational and may be required by the City Engineer.



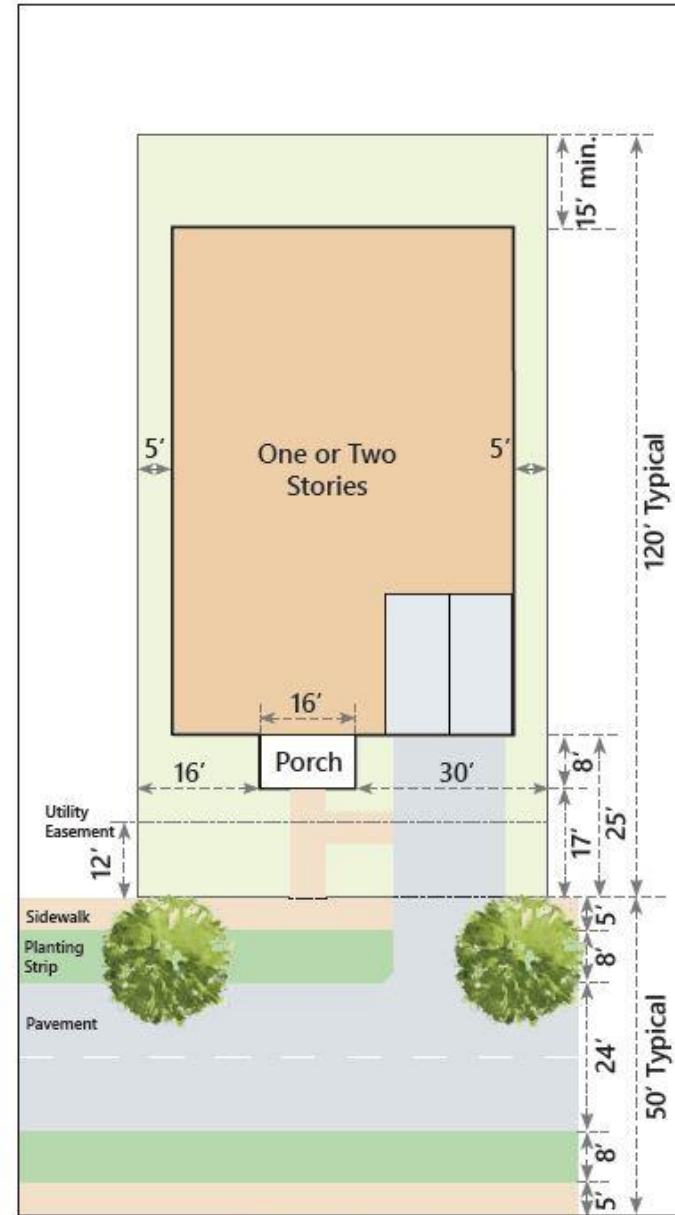
**2315 Depauw  
Single Family Home**



**2309 Depauw**  
**Single Family Home**

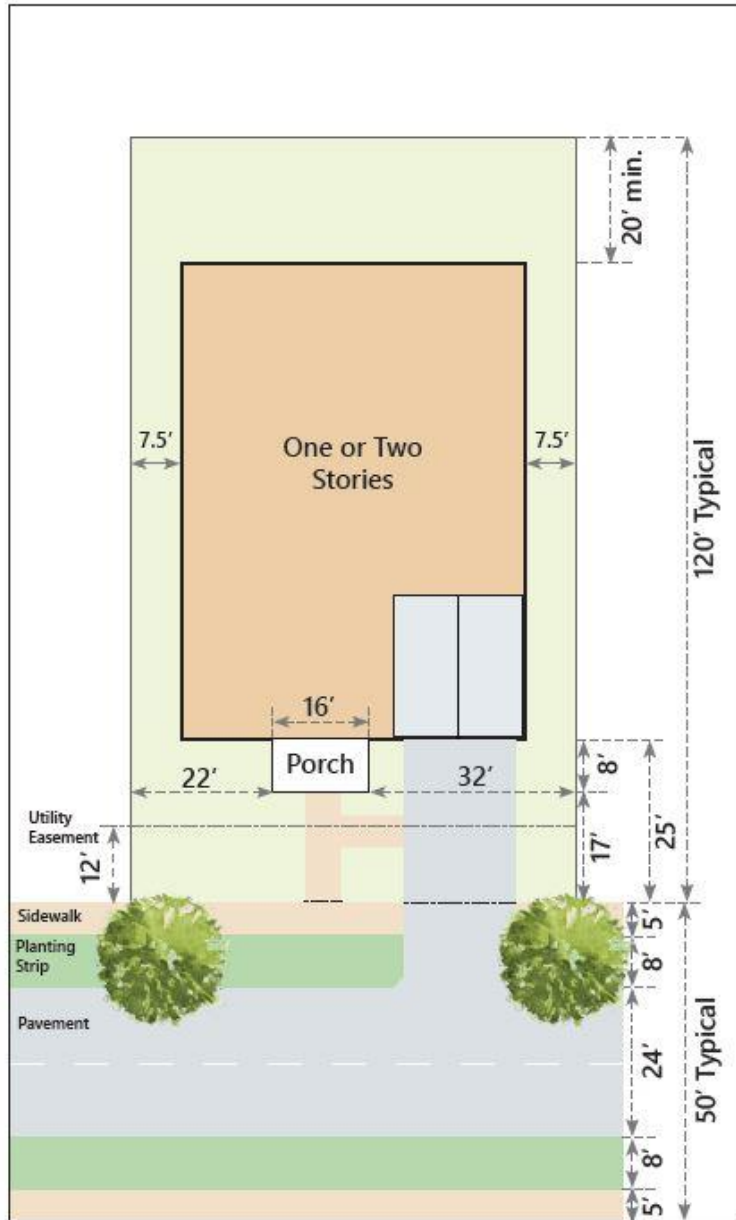


60' WIDE LOT - FRONT LOADED TWO CAR GARAGE

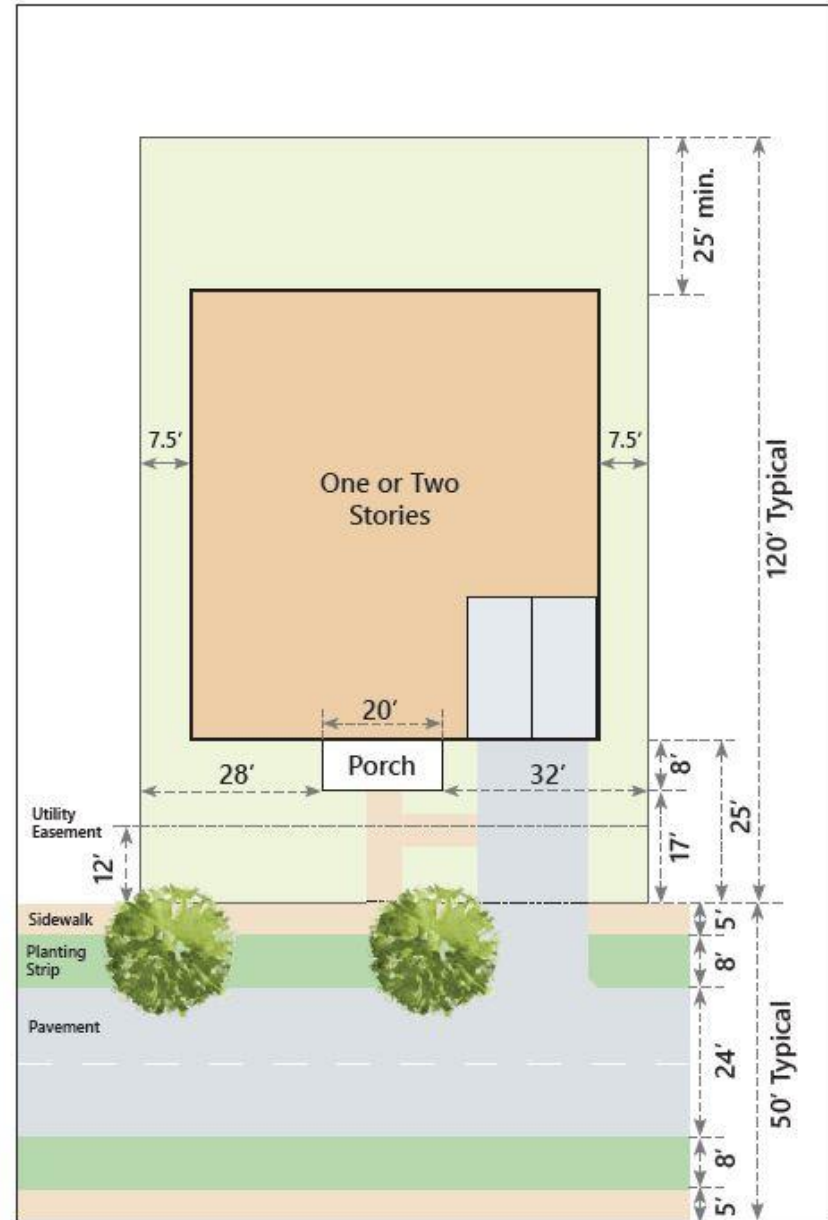


65' WIDE LOT - FRONT LOADED TWO CAR GARAGE

- 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.

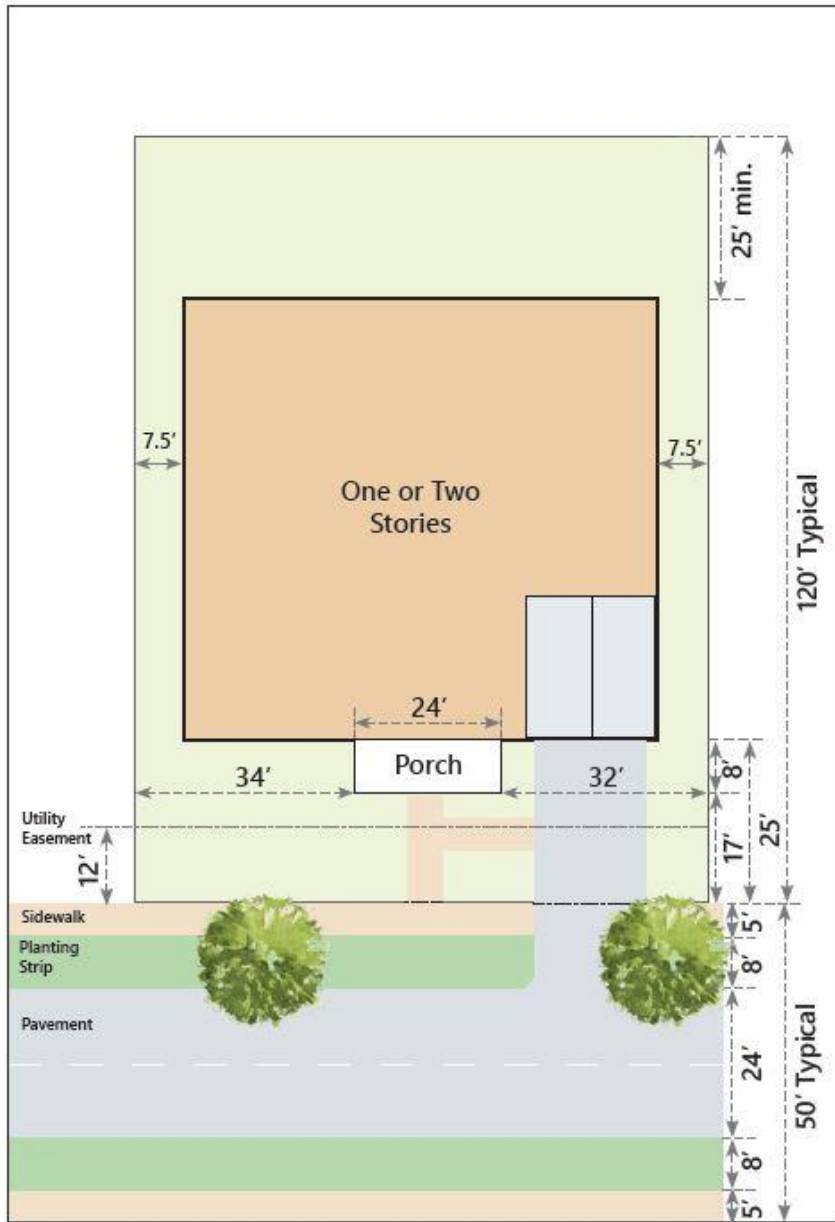


70' WIDE LOT - FRONT LOADED TWO CAR GARAGE

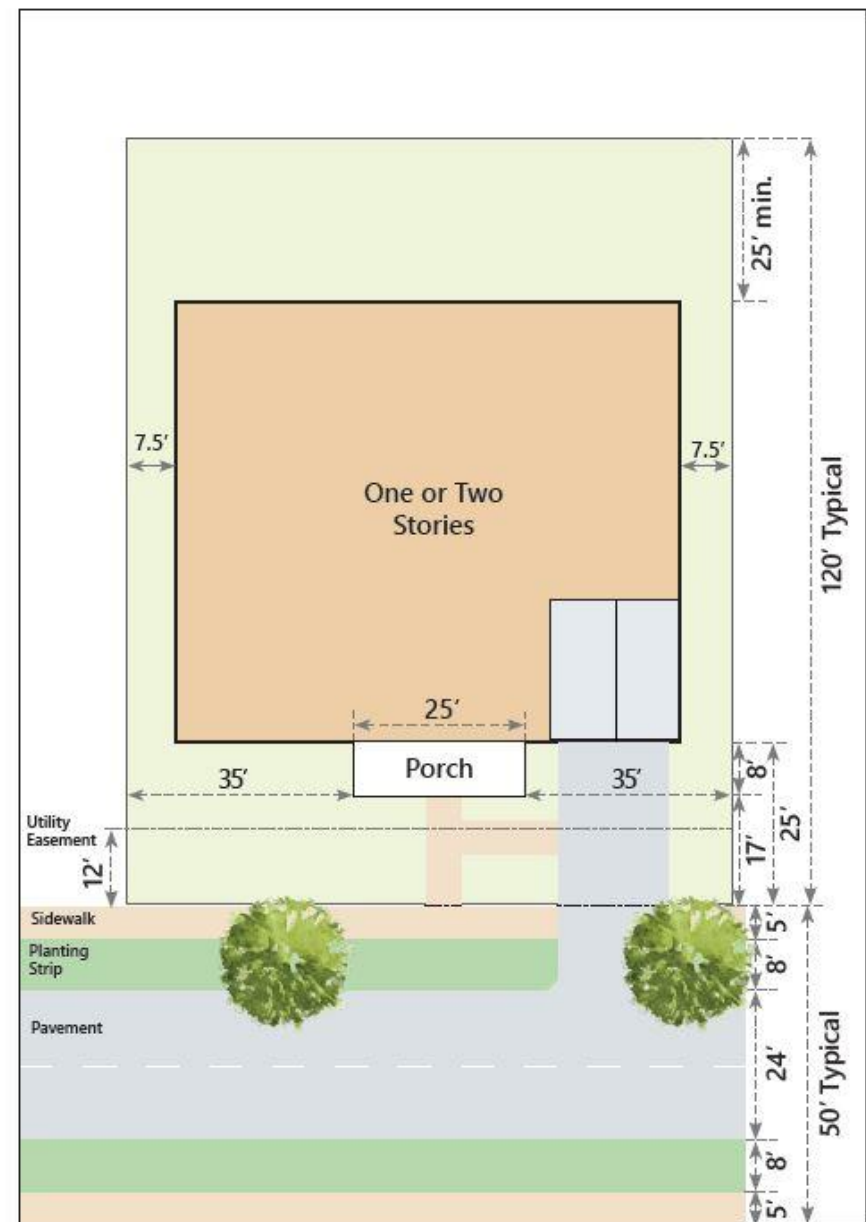


80' WIDE LOT - FRONT LOADED TWO CAR GARAGE

- 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.



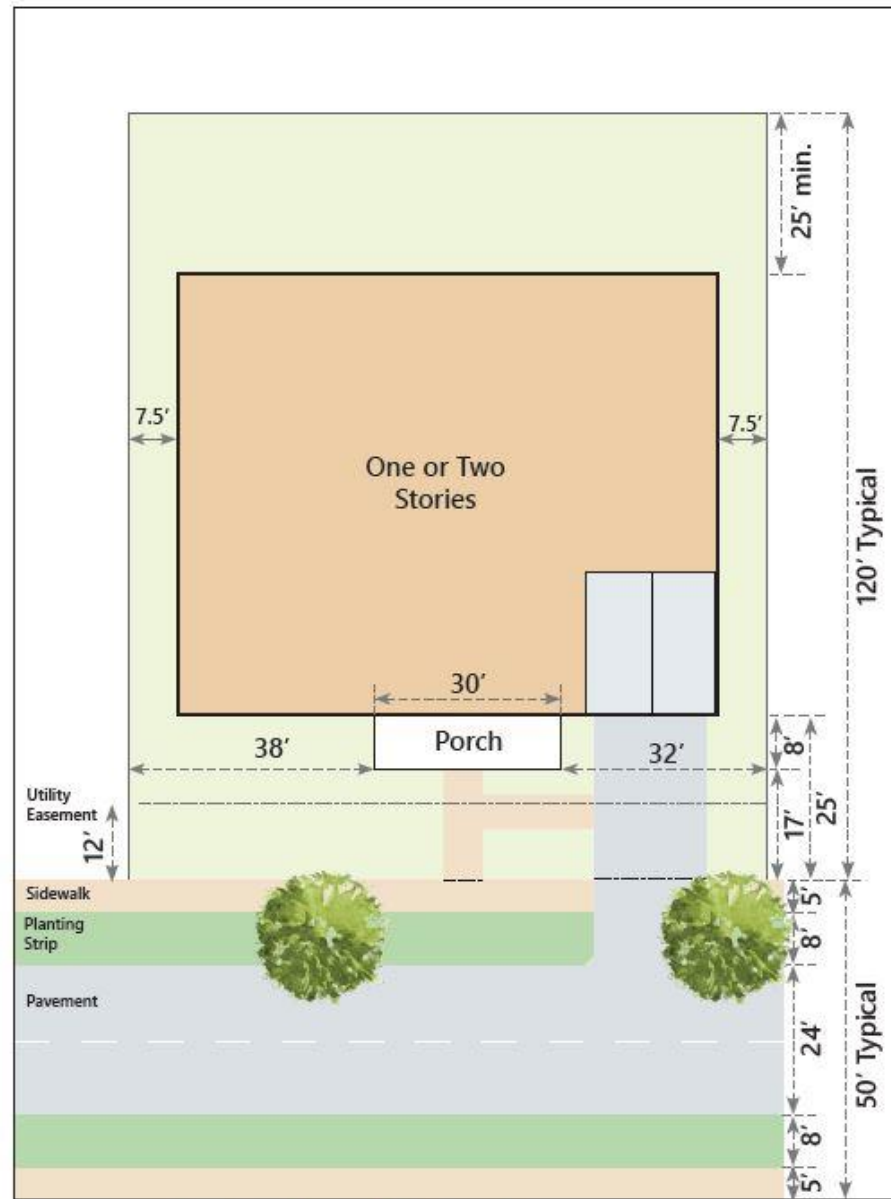
90' WIDE LOT - FRONT LOADED TWO CAR GARAGE



95' WIDE LOT - FRONT LOADED TWO CAR GARAGE

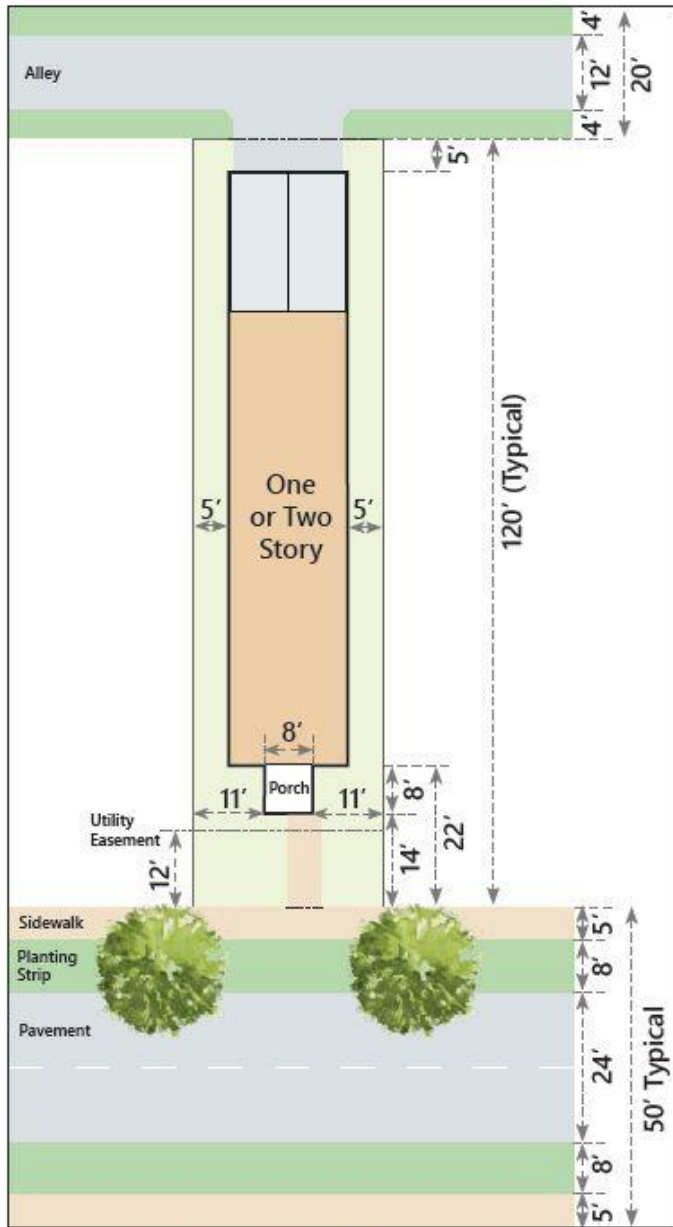
- Tandem parking is permitted.
- The front facade of buildings without a porch or patio must meet the 17' setback.
- Utility easement is informational and may be required by the City Engineer.



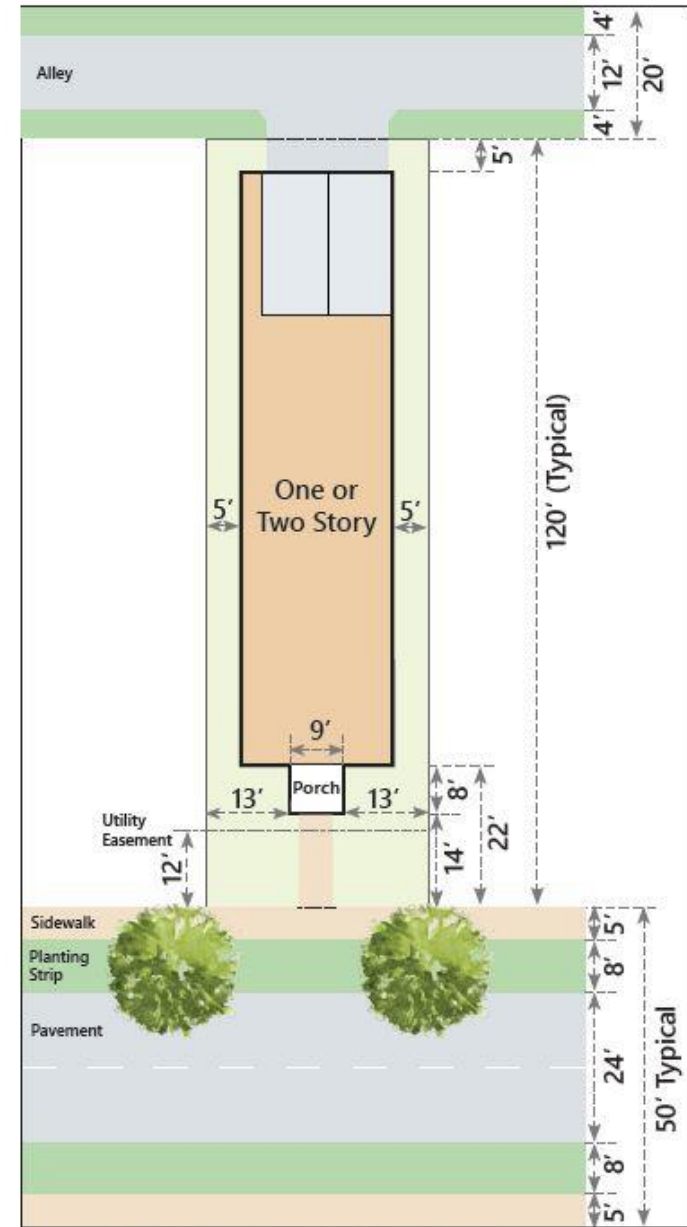


100' WIDE LOT - FRONT LOADED TWO CAR GARAGE

- 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.

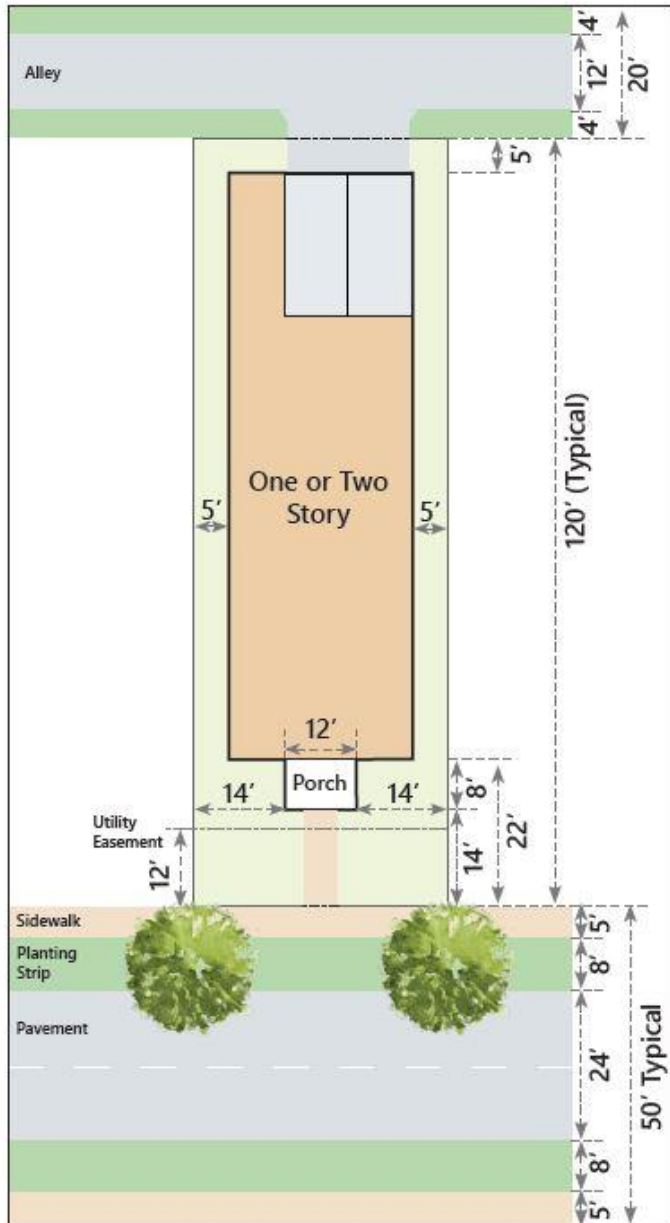


30' WIDE LOT - REAR LOADED ONE, OR TWO CAR GARAGE

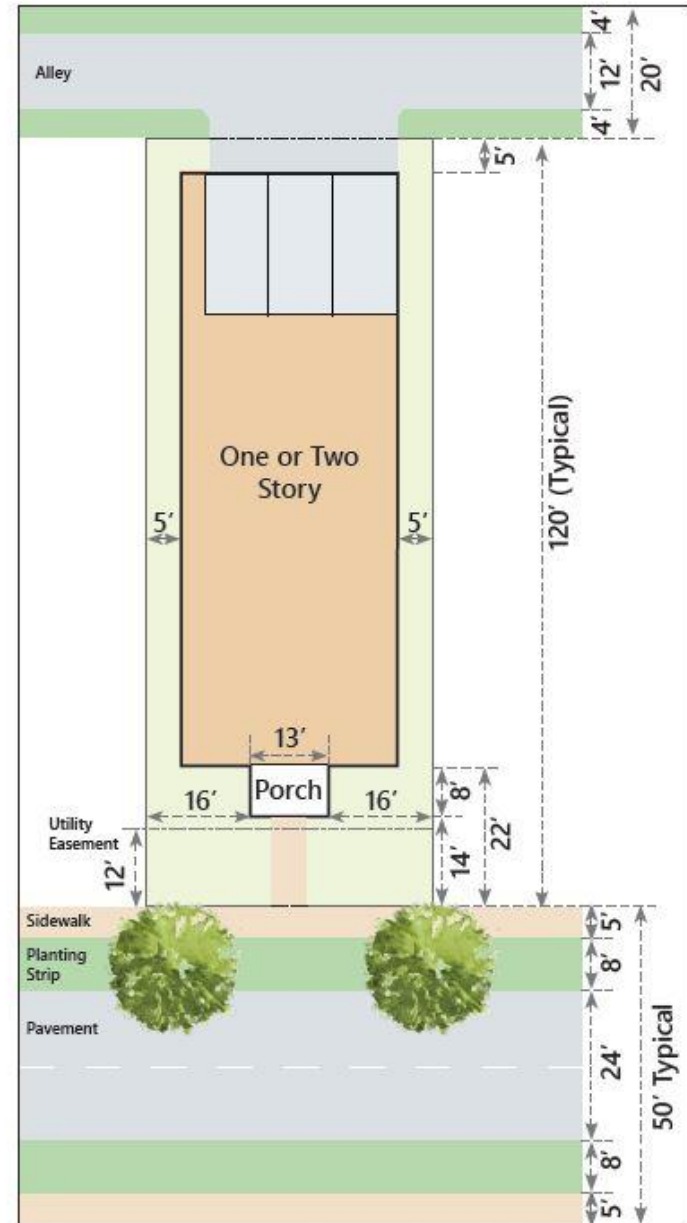


35' WIDE LOT - REAR LOADED ONE, OR TWO CAR GARAGE

- 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.

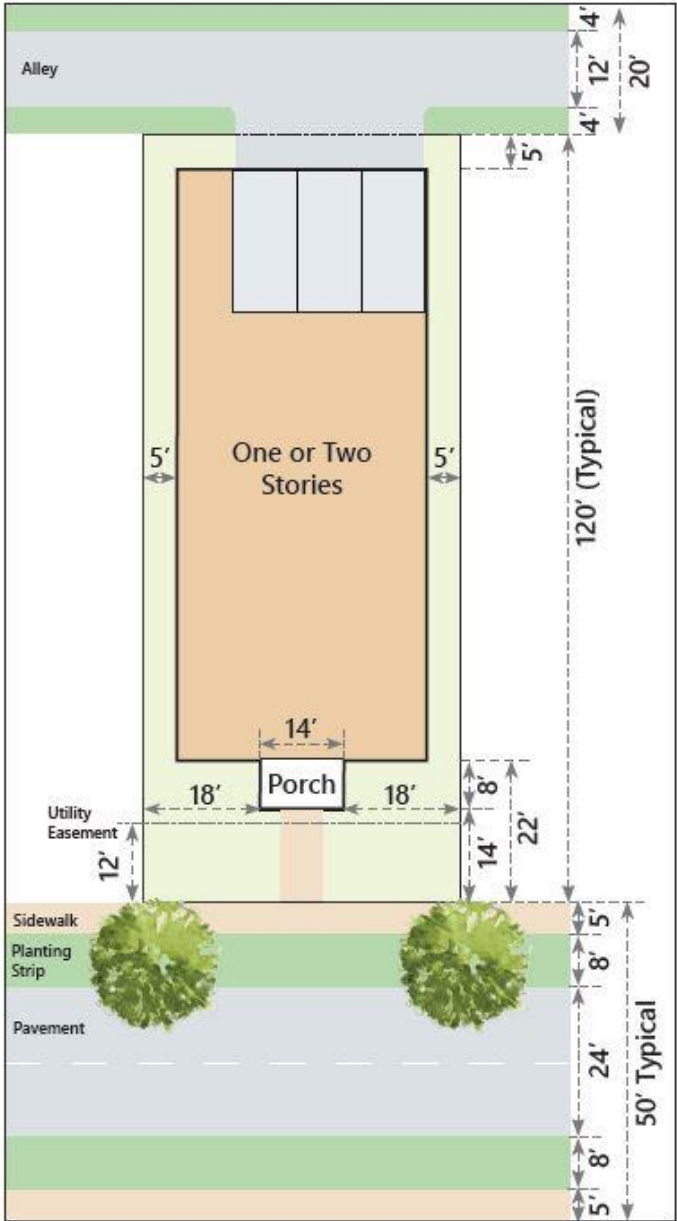


**40' WIDE LOT - REAR LOADED ONE OR TWO CAR GARAGE**

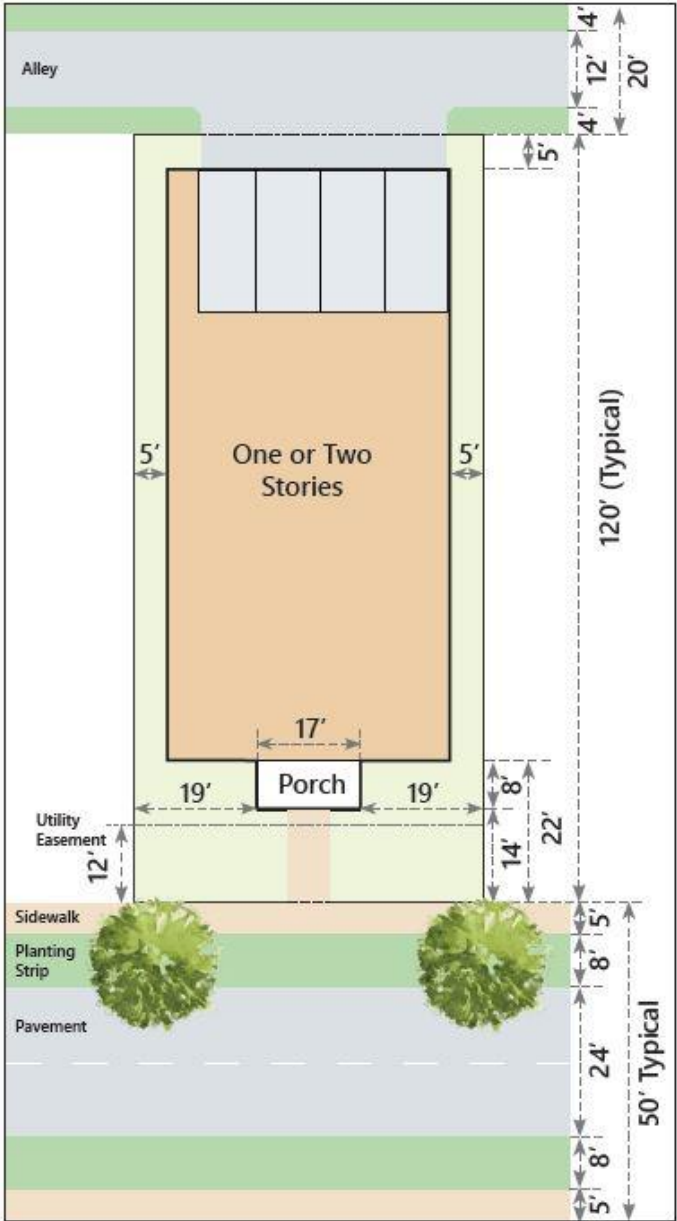


**45' WIDE LOT - REAR LOADED ONE, TWO, OR THREE CAR GARAGE**

- 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.



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



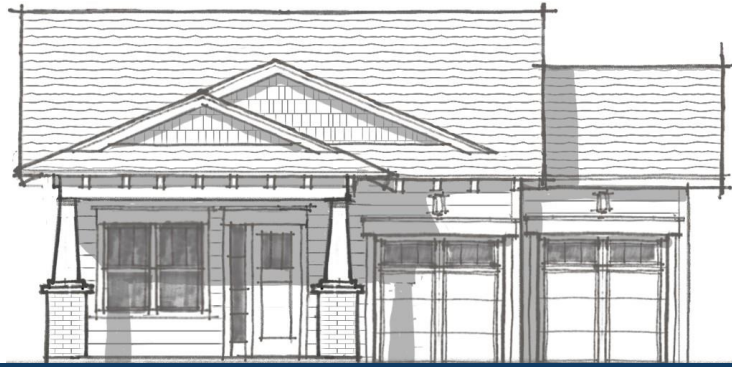
55' WIDE LOT - REAR LOADED TWO, THREE, OR FOUR CAR GARAGE/SPACE

- 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.

# Architectural Style Guidelines - Advisory

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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.





# The Question of Density

(4 or 5 DU/Ac)

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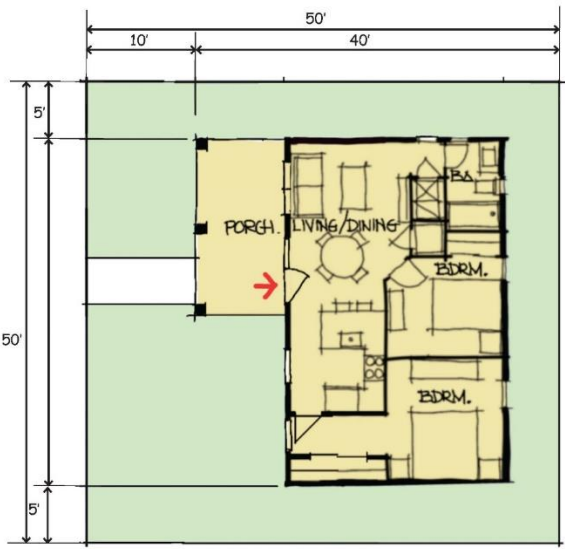


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40 Units  
7.64 DU/Ac

24 Units  
4.5 DU/Ac

Density Study



ELEVATION A



ELEVATION B



ELEVATION C



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Street View of Small 50' wide Lots





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Street View of Small 50' wide Lots



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28 Units  
5.3 DU/Ac

26 Units  
5 DU/Ac

Density Study

# Updates to the Land Development Code

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## Sec. 102-11. General Procedures for Development Approval

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- Adjusted the number of lots within a subdivision that are exceptions to the pre-application meeting requirement.
- Included a new provision to require community meetings for all residential developments of 6 or more units, including residential subdivisions of 6 or more lots.

Sec. 109-5.4. Urban Performance Standards;  
Sec. 109-5.6. Suburban Performance Standards;  
Sec. 109-5.8 Rural Performance Standards; &  
Sec. 110-3. Development Pattern and Design Districts

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- New Single-Family Detached Building Lot Type.
  - “A building located and designed to accommodate a detached single-family building with varied sizes of rear yards, common yards and street yards. This is the only permitted building lot type for detached single-family within the Suburban Residential FLU.”
  - Prohibits Homestead, Estate, House and Cottage lots for new subdivisions within the Suburban Residential FLU.
  - Minimum Lot Width: 100 ft.
    - To access smaller lot types, a waiver must be requested and must follow the SR Development Standards.

## Sec. 110-4.3 Single Family Detached Lot (New)

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	Suburban Residential (SR)
<b>LOT REQUIREMENTS</b>	MIN
Lot Width (ft)	100
Lot Depth (ft)	100
Lot Size (sf)	10,000
<b>BUILDING ENVELOPE</b>	MAX
Street Setback (ft)	25
Common Lot Setback (ft)	7.5
Alley or Rear Setback (ft)	10
Frontage Buildout %	—
<b>ACC BLDG ENVELOPE</b>	MAX
Street Setback (ft)	10' behind building frontage
Common Lot Setback (ft)	5
Rear Setback (ft)	5
<b>BUILDING HEIGHT</b>	MAX
Principal Building (st)	2
Accessory Building(s) (st)	2
<b>PARKING PROVISIONS</b>	
Location	Zones 2 and 3
<b>PRIVATE FRONTAGES</b>	
Common Lawn	X
Porch and Fence	X
Forecourt	
Stoop	
Shopfront and Awning	
Gallery	
Arcade	

## Sec. 115-3.4. Residential Subdivision Standards for all design districts within the Suburban Residential Future Land Use Designation (New)

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- Created requirements for subdivisions of three or more lots within Suburban Residential FLU
  - For single-family detached development only one building lot type is permitted at a minimum of 100 ft. wide.
  - To access smaller lot types, the applicant must request a waiver per Sec. 102-21.1 and must follow the Eustis SR Development Standards.
  - Streets must meet or exceed the minimum standards of Residential Road, Residential Street, or Rear Alley as amended in Sec. 115-7.3. including street trees and sidewalks.
  - Cul-de-sacs are discouraged. If a residential street does not provide connectivity outside of direct access from residences to the surrounding street network, it shall be a private street dedicated to a property owner's association. Cross access to abutting properties or stubs out to vacant adjacent sites will be considered providing connectivity.

## Sec. 115-4.1. Open Space

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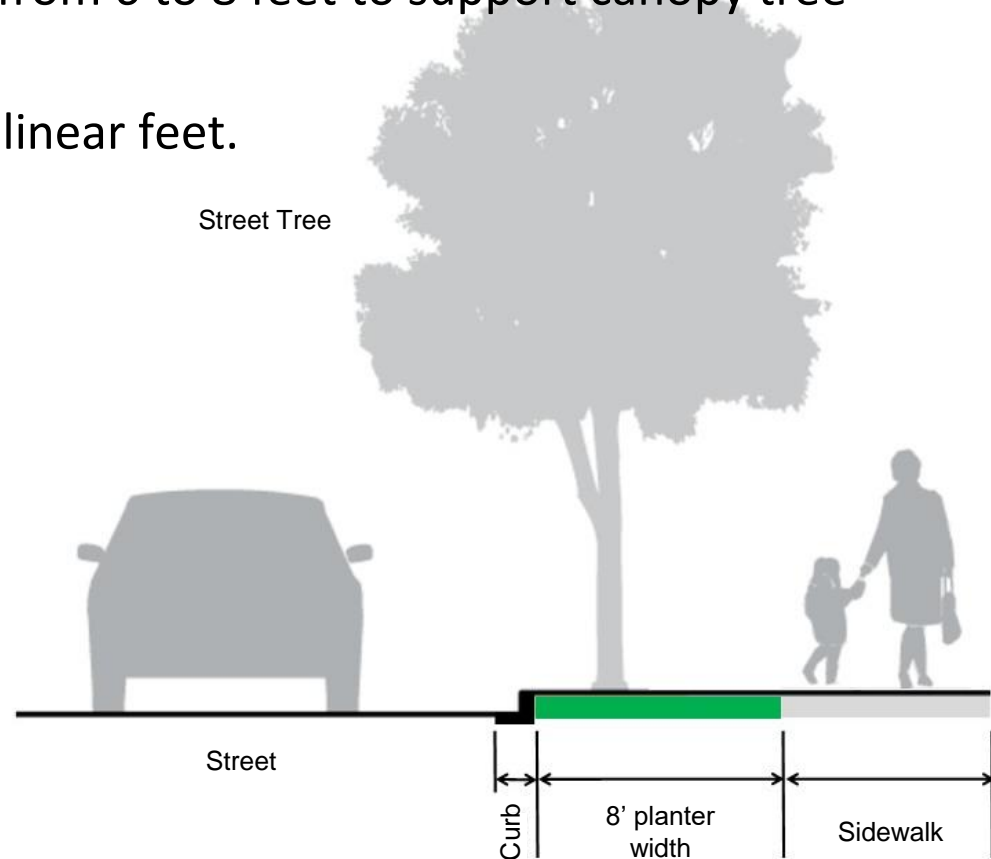
- Requirements for centrally located open space in multi-family and mixed-use developments:
  - Acceptable justifications include site constraints due to existing natural features or requests to locate open space around one or more clustered protected or specimen tree.
- Stormwater ponds may count towards open space requirements if amenities are incorporated, such as pedestrian pathways, benches, or other recreational features.



## Sec. 115-7.3. Street types (Residential Street & Residential Road)

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- On-street parking lanes may be provided with this street type within 8-10 feet. The parking spaces are not required to be marked.
- Residential Street Tree Standards:
  - Change in planter width from 6 to 8 feet to support canopy tree plantings.
  - 1 tree required every 40 linear feet.



# Personal Storage

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## City of Orlando – Personal Storage Facilities

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- Conditional Use Permit required with a public hearing
- Outside storage prohibited
- Minimum building site or development site: 3 acres or 65,000 square feet of enclosed storage
- FAR applies to ground floor only
- Not eligible for variances related to ISR, FAR, or landscaping.
- In mixed-use districts or activity centers, at least 10% of the ground floor area and no less than 75% of the primary street frontage must be devoted as a functional space to at least one additional principal use. (eating and drinking establishments, retail or personal service)
- In industrial districts, at least one additional principal use may be required for properties located along major thoroughfares. The additional principal use may be eating and drinking establishments or personal service.
- The first 1,500 square feet of additional principal use is exempt from the minimum and maximum parking space requirements.

## City of Orlando – Personal Storage Facilities (con't.)

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- Building height is limited to 50 feet adjacent to single-family zones.
- Building facades visible from the public right-of-way or a lake must have the appearance of an office and/or retail building through the use of doors, windows, awnings, and other appropriate building elements.
- Exterior building material must be stucco, brick, stone or a combination of those materials and must wrap the entire building.
- Buildings that can accommodate two or more stories must be designed to have the appearance of a multi-story building through the use of windows, doors, awnings, canopies and other appropriate building elements.
- The 15% minimum transparency must consist of functioning windows that provide visibility into a room from the public right-of-way and out of a room from the interior.
- Detailed building elevations must be submitted prior to any action or recommendation by the City.

## City of Orlando – Personal Storage Facilities (con't.)

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## City of Orlando – Personal Storage Facilities (con't.)

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## City of Oviedo – Personal Storage Facilities

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- All Personal Storage Facilities within the Target Areas:
  - Require Special Exception application with a public hearing
  - Building facades visible from the public right-of-way or a lake shall have the appearance of an office and/or retail building through the use of doors, windows, awnings, and other appropriate building elements.
  - Detailed building elevations shall be submitted prior to any action or recommendation by the City with the Special Exception Use Order permit application.
  - First floor shall be utilized entirely for a secondary use, with exception of a lobby or office for the personal storage facility at a maximum of one thousand (1,000) square feet or ten (10) percent whichever is less.