

## MEMORANDUM

To: Tom Carino, Mike Lane, & Eustis City Commission  
From: Kimley-Horn and Associates, Inc.  
Date: 10/31/2024  
Subject: Proposed LDC Amendments for Suburban Residential Subdivisions

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This memo is to summarize the proposed edits to the Eustis Land Development Code for subdivision regulations and development guidelines for the Suburban Residential Future Land Use designations. The detailed edits can be found with strikethrough and underline attached.

### Proposed LDC Amendments

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

- 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 six or more units including residential subdivisions of six or more lots.

#### **Sec. 102-21. Site Plans and Preliminary Plats.**

- Added cross reference to waiver requirements for small lot sizes for Suburban Residential FLU.

#### **Sec. 109-5.4. Urban Performance Standards**

- Added the new Single-Family Detached building lot type to the Urban Building Lot Type Standards
- Added footnote 3: Homestead, Estate, House, and Cottage lots are not permitted for new subdivisions within the Suburban Residential future land use designation. Single-family Detached building lot types are permitted.

### **Sec. 109-5.6. Suburban Performance Standards**

- Added the new Single-Family Detached building lot type to the Suburban Building Lot Type Standards
- Added footnote 4: Homestead, Estate, House, and Cottage lots are not permitted for new subdivision within the Suburban Residential future land use designation. Single-family Detached building lot types are permitted.

### **Sec. 109-5.8 Rural Performance Standards**

- Added the new Single-Family Detached building lot type to the Rural Building Lot Type Standards
- Added footnote 1: Homestead, Estate, House, and Cottage lots are not permitted for new subdivisions within the Suburban Residential future land use designation. Single-family Detached building lot types are permitted.

### **Sec. 110-3. Development Pattern and Design Districts**

- Added the new Single-Family Detached building lot type.
  - SINGLE-FAMILY: A building lot 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 future land use designation.

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

- Established a new lot type to include the single-family standards.
- Includes a table to match the tables in other lot type sections that includes lot requirements, setbacks, height, etc.

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

- 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 or Residential Street as amended in Sec. 115-7.3. including street trees and sidewalks.

### **Sec. 115-4.1. Open Space**

- Requirements for centrally located open space in multifamily 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 trees.

### **Sec. 115-4.9. Stormwater management**

- Additional amenities required to count towards open space.

### **Sec. 115-7.3. Street Types**

- Residential Street Standards
  - Change in planter width from 6 feet to 8 feet to support canopy tree plantings.
  - Addition of street tree requirements for one every 40 feet.
- Residential Road Standards
  - Change in planter width from 6 feet to 8 feet to support canopy tree plantings.
  - Addition of street tree requirements for one every 40 feet.

#### **Sec. 115-7.3.1. Urban Street Types**

- (c) Table Footnote added:
  - Street types within residential subdivisions of three lots or more within the Suburban Residential Future Land Use designation are limited to Residential Street, Residential Road, and Rear Alley for properties with less than 50 feet in width.

#### **Sec. 115-7.3.2. Suburban Street Types**

- (a) Table Footnote added:
  - Street types within residential subdivisions of three lots or more within the Suburban Residential Future Land Use designation are limited to Residential Street, Residential Road, and Rear Alley for properties with less than 50 feet in width.

#### **Sec. 115-7.3.3. Rural Street Types**

- (a) Table Footnote added:
  - Street types within residential subdivisions of three lots or more within the Suburban Residential Future Land Use designation are limited to Residential Street, Residential Road, and Rear Alley for properties with less than 50 feet in width.

## Comprehensive Plan Inconsistencies

There do not appear to be any explicit conflicts in the Comprehensive plan with the proposed Suburban Residential land development code changes to set lot width standards at 100’.

- Policy FLU 1.1.1 - Creating a range of housing opportunities and choices.
- Policy FLU 1.2.5 - Need to check JPA, but it is unlikely there are any standards established that may be conflicting.

Other recommendation:

- FLU 5.2.2 - Remove setbacks for Karst features in the Comprehensive Plan.
- Remove Map 19.

# Eustis Land Development Regulations Update

*Prepared by:*

*Kimley-Horn and Associates, Inc.*

**October 24, 2024**

**DRAFT FOR CITY COMMISSION WORKSHOP**

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## Chapter 102 ADMINISTRATION AND ENFORCEMENT

### Sec. 102-11. General procedures for development approval.

(a) Pre-application conference. Prior to filing for any development approval, the applicant is encouraged to meet with the development services director and/or other appropriate city staff to discuss the development review process. The purpose of the conference is to acquaint the applicant with the requirements and procedures of the land development regulations and to determine the appropriate application process as provided for in this chapter. No person may rely upon any comment concerning a proposed development, or any expression of any nature about the proposal made by any participant at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

(1) A pre-application conference is encouraged for all submittals, especially the following:

a. All new development except:

1. Subdivisions with less than ~~25~~three lots, or
2. Conditional uses of accessory structures or home occupations.

b. Redevelopment resulting in an increase in square footage as set forth in section 102-19 of these land development regulations.

c. Any PUD.

(2) The recommended submittal requirements for review at the pre-application conference are as follows:

a. A map showing the general location of the property.

b. An aerial map of the property.

c. A boundary survey or other scaled delineation of the parcel.

d. A map of the land use designations for the site and the surrounding area within 500 feet of the property.

e. A map of the design district designations for the site and the surrounding area within 500 feet of the property, including existing and proposed streets.

f. A conceptual layout (if applicable).

(3) During the pre-application conference, the director may waive submittal requirements under these land development regulations, if, in the director's opinion, the submittal requirements are unnecessary based upon the size, nature, and complexity of the proposal.

(b) Community meeting.

(1) Generally. To increase community awareness and participation, applicants seeking specified types of developments are encouraged to hold a community meeting to address community concerns related to the proposed development prior to submittal of the application. The following development proposals are required to host a community meeting, unless waived by the Development Services Director or their designee:

a. Residential developments of six or more units including residential subdivisions of six or more lots.

b. A community meeting is especially important for the following proposed developments:

~~1. Residential subdivisions, especially those requesting a density variation greater than 25 percent under section 115-3.3(a)(1).~~

2. Multi-use developments.

3. Conditional uses.
  4. Proposed commercial and industrial uses adjacent to residential land use properties.
  5. Any PUD.
  6. Design district change requested by a property owner and not initiated by the city or required because of annexation.
  7. Comprehensive plan amendment.
- (2) The recommended submittal requirements for review at the community meeting are as follows:
- a. A map showing the general location of the property.
  - b. An aerial map of the property.
  - c. A boundary survey or other scaled delineation of the parcel.
  - d. A map of the land use designations for the site and the surrounding area within 500 feet of the property.
  - e. A map of the design district designations for the site and the surrounding area within 500 feet of the property, including proposed streets.
  - f. A conceptual site plan or lot layout (if applicable) that includes the following:
    1. Number and type of dwelling units and lot sizes if applicable.
    2. Total acreage.
    3. Total developable acreage (total acreage less water bodies and wetlands).
    4. Total open space required and provided.
    5. Net density calculation.
    6. Required buffers.
    7. Requested waivers.
    8. Vehicular and pedestrian connections and access points.
    9. Building elevations.
- (3) City staff must approve the time and location for the community meeting.
- (4) City staff shall prepare a report summarizing the attendance and discussion at the community meeting within 30 days of the meeting.
- (5) The applicant shall include the city's report with its application.

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**Sec. 102-21. Site plans and preliminary plats.**

- (a) *Site plan and preliminary subdivision plat submittal requirements.* Unless specifically waived by the director of development services, all site plans and preliminary subdivision plats shall be 24 inches x 36 inches in size on plain, white paper and submitted in electronic form as well. If multiple sheets are used, the sheet number and total number of sheets must be clearly indicated on each. Each sheet must contain a title block, scale, north arrow, and date, including a revisions date block. The plans must be signed and sealed by an engineer, architect, or landscape architect licensed to practice in the State of Florida. The site plan and preliminary subdivision plat submittals must include the information required to evaluate compatibility with adjacent land uses, consideration of natural environmental systems on site and adjacent to the site, internal and external connectivity of open space and vehicular and pedestrian access and conceptual compliance with the

design standards and requirements of the Land Development Code. Specifically, the submittal shall be deemed sufficient if it includes the following: except that preliminary subdivision plat applications for homestead lot residential subdivisions containing no more than four lots, each lot containing a minimum of one and one-half acres of gross land area, and which do not include establishment of new streets and alleys, shall be deemed sufficient if it includes items under (1), (2)a—d, (5)a, (6)a and k 1—3.

(1) *General information.*

- a. Vicinity or location map drawn to scale.
- b. Name and contact information for owner, applicant, and consultant.
- c. Project name, date, scale, north arrow, and revision dates.
- d. Property address, parcel ID and/or alternate key number.
- e. Boundary survey and legal description.

(2) *Physical site assessment.*

- a. Recent aerial of site and surrounding area within 500 feet of the site.
- b. Soils map, based on the most recent Lake County Soils Survey, drawn at the same scale as the site plan, clearly identifying all soil types, especially those areas which are not suitable for buildings or major structures due to soils limitations.
- c. Map of vegetative cover based on Florida Land Use Classification.
- d. Topographical survey with contour lines, including wetland delineation and 100-year flood elevation, if applicable, signed and sealed boundary survey with legal description and location of all easements.
- e. Tree survey (location, size and type of existing trees or clusters).
- f. Environmental/wildlife habitat study including:
  - 1. Description of the parcel.
  - 2. Documentation of the data collected and reviewed.
  - 3. Field survey (map, characterize, and describe natural habitats located on the site).
  - 4. Protected species survey to include direct sitings and indirect observations (record species that inhabit, cross, or utilize habitats within and immediately adjacent to the site.).
  - 5. Report describing the methodology used, findings, and conclusions/recommendations including aerial photograph that maps and identifies the character and size of the habitats as well as the location of any protected species or signs of their presence. The report shall also describe the manner in which the habitats of protected species will be protected or mitigated.
  - 6. For any proposed site within the Wekiva River Protection Area as defined in Part II, Chapter 369, Florida Statutes, the environmental survey shall be conducted in accordance with the city-approved methodology to assess the impacts of development on ground and surface water quality, quantity, and hydrology, native vegetation and wildlife species, wetlands and associated uplands.

(3) *Land use assessment.* Map of site and surrounding area within 500 feet of the site depicting existing land use with density/intensity, land use designations and assignment of design districts, including location of all streets (specified by type).

(4) *Traffic circulation.*



- a. Traffic analysis to meet assessment requirements as required by Lake Sumter MPO.
  - b. Vehicular access points.
  - c. Proposed off-site improvements.
- (5) *Utilities and services.*
- a. Proposed method and source of water supply and wastewater disposal.
  - b. Required capacity for water and wastewater.
  - c. General location and size of service lines and connections.
  - d. General direction of natural surface drainage flow.
  - e. Preliminary drainage calculations and proposed stormwater management system.
  - f. Location of on-site wells and septic tanks (if applicable).
  - g. Preliminary school concurrency assessment (residential uses only).
- (6) *Proposed development plan.*
- a. Proposed buildings, structures, and/or lot layouts as applicable.
  - b. Off-street parking areas (if applicable).
  - c. Stormwater management locations and type.
  - d. Location and dimensions of all yards, setbacks, buffers and distance between buildings (if applicable).
  - e. Identification, in general, of trees to be removed.
  - f. Designated park areas (if applicable).
  - g. Designated open space with acreage calculations.
  - h. Location and material of screen walls and/or knee walls (if applicable).
  - i. Method and location of solid waste disposal.
  - j. Table or list of the building and lot types proposed.
  - k. Chart of calculations demonstrating compliance with Land Development Code including, but not limited to the following:
    - 1. Gross acreage.
    - 2. Net acreage (less wetlands and water bodies).
    - 3. Net density (total units/net acreage).
    - 4. Open space.
    - 5. Impervious area and percentage.
    - 6. Nonresidential square footage and floor area ratio (if applicable).
    - 7. Off-street parking.
  - l. Sign locations.
  - m. Requested waivers (provide dimensional requirements and cross- sections).
    - 1. Waivers requested, per Sec. 102-21.1, for smaller lot sizes for residential subdivisions within the Suburban Residential Future Land Use designation are required to follow the Eustis SR Development Standards.

- (7) *Block configuration (if applicable).*
  - a. Perimeter calculation for each block.
- (8) Conceptual building elevations (not required for preliminary subdivision plan).
- (9) Phasing plan (if applicable), including proposed completion schedule of amenities and park requirements.
- (10) Conceptual landscape and lighting plan, noting compliance with code requirements; all landscape and irrigation plans shall be signed and sealed by a landscape architect licensed to practice in the State of Florida.
- (11) Clearly identify and justify any design variations that are being requested from the specific standards in the Land Development Code, including lot types and street types.
- (12) Proposed method of preservation and maintenance of common open space. All developments whose submitted plan indicates the existence of one or more areas to be held in common by the property owners shall have established and maintained a homeowners association; membership in which will be required for all purchasers of lots or parcels of land within the plat. Said association shall be established by the developer at the time, and as a condition, of platting and shall be acceptable to the city.
- (13) Demonstration of compliance with the design processes outlined in chapter 115-3(g) and chapter 110-3.3(f).

(Ord. No. 16-13, § 1(Exh. A), 5-19-2016; Ord. No. 22-04 , § 1, 2-17-2022)

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## Chapter 109 LAND USE DISTRICTS AND DESIGN DISTRICT OVERLAYS<sup>1</sup>

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### Sec. 109-5.4. Urban performance standards

The city has established four distinct design districts within the urban area: neighborhood, center, corridor and district. The following provisions apply to all urban districts. Specific standards by district are also included herein.

(1) *Urban Building Lot Types*. The following building lot types are permitted within the city's urban area.

Building Lot Types	Urban			
	NHD	DST	COR	CTR
HOMESTEAD (3)				
ESTATE (3)	X			
HOUSE (3)	X		X	X
COTTAGE (3)	X(2)			X
SINGLE-FAMILY DETACHED	X			
DUPLEX	X		X	X
TOWNHOUSE	X		X	X
APARTMENT HOUSE	X		X	X
COURTYARD APARTMENT	X		X	X
APARTMENT BUILDING	X		X	X
LIVE/WORK BUILDING	X		X	X
MIXED-USE BUILDING	X(1)		X	X
MULTI-STORY COMMERCIAL BUILDING	X(1)		X	X
LARGE-FORMAT RETAIL BUILDING		X	X	X
COMMERCIAL BUILDING		X	X	X
PEDESTAL BUILDING				X
LINER BUILDING				X
INDUSTRIAL BUILDING		X		
CIVIC BUILDING	X	X	X	X
APARTMENT COMPLEX			X	
RETAIL COMPLEX		X	X	

(X) permitted, Blank cell- prohibited

- (1) The size shall be limited to neighborhood scale.
- (2) Up to four cottage building lot types when developed as one project, may apply for a waiver to permit an averaging of the side setback.

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- (3) Homestead, Estate, House, and Cottage lots are not permitted for new subdivisions within the Suburban Residential future land use designation. Single-family Detached building lot types are permitted.

(Ord. No. 16-31, § 1.d.(Exh. A), 12-15-2016)

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**Sec. 109-5.6. Suburban performance standards.**

The city has established four distinct design districts within the suburban area: neighborhood, center, corridor and district. The following provisions apply to all districts. Specific standards by district are also included herein.

- (1) *Suburban building lot types.* The following building lot types are permitted within the city's suburban area:

Building Lot Types	Suburban			
	NHD	DST	COR	CTR
HOMESTEAD (4)				
ESTATE (4)	X		X(3)	
HOUSE (4)	X		X(3)	
COTTAGE (4)			X(3)	
SINGLE-FAMILY DETACHED	X		X(3)	
DUPLEX	X		X(3)	
TOWNHOUSE	X(2)		X	X
APARTMENT HOUSE	X(2)		X	X
COURTYARD APARTMENT	X(2)		X	X
APARTMENT BUILDING	X(2)		X	X
LIVE/WORK BUILDING			X	X
MIXED-USE BUILDING	X(1)		X	X
MULTI-STORY COMMERCIAL BUILDING	X(1)		X	X
LARGE-FORMAT RETAIL BUILDING		X	X	
COMMERCIAL BUILDING		X	X	
PEDESTAL BUILDING		X		
LINER BUILDING				
INDUSTRIAL BUILDING		X		
CIVIC BUILDING	X	X	X	X
APARTMENT COMPLEX			X	X
RETAIL COMPLEX		X	X	X
INDUSTRIAL COMPLEX		X		

(x) permitted, Blank cell - prohibited

- (1) The size shall be limited to neighborhood scale.

- (2) All apartment, town home building types are permitted only on parcels with an MCR land use designation or as a part of a mixed-use project that requires a minimum of 15 percent of the development acreage to be devoted to nonresidential support uses.
- (3) Permitted within a PUD.
- (4) Homestead, Estate, House, and Cottage lots are not permitted for new subdivisions within the Suburban Residential future land use designation. Single-family Detached building lot types are permitted.

(Ord. No. 16-31, § 1.d.(Exh. A), 12-15-2016)

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**Sec. 109-5.8. Rural performance standards.**

The city has established four distinct design districts within the rural area: neighborhood, center, corridor and district. The following provisions apply to all districts. Specific standards by district are also included herein.

(1) *Rural building lot types* The following building lot types are permitted within the city's rural area.

Building Lot Types	RURAL			
	NHD	DST	COR	CTR
HOMESTEAD (1)	X			
ESTATE (1)	X			
HOUSE (1)	X			X
COTTAGE (1)				X
SINGLE-FAMILY DETACHED	X			X
DUPLEX	X			X
TOWNHOUSE				X
APARTMENT HOUSE				X
COURTYARD APARTMENT				
APARTMENT BUILDING				
LIVE/WORK BUILDING				X
MIXED-USE BUILDING				X
MULTI-STORY COMMERCIAL BUILDING				X
LARGE-FORMAT RETAIL BUILDING				
COMMERCIAL BUILDING				
PEDESTAL BUILDING				
LINER BUILDING				
INDUSTRIAL BUILDING		X		
CIVIC BUILDING	X	X	X	X
APARTMENT COMPLEX				
RETAIL COMPLEX			X	
INDUSTRIAL COMPLEX		X	X	

(X) permitted, Blank cell- prohibited

- (1) Homestead, Estate, House, and Cottage lots are not permitted for new subdivisions within the Suburban Residential future land use designation. Single-family Detached building lot types are permitted.

(Ord. No. 16-31, § 1.d.(Exh. A), 12-15-2016)

## Chapter 110 DEVELOPMENT STANDARDS<sup>2</sup>

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### Sec. 110-3. Development pattern and design districts.

The development patterns are classified as urban, suburban or rural. Within each development pattern there are four design districts. They are categorized as 1) Neighborhood (NHB), 2) District (DST), 3) Center (CTR) and 4) Corridor (COR). These development patterns and district combinations are defined and described with graphic illustrations in chapter 109. The design development standards for each pattern and district are provided herein.

- (a) *Building lot types.* There are ~~eight~~<sup>nineteen</sup> building lot types and three complex lot types.
- (1) HOMESTEAD: Aa building lot located and designed to accommodate a detached building with large common lot yards, rear yards and street yards for a rural area.
  - (2) ESTATE: Aa building lot located and designed to accommodate a detached building with large common lot yards, rear yards and street yards.
  - (3) HOUSE: A building lot located and designed to accommodate a detached building with small common lot yards and a large street yard.
  - (4) COTTAGE: A building lot located and designed to accommodate a small detached building with small common lot and street yards.
  - (5) SINGLE-FAMILY: A building lot 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 Future Land Use designation.
  - (6) DUPLEX: A building lot located and designed to accommodate a building with small common lot yards and a large street yard and containing two attached dwellings.
  - (7) TOWNHOUSE: A building lot located and designed to accommodate a building with common walls on both side building lot lines and a private garden to the rear.
  - (8) APARTMENT HOUSE: A building lot located and designed to accommodate a detached building which resembles a large house but which contains multiple dwellings above and beside each other.
  - (9) COURTYARD APARTMENT: A building lot located and designed to accommodate multiple dwellings arranged around and fronting on a central garden or courtyard that may be partially or wholly open to the street.
  - (10) APARTMENT BUILDING: A building lot located and designed to accommodate multiple dwellings above or beside each other in a building that occupies most of its building lot width and is placed close to the sidewalk.

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<sup>2</sup>Editor's note(s)—Ord. No. 16-31, § 1.e.(Exh. A), adopted Dec. 15, 2016, repealed the former subpt. B, land development regulations, ch. 110, and enacted a new chapter as set out herein. The provisions of former ch. 110 pertained to design district standards and derived primarily from Ord. No. 15-13, § 1(Exh. F), adopted Oct. 1, 2015. See the Code Comparative Table for additional historical derivations.

Cross reference(s)—Concurrency, ch. 106; land use and design districts, ch. 109; general building and site standards, ch. 115; construction standards, ch. 118; resource protection, ch. 121.

- (11) LIVE-WORK BUILDING: A building lot located and designed to accommodate an attached or detached building with residential uses, commercial uses, or a combination of the two within individually occupied live-work units, all of which may occupy any story of the building.
- (12) MIXED-USE BUILDING LOT: A building lot located and designed to accommodate a multi-story building with multiple dwellings in upper stories and various commercial uses in any stories.
- (13) MULTI-STORY COMMERCIAL BUILDING: A building lot located and designed to accommodate a multi-story building with commercial and office uses in any story.
- (14) LARGE-FORMAT RETAIL BUILDING: A building lot located and designed to accommodate a large footprint building with one or more uses.
- (15) COMMERCIAL BUILDING: A building lot located and designed to accommodate single use office and retail that are predominately located on corridors as part of a retail complex.
- (16) PEDESTAL BUILDING: A building lot located and designed to accommodate the tallest permissible building whose primary facade must be stepped back to reduce its apparent bulk when viewed from the sidewalk.
- (17) LINER BUILDING: A building lot located and designed to accommodate a large footprint building such as a parking garage, cinema, supermarket, etc., which is surrounded by a liner building which conceals large expanses of blank walls and faces the street with ample windows and doors opening onto the sidewalk.
- (18) INDUSTRIAL BUILDING: A building lot located and designed to accommodate industrial uses.
- (19) CIVIC: A building lot located and designed to accommodate a building containing public or civic uses such as community services, day care, education, government, places of worship, or social services.
- (20) APARTMENT COMPLEX: A complex is located and designed for development over five acres in size and accommodates one or more multifamily building lot types.
- (21) RETAIL COMPLEX: A complex is located and designed for development over five acres in size and accommodates commercial buildings, large format retail building lot type, mixed use building lot types, and multi-story commercial building lot types. A block structure will be required for this type of development and is outlined in section 115-7.1(a).
- (22) INDUSTRIAL COMPLEX: A complex is located and designed for development over five acres in size and accommodates multiple industrial building types in one complex.

(Ord. No. 16-31, § 1.e.(Exh. A), 12-15-2016)

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**Sec. 110-4.3 Single-family detached lot.**

A building lot 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 future land use designation.

	Suburban Residential (SR)
<b>LOT REQUIREMENTS</b>	<b>MIN</b>
Lot Width (ft)	100
Lot Depth (ft)	100
Lot Size (sf)	10,000
<b>BUILDING ENVELOPE</b>	<b>MAX</b>
Street Setback (ft)	25
Common Lot Setback (ft)	7.5
Alley or Rear Setback (ft)	10
Frontage Buildout %	—
<b>ACC BLDG ENVELOPE</b>	<b>MAX</b>
Street Setback (ft)	10' behind building frontage
Common Lot Setback (ft)	5
Rear Setback (ft)	5
<b>BUILDING HEIGHT</b>	<b>MAX</b>
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	

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## Chapter 115 GENERAL BUILDING AND SITE STANDARDS<sup>3</sup>

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

- (a) For all residential subdivisions containing more than three lots within the Suburban Residential Future Land Use designation, all provisions of Section 115 shall apply, except that the standards specified herein supersede the requirements of Section 115, regardless of the design district in which the properties are located.
- (1) **Building Lot Types.** For detached single-family development, single-family detached building lot types are the only lot type permitted.
  - a. If the applicant desires to include smaller lot types within the development, the applicant shall apply for a waiver, per Sec. 102-21.1, to a smaller lot size provided for in the Eustis SR Development Standards.
- (2) **Double-Frontage Lots.** The use of double-frontage lots shall be strongly discouraged except where essential to overcome disadvantages of topography or environmental characteristics.
- (3) **Streets.** Streets must be designed to accommodate multimodal traffic and serve a variety of users. This section is intended to acknowledge this and provide guidance for future roadway construction and reconstruction.
  - a. The internal street network must comply with or exceed the minimum standards of Residential Road, Residential Street, or Rear Alley types from Section 115.7.3., including street trees and sidewalks where applicable.
  - b. 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.
  - c. For all residential subdivisions containing more than three lots within the Suburban Residential Future Land Use designation, this standard shall supersede the permissible street types table outlined in Sec. 115-7.3.2.
- (4) **Street Trees.** Street trees are required in parkway strips between the road and sidewalk.
  - a. Canopy (overstory) trees shall be provided in the streetscape spaced at one (1) tree per forty (40) feet of property frontage. Waivers for tree spacing may be considered for access drives or the construction of on-street parking spaces.

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<sup>3</sup>Editor's note(s)—Ord. No. 16-31, adopted Dec. 15, 2016, amended the former subpt. B, land development regulations, ch. 115, in effect repealing and reenacting a new chapter as set out herein. The provisions of former ch. 115 pertained to general development standards and derived primarily from Ord. No. 15-13, § 1(Exh. G), adopted Oct. 1, 2015. See the Code Comparative Table for additional historical derivations.

Cross reference(s)—Concurrency, ch. 106; land use and design districts, ch. 109; development standards, ch. 110; construction standards, ch. 118; resource protection, ch. 121.

- b. Minimum widths for parkway strips are required to comply with the minimum standards of Residential Road, Residential Street, or Rear Alley types from Section 115.7.3.

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#### **Sec. 115-4.1. Open space.**

- (a) When there is a requirement that the minimum open space required within a development be under common ownership or unified control, or within a subdivision, the open space shall be property under control of the developer or in public or common private ownership. It shall not be in individual lots unless restricted by a conservation easement protecting natural resources and prohibiting construction of impervious surface improvements.
- (b) Open space may be used for parks, recreation, conservation, preservation of native habitat and other natural resources, stormwater management, historic or scenic purposes. When used for recreation, the following shall apply:
  - (1) Recreational activities in conservation or preservation open space areas shall maintain the areas in their natural state with little or no land disturbance. Structures are limited to improvements such as boardwalks, permeable pathways and signage necessary for resource management.
  - (2) Recreational activities in all other open space areas may include, but are not limited to active and passive recreation where not more than five percent of the area of any required open space shall be occupied by impervious surfaces other than sidewalks, boardwalks, and other pedestrian pathways.
  - (3) For multi-family, mixed-use, and townhome developments, programmed open spaces and recreational areas shall be centrally located and shall be visually and physically connected to a street. If it is not possible to provide a centrally located recreational area, justification shall be provided by the applicant and the alternative proposal shall be subject to approval by the Development Services Director or their designee.
    - a. Acceptable justifications include site constraints due to existing natural features or requests to locate open space around one or more clustered protected or specimen trees.

(Ord. No. 16-31, 12-15-2016)

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#### **Sec. 115-4.9. Stormwater management.**

- (a) *Purpose and intent.* The purpose of this section is to provide stormwater management for protecting the public health, safety, and welfare from deterioration of water quality, damage of property and infrastructures, and degradation of environment. The intent of the stormwater management is to confine and regulate runoff from polluting surface water, reducing erosion and sedimentation, preventing flooding and endangerment of the ecological balance of the environment. Proper stormwater management enhances landscape value, increases groundwater recharge, and decreases groundwater consumption. All new developments require stormwater management with the financial responsibility of design, permits, construction and maintenance being born by the developer.
- (b) *Permitting.* A site development permit is required for all construction activities such as land clearing for stormwater control, subdivision development, infrastructures installation, pavement, altering shoreline or water bodies functions, etc. Exemptions will be provided for activities such as individual residential construction within a permitted subdivision, agricultural and silvicultural activities permitted by regulatory agencies as required. All permit applications shall include sufficient information and documentation in the form of maps, plans, specifications, and calculations signed and sealed as required by law.

- (c) *Performance criteria and standards.* All stormwater management shall be planned, designed, constructed and maintained to meet the performance criteria and standards as described herein and required by law. The city engineer shall provide stormwater construction specifications and standards.
- (1) *Pollution abatement.* Stormwater runoff shall be contained as required by state and federal regulatory agencies to provide retention and detention storage as required by the agency having jurisdiction (St. Johns River Water Management District). In unincorporated planning areas, both St. Johns River Water Management District and Lake County Environmental Services shall be contacted for permit requirements. Retention basins with percolation and detention basins without filtration (wet detention) are recommended. The use of detention basins with underdrain filtration (dry detention) is discouraged due to maintenance problems.
- (2) *Water quantity and flood control.* Stormwater runoff shall be contained as required by state and federal regulatory agencies to limit post-development peak rate and volume discharge as required by the agency having jurisdiction (St. Johns River Water Management District). Designs for the drainage basins shall be based on storm events as follows:
- a. The 25-year 96-hour storm event shall be used for land locked (without positive drainage outfall) areas which are:
    1. Low-lying with a history of flooding problems; or
    2. Have a high water table; or
    3. Contain impervious soils.

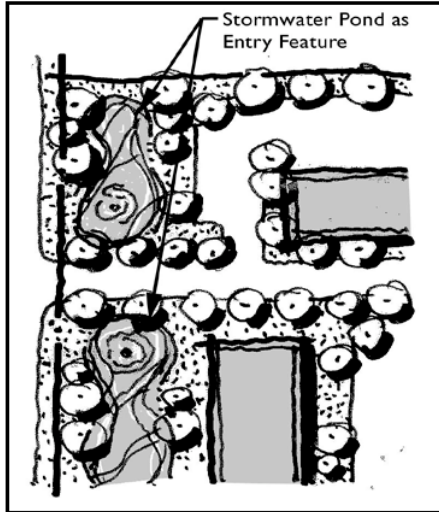
Stormwater runoff shall be contained such that the post-development volume of runoff shall not exceed pre-development conditions based on a 25-year, 96-hour storm event. For certain drainage basins as identified in the city's 1990 stormwater facilities study there may be additional requirements to achieve discharge and flood control requirements.
  - b. The 25-year, 24-hour storm event shall be used for areas having positive drainage outfall to an existing storm sewer or drainage ditch which leads to open surface waters of a lake or a canal. The post-development peak rate of discharge of stormwater runoff shall not exceed the pre-development conditions.
  - c. Retention systems must provide an available capacity for the appropriate treatment volume of stormwater within 72 hours following a storm event assuming average antecedent moisture conditions. Percolation rates for soils within the retention/detention area shall be determined by a geotechnical engineer and contained within a signed and sealed soils report.
 

Percolation rates must be designed with a safety factor of at least two unless the applicant affirmatively demonstrates based on plans, test results, calculations or other information that a lower safety factor is appropriate for the specific site conditions.
  - d. Plans and calculations for all stormwater retention/detention facility shall be sealed by a degreed civil engineer registered in the state who shall assume all responsibility and liability for their form, function and performance.
- (3) *Erosion control.* Erosion and sedimentation control devices shall be installed between the disturbed area and water bodies, watercourses and wetlands prior to construction. Vegetated buffer strips shall be retained in their natural state along the banks of all watercourses, water bodies and wetlands. Best management practices (BMPs) as described by the state department of environmental regulation's Florida Land Development Manual shall be incorporated into all designs to control erosion on site and sedimentation in watercourses.

- (4) *Flood plain.* Development within the flood plain is discouraged. Construction within the flood prone areas as defined by Federal Emergency Management Act maps shall be compensated by providing storage volume for all flood water displaced by development below the elevation of the 100-year flood plain. All developments within riverine flood prone areas shall be designed to maintain the flood carrying capacity of the floodway such that the flood elevations are not increased, either upstream or downstream. Additionally, portions of structures below the flood area must be flood-proofed.
- (5) *Off-site drainage.* Off-site areas which drain to or across a developing site must be accommodated in the stormwater management plans. Developing sites which drain to off-site areas must include those off-site areas in the stormwater management plans. The stormwater management system for the development must be capable of transporting flows without increasing stages or flows upstream or downstream of the developing areas. Stormwater runoff shall be contained at site without draining to the adjacent property unless proper drainage easement is secured.
- (6) *Roadway swales.* Roadside swales may be acceptable for retention and detention of stormwater runoff from the roadway. Swale drainage shall be designed to provide positive drainage on site or conveyance of runoff to the retention or detention ponds based on 10-year, 24-hour storm event. Positive percolation on site will be accepted only when the seasonal high ground water level is a minimum of one foot below the invert of the swale.
- (7) *Storm sewer.* Storm sewer shall be designed based on a minimum of 10-year, 24-hour storm event. The minimum size of pipe used for storm sewer is 15 inches. All storm sewers shall be designed for a minimum velocity of two fps when flowing full, and the outlet ends shall be equipped with energy dissipaters for erosion control. Storm sewers shall be designed such that the hydraulic gradient is one foot below the gutter line or edge of pavement for arterial roadways, and one-half foot below the gutter line or edge of pavement for collector and local roadways.
- (8) *Stormwater facilities.* Stormwater facilities shall be designed to provide the following levels of service:
  - Bridges: Hydraulic profile shall be below the top cord of the bridge for the 50-year, 24-hour storm event.
  - Canals: Canals, ditches, or culverts external to the development, and stormwater detention or retention basins which are not part of a project that is contributory to land-locked areas with no positive outlet, shall be designed for the 25-year, 96-hour storm event.
  - Roadway: Stormwater flooding for arterial and collector roadways shall not exceed one-half of the roadway width. For local roads, stormwater flooding shall not exceed the crown of the road for the 10-year, 24-hour storm event.
- (10) *Wetlands.* Natural wetlands may only be used to attenuate runoff peak discharges if the regulatory agencies accept and approve such measures. Copies of permits from the agencies shall be submitted to the city prior to the city's final approval.
- (11) *Easement.* A minimum 15 feet drainage easement shall be granted to the city for maintenance of drainage ways on-site or through the retention/detention basins. A 20-foot wide berm easement around the storage basins for maintenance purposes shall be provided to the city. This easement shall in no way relieve the property owner of maintenance of the drainage facility (for example, mowing of grass or weed control). It is not the intent of the city to provide routine maintenance in these easements; rather, the intent is to allow the city access to maintain the easement area as deemed necessary in the city's sole discretion.
- (12) *Safety protection.* Where a sidewalk or public right-of-way is immediately abutting a retention/detention basin, a guardrail or other protective device shall be installed along the sidewalk or right-of-way. A dry basin designed for more than five feet in depth at 3:1 to 4:1 (horizontal: vertical)

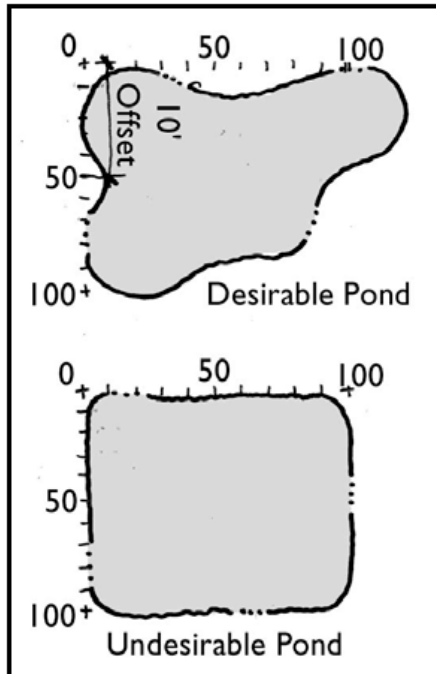
side slopes shall be fenced. Required fences for dry basins not steeper than 4:1 side slope shall be based on case by case basis. Minimum requirements of side slopes shall not be steeper than 3:1 for basin and 4:1 for swale designs.

- (d) *Additional design standards.* Stormwater facilities may count toward the minimum open space requirements of these regulations if they meet the following minimum design standards:



**Stormwater Facilities as a Design Feature**

- (1) Stormwater facilities (ponds and/or depressions) shall be designed and utilized as site amenities along entrances and street frontages or incorporated with buffers between incompatible uses. These areas shall count toward open space requirements if the impervious area of the site does not exceed 75 percent.
- (2) Stormwater facilities should be designed and permitted so as not to require fencing. If fencing is required, a green or black vinyl/painted finish is required. Walls or other railings for structured stormwater 'boxes' must be decorative. Fenced or walled ponds shall not count toward open space requirements within a project and shall only be located at the side or rear of a site. Max. Fence Height: four feet zero inches.
- (3) Stormwater facilities shall be designed to be an accessible and usable amenity for the development, incorporating natural landscaping, pedestrian pathways, benches, or other recreational features.
- (4) Subject to the requirements of St. Johns River Management District, other governmental agencies, and a consideration of safety related issues stormwater facilities that are located in the front of a property may be prohibited from having fencing.



**Desirable and Undesirable Detention/Retention Design**

- (5) Wet stormwater detention/retention facilities adjoining public streets shall include a water feature such as a fountain or spray jet, and shall be planted with appropriate aquatic materials as specified in Table C. Detention/retention along the front of a property shall be designed with curvilinear edges - not as a straight "box". Retention embankments shall be planted with 1 tree per 50 linear feet of retention perimeter measured from top of slope. Trees shall be suitable for wet locations as identified in Table C, Approved Aquatic Plant Materials List.
- (6) Dry retention areas shall be planted with grass, and unless maintained as an open lawn swale, shall be screened from view with a continuous hedge of shrubs on 36 inch centers around at least 75 percent of the perimeter at the top of the slope.

<b>Table C Approved Aquatic Plant Material List *</b>	
<b>Upper Littoral Zone (6 inches above or below the normal water level)</b>	
<i>Taxodium disticum</i>	Bald Cypress (large native tree)
<i>Iris hexagona</i>	Blue Flag Iris (native perennial)
<i>Scirpus californicus</i>	Giant Bulrush
<i>Canna flaccida</i>	Golden Canna (native plant)
<i>Spartina Bakeri</i>	Cordgrass
<b>Middle Littoral Zone (from 1 inch to 3 inch below normal water level)</b>	
<i>Sagittaria lancifolia</i>	Arrowhead (native plant)
<i>Taxodium ascendens</i>	Pond Cypress (large native tree)
<i>Pontederia cordata</i>	Pickerel Weed (native perennial plant)
<b>Lower Littoral Zone (from 3 inch to 5 inch below normal water level)</b>	
<i>Nymphaea odorata</i>	Fragrant White Water Lily

\* Other aquatic plants may be used from the List of Aquatic Plants Found in Florida, as prepared by the Florida Department of Natural Resources, Bureau of Aquatic Plant Management.

(Ord. No. 16-31, 12-15-2016)

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**Sec. 115-7.3. Street types.**

The categories of regulations that are provided on each street section are defined as follows.

(a) *Design parameters.*

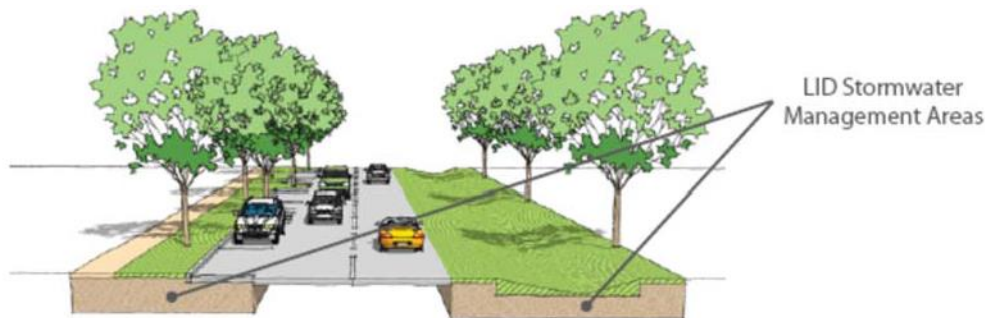
- (1) Target speed, the desired motor vehicle operating speed and design speed of the facility.
- (2) Movement, the characteristic of motor vehicle traffic flow, described as free, slow, or yield.

(b) *Travelway configurations.*

- (1) Travel lanes (each direction), the number of through lanes to be provided in each direction (not applicable for yield movement facilities).
- (2) Turn lanes, the lanes that may be provided on each approach at intersections where turn lanes are required (not applicable for yield movement facilities) to facilitate traffic operations.
- (3) Bike facility, the provision of facilities for bicycle use, described as bike lane or bike route.

(c) *Lane dimensions.*

- (1) Travel lane(s) width (feet), the width of each travel lane measured to the face of curb (or edge of pavement if no curb).
- (2) Bike lane width (feet), the width of bike lane measured to the face of curb (or edge of pavement if no curb).
- (3) Continuous left turn lane width (feet), the width of center left turn lane measured to the edge of the adjacent travel lane.
- (4) Parking lane width (parallel parking) (feet), the width of parking lane, if provided, on facility with parallel parking.
- (5) Parking lane width (angled parking) (feet), the width of parking lane, if provided, on facility with angled parking, measured from the face of curb or edge of pavement if no curb).



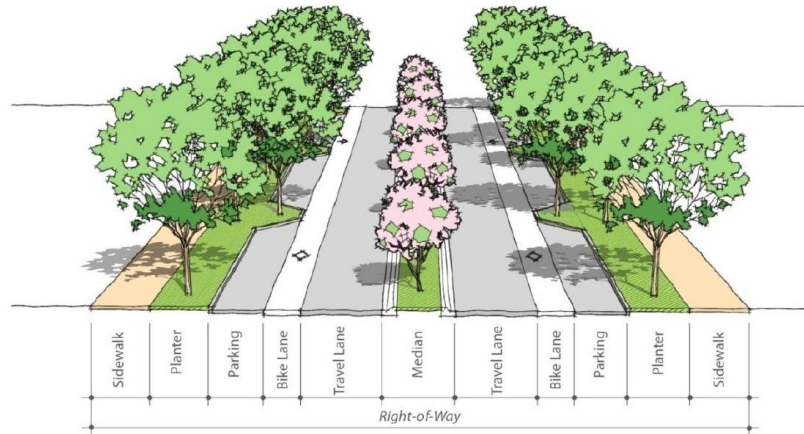
(d) *Roadway edge.*



- (1) Outside curb type, the type of edge treatment to be provided at the outside edge of pavement, described as type B, D, E, F, ribbon, or no curb.
  - (2) Median curb type, the type of edge treatment at the inside edge of pavement on a median facility, described as type B, D, E, F, ribbon, or no curb.
- (e) *Medians.*
- (1) Allowable median type, the type of median that may be provided between directions of traffic, described as narrow or wide.
  - (2) Narrow median width (ft.), the width of a narrow median.
  - (3) Wide median width (ft.), the width of a wide median.
- (f) *Public frontage.*
- (1) Planter type, the type of planting area that must be provided outside of the travelway, described as grass, intermittent, tree well, swale or natural area.
  - (2) Planter width (feet), the width of planting area.
  - (3) Walkway width (each side) (feet), the width of pedestrian walkway that must be provided on each side of the travelway, unless noted otherwise.
- (g) *Right-of-way.* Right-of-way width (feet), the width of right-of-way based on the minimum amount of space needed to accommodate the required elements of the design section.
- (h) Low impact development is permitted in street design and construction in all areas outside of the travelways. Those areas include on-street parking, sidewalks, planters, swales, or shoulders which may be used for stormwater infiltration, exfiltration, or storage, as shown on the example street section. Low impact development practices are particularly encouraged in rural areas.
- (Ord. No. 16-31, 12-15-2016)

### AVENUE

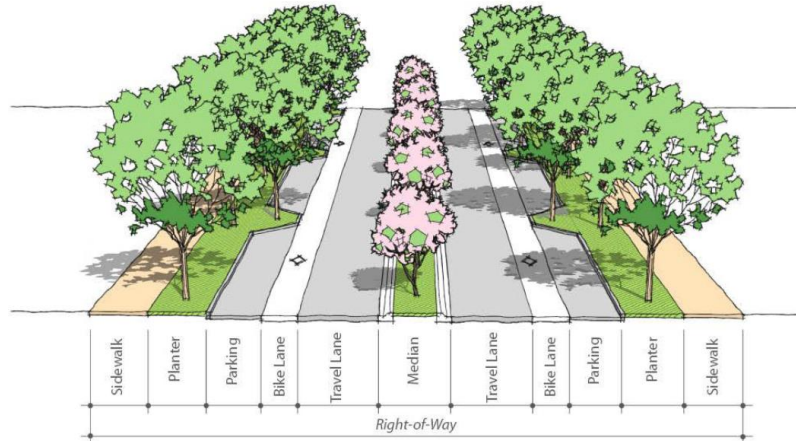
A limited distance, free movement thoroughfare connecting locations within an urbanized area.



DESIGN PARAMETERS	MIN	MAX
Target Speed	30	35
Movement	Free	Free
TRAVELWAY CONFIGURATIONS	MIN	MAX
Travel Lanes (each direction)	1	2
Turn Lanes	—	1
Bike Facility	Bike Lane	Bike Lane
LANE DIMENSIONS	MIN	MAX
Travel Lane(s) Width (ft.)	10	12
Outside Lane Width (no bike lane) (ft.)	14	14
Bike Lane Width (ft.)	4	5
Continuous Left Turn Lane Width (ft.)	11	14
Parking Lane Width (with bike lane) (ft.)	7	7
Parking Lane Width (no bike lane) (ft.)	8	10
CURBS	MIN	MAX
Outside Curb Type	Type D or F	Type D or F
Median Curb Type	Type B or E	Type B or E
MEDIANS	MIN	MAX
Allowable Median Type	Continuous left turn lane (CLTL), Narrow or Wide	Continuous left turn lane (CLTL), Narrow or Wide
Narrow Median Width (ft.)	4	6
Wide Median Width (ft.)	12	30
PUBLIC FRONTAGE	MIN	MAX
Planter Type	Planter and/or Tree Well	Planter and/or Tree Well
Planter Width (ft.)	4	—
Sidewalk Width (each side) (ft.)	8	—
RIGHT-OF-WAY	MIN	MAX
Right-of-Way Width (ft.)	80	130

## BOULEVARD

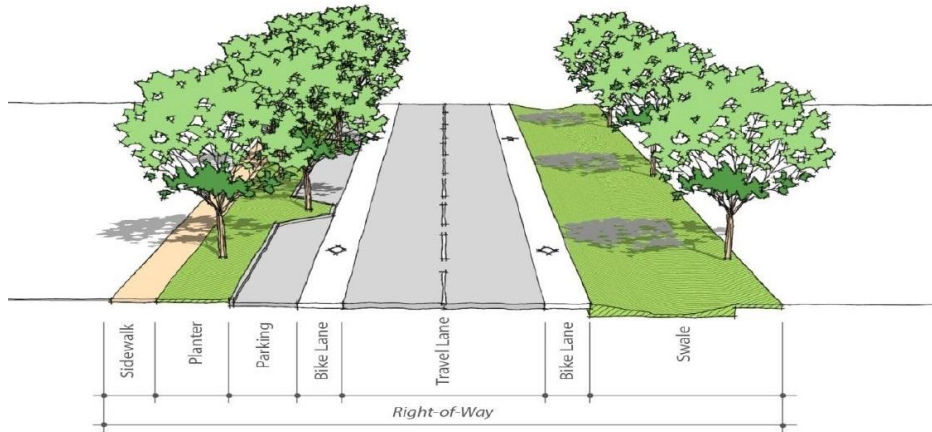
A long-distance, free movement thoroughfare traversing an urbanized area which is flanked by parking, sidewalks, and side parkways buffering buildings which line the edges.



DESIGN PARAMETERS	MIN	MAX
Target Speed	25	35
Movement	Free	Free
TRAVELWAY CONFIGURATIONS	MIN	MAX
Travel Lanes (each direction)	1	3
Turn Lanes	—	1
Bike Facility	Bike Lane	Bike Lane
LANE DIMENSIONS	MIN	MAX
Travel Lane(s) Width (ft.)	10	12
Outside Lane Width (no bike lane) (ft.)	14	14
Bike Lane Width (ft.)	4	5
Continuous Left Turn Lane Width (ft.)	N/A	N/A
Parking Lane Width (with bike lane) (ft.)	7	8
Parking Lane Width (no bike lane) (ft.)	6	8
CURBS	MIN	MAX
Outside Curb Type	Type D or F	Type D or F
Median Curb Type	Type B or E	Type B or E
MEDIANS	MIN	MAX
Allowable Median Type	Narrow or Wide	Narrow or Wide
Narrow Median Width (ft.)	4	8
Wide Median Width (ft.)	12	30
PUBLIC FRONTAGE	MIN	MAX
Planter Type	Planter and/or Tree Well	Planter and/or Tree Well
Planter Width (ft.)	4	—
Sidewalk Width (each side) (ft.)	6	30
RIGHT-OF-WAY	MIN	MAX
Right-of-Way Width (ft.)	—	140

### DRIVE

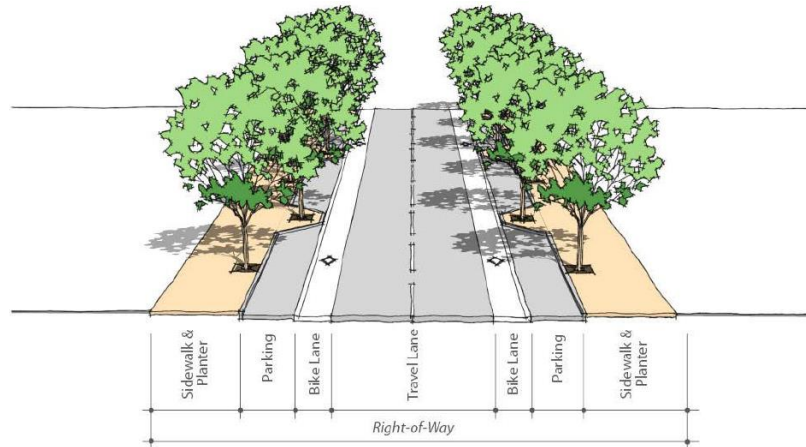
A thoroughfare which defines the edge between an urbanized area and natural feature or open space, usually along a waterfront, a park, or a preserved natural area, with one side having the urban character of a street or boulevard, with sidewalks and buildings, while the other has the qualities of a road, with naturalistic planting and rural detailing.



DESIGN PARAMETERS	MIN	MAX
Target Speed	15	35
Movement	Slow	Slow
TRAVELWAY CONFIGURATIONS	MIN	MAX
Travel Lanes (each direction)	1	1
Turn Lanes	—	1
Bike Facility	Bike Lane or Route	Bike Lane or Route
LANE DIMENSIONS	MIN	MAX
Travel Lane(s) Width (ft.)	10	11
Outside Lane Width (no bike lane) (ft.)	14	14
Bike Lane Width (ft.)	4	5
Continuous Left Turn Lane Width (ft.)	N/A	N/A
Parking Lane Width (with bike lane) (ft.)	7	8
Parking Lane Width (no bike lane) (ft.)	8	10
CURBS	MIN	MAX
Outside Curb Type	Type D or F	Type D or F
Median Curb Type	N/A	N/A
MEDIANS	MIN	MAX
Allowable Median Type	None	None
Narrow Median Width (ft.)	N/A	N/A
Wide Median Width (ft.)	N/A	N/A
PUBLIC FRONTAGE	MIN	MAX
Planter Type	Planter and/or Tree Well	Planter and/or Tree Well
Planter Width (ft.)	6	15
Sidewalk Width (each side) (ft.)	5	12
RIGHT-OF-WAY	MIN	MAX
Right-of-Way Width (ft.)	50	80

### COMMERCIAL STREET

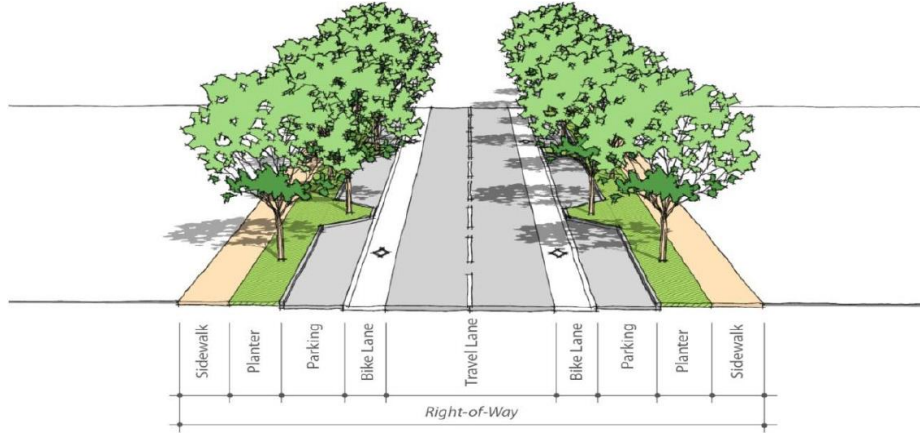
A small scale slow or yield movement, local thoroughfare suitable for centers and cores providing frontage for higher density urban uses like shops, offices, apartment buildings, townhouses, or small-lot single family homes.



DESIGN PARAMETERS	MIN	MAX
Target Speed	15	25
Movement	Slow	Slow
TRAVELWAY CONFIGURATIONS	MIN	MAX
Travel Lanes (each direction)	1	2
Turn Lanes	—	1
Bike Facility	Bike Lane	Bike Lane
LANE DIMENSIONS	MIN	MAX
Travel Lane(s) Width (ft.)	10	11
Outside Lane Width (no bike lane) (ft.)	N/A	N/A
Bike Lane Width (ft.)	4	5
Continuous Left Turn Lane Width (ft.)	N/A	N/A
Parking Lane Width (with bike lane) (ft.)	7	8
Parking Lane Width (no bike lane) (ft.)	8	10
CURBS	MIN	MAX
Outside Curb Type	Type D or F	Type D or F
Median Curb Type	N/A	N/A
MEDIANS	MIN	MAX
Allowable Median Type	None	None
Narrow Median Width (ft.)	N/A	N/A
Wide Median Width (ft.)	N/A	N/A
PUBLIC FRONTAGE	MIN	MAX
Planter Type	Planter and/or Tree Well	Planter and/or Tree Well
Planter Width (ft.)	4	—
Sidewalk Width (each side) (ft.)	8	—
RIGHT-OF-WAY	MIN	MAX
Right-of-Way Width (ft.)	70	100

### STANDARD STREET

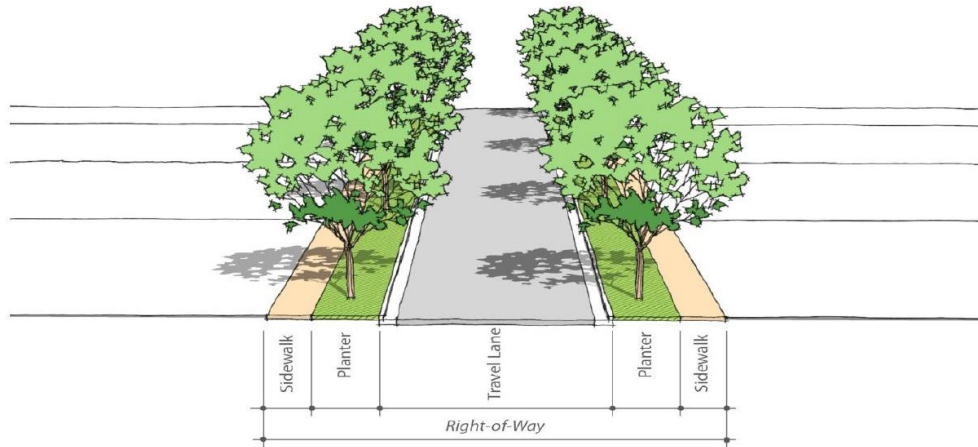
A small scale, slow or yield movement, local thoroughfare suitable for centers and cores providing frontage for higher density urban uses like shops, offices, apartment buildings, townhouses, or small-lot single family homes.



DESIGN PARAMETERS	MIN	MAX
Target Speed	25	35
Movement	Slow	Slow
TRAVELWAY CONFIGURATIONS	MIN	MAX
Travel Lanes (each direction)	1	1
Turn Lanes	—	1
Bike Facility	Bike Route	Bike Route
LANE DIMENSIONS	MIN	MAX
Travel Lane(s) Width (ft.)	10	11
Outside Lane Width (no bike lane) (ft.)	N/A	N/A
Bike Lane Width (ft.)	4	5
Continuous Left Turn Lane Width (ft.)	N/A	N/A
Parking Lane Width (with bike lane) (ft.)	7	8
Parking Lane Width (no bike lane) (ft.)	8	10
CURBS	MIN	MAX
Outside Curb Type	Type D or F	Type D or F
Median Curb Type	N/A	N/A
MEDIANS	MIN	MAX
Allowable Median Type	None	None
Narrow Median Width (ft.)	N/A	N/A
Wide Median Width (ft.)	N/A	N/A
PUBLIC FRONTAGE	MIN	MAX
Planter Type	Grass and/or Planter	Grass and/or Planter
Planter Width (ft.)	4	8
Sidewalk Width (each side) (ft.)	5	7
RIGHT-OF-WAY	MIN	MAX
Right-of-Way Width (ft.)	50	80

### RESIDENTIAL STREET (1)

A small scale, slow or yield movement, local thoroughfare suitable for centers and cores providing frontage for higher density urban uses like townhouses, or small-lot single family homes.

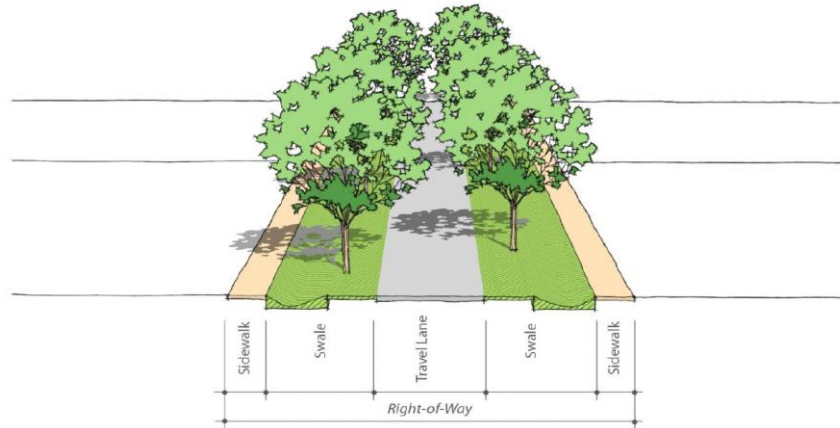


DESIGN PARAMETERS	MIN	MAX
Target Speed	15	25
Movement	Yield	Yield
TRAVELWAY CONFIGURATIONS	MIN	MAX
Travel Lanes (each direction)	N/A	N/A
Turn Lanes	N/A	N/A
Bike Facility	Bike Route	Bike Route
LANE DIMENSIONS	MIN	MAX
Travel Lane(s) Width (ft.)	Pavement Width	
Outside Lane Width (no bike lane) (ft.)	16	26
Bike Lane Width (ft.)	Yield movement, Two-way travel, with parking on one or both sides of the street	
Continuous Left Turn Lane Width (ft.)		
Parking Lane Width (with bike lane) (ft.)		
Parking Lane Width (no bike lane) (ft.)		
CURBS	MIN	MAX
Outside Curb Type	Type D or F	Type D or F
Median Curb Type	N/A	N/A
MEDIANS	MIN	MAX
Allowable Median Type	None	None
Narrow Median Width (ft.)	N/A	N/A
Wide Median Width (ft.)	N/A	N/A
PUBLIC FRONTAGE	MIN	MAX
Planter Type	Grass	Grass
Planter Width (ft.)	6-8	15
Street Trees	One canopy tree every 40 feet	—
Sidewalk Width (each side) (ft.)	5	7
RIGHT-OF-WAY	MIN	MAX
Right-of-Way Width (ft.)	45	70

(1) 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 ROAD (1)

A small scale slow or free movement local thoroughfare suitable to provide frontage for low-density buildings.



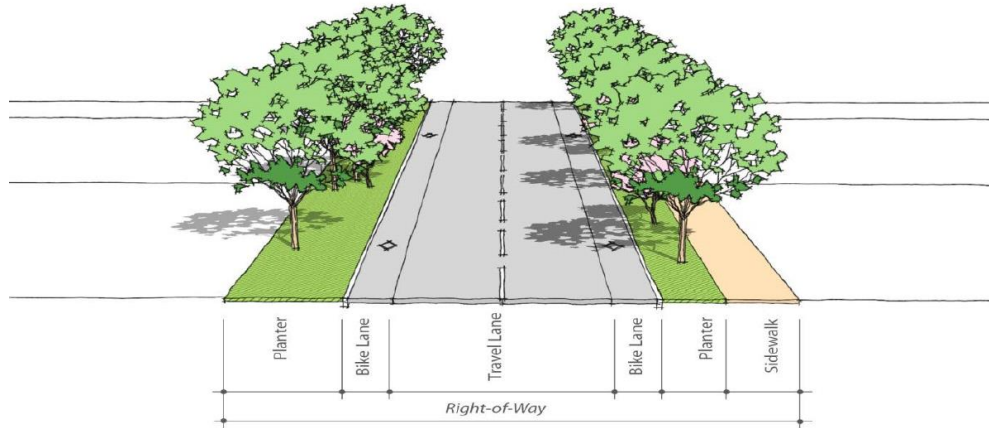
DESIGN PARAMETERS	MIN	MAX
Target Speed	25	35
Movement	Slow	Slow
TRAVELWAY CONFIGURATIONS	MIN	MAX
Travel Lanes (each direction)	N/A	N/A
Turn Lanes	N/A	N/A
Bike Facility	Bike Route	Bike Route
LANE DIMENSIONS	MIN	MAX
Travel Lane(s) Width (ft.)	Pavement Width	
Outside Lane Width (no bike lane) (ft.)	10	16
Bike Lane Width (ft.)	Yield movement, Two-way travel	
Continuous Left Turn Lane Width (ft.)		
Parking Lane Width (with bike lane) (ft.)		
Parking Lane Width (no bike lane) (ft.)		
CURBS	MIN	MAX
Outside Curb Type	Swale or Ribbon	Swale or Ribbon
Median Curb Type	N/A	N/A
MEDIANS	MIN	MAX
Allowable Median Type	None	None
Narrow Median Width (ft.)	N/A	N/A
Wide Median Width (ft.)	N/A	N/A
PUBLIC FRONTAGE	MIN	MAX
Planter Type	Grass or Swale	Grass or Swale
Planter Width (ft.)	6-8	—
Street Trees	One canopy tree every 40 feet	—
Sidewalk Width (each side) (ft.)	5	7
RIGHT-OF-WAY	MIN	MAX
Right-of-Way Width (ft.)	40	70

(1) On-street parking lanes may be provided with this street type within 8-10 feet. The parking spaces are not required to be marked.



### GENERAL ROAD

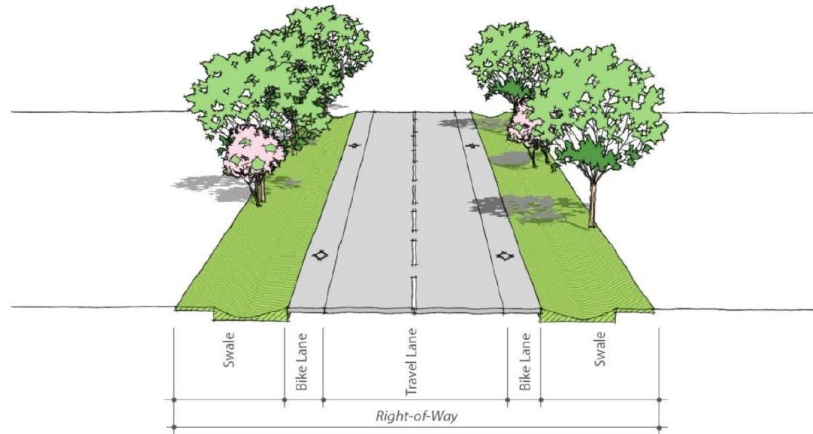
A small scale slow or free movement local thoroughfare suitable to provide frontage for low-density buildings.



DESIGN PARAMETERS	MIN	MAX
Target Speed	25	45
Movement	Slow	Slow
TRAVELWAY CONFIGURATIONS	MIN	MAX
Travel Lanes (each direction)	1	1
Turn Lanes	—	1
Bike Facility	Bike Lane	Bike Lane
LANE DIMENSIONS	MIN	MAX
Travel Lane(s) Width (ft.)	Pavement Width	
Outside Lane Width (no bike lane) (ft.)	10	16
Bike Lane Width (ft.)	10	12
Continuous Left Turn Lane Width (ft.)	14	14
Parking Lane Width (with bike lane) (ft.)	4	5
Parking Lane Width (no bike lane) (ft.)	N/A	N/A
CURBS	MIN	MAX
Outside Curb Type	Swale, Ribbon, Type D or F	Swale, Ribbon, Type D or F
Median Curb Type	N/A	N/A
MEDIANS	MIN	MAX
Allowable Median Type	None	None
Narrow Median Width (ft.)	N/A	N/A
Wide Median Width (ft.)	N/A	N/A
PUBLIC FRONTAGE	MIN	MAX
Planter Type	Grass or Swale	Grass or Swale
Planter Width (ft.)	4	—
Sidewalk Width (each side) (ft.)	8' Path one side (opt)	8' Path one side (opt)
RIGHT-OF-WAY	MIN	MAX
Right-of-Way Width (ft.)	50	70

### RURAL ROAD

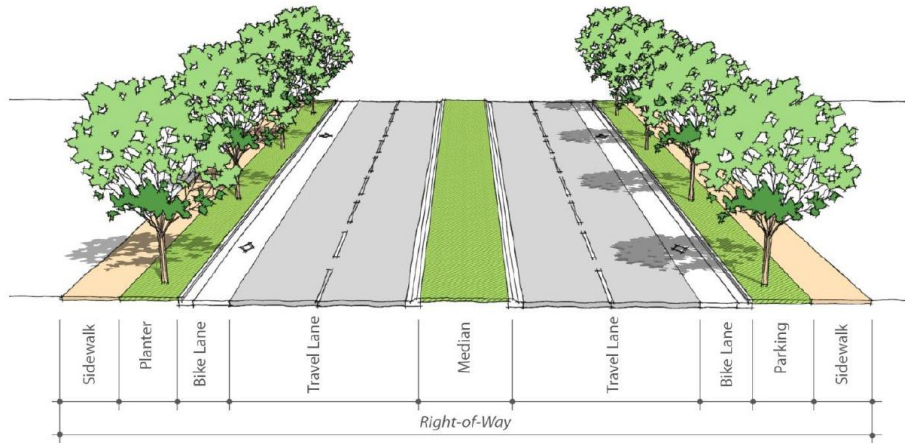
A small scale slow or free movement local thoroughfare suitable to provide frontage for low-density buildings.



DESIGN PARAMETERS	MIN	MAX
Target Speed	35	45
Movement	Free	Free
TRAVELWAY CONFIGURATIONS	MIN	MAX
Travel Lanes (each direction)	1	1
Turn Lanes	—	1
Bike Facility	Bike Lane	Bike Lane
LANE DIMENSIONS	MIN	MAX
Travel Lane(s) Width (ft.)	10	
Outside Lane Width (no bike lane) (ft.)	14	14
Bike Lane Width (ft.)	4	5
Continuous Left Turn Lane Width (ft.)	N/A	N/A
Parking Lane Width (with bike lane) (ft.)	N/A	N/A
Parking Lane Width (no bike lane) (ft.)	N/A	N/A
CURBS	MIN	MAX
Outside Curb Type	Swale, Ribbon, Type D or F	Swale, Ribbon, Type D or F
Median Curb Type	Type B or E	Type B or E
MEDIANS	MIN	MAX
Allowable Median Type	Narrow or Wide	Narrow or Wide
Narrow Median Width (ft.)	0	2
Wide Median Width (ft.)	12	30
PUBLIC FRONTAGE	MIN	MAX
Planter Type	Grass Or Swale	Grass Or Swale
Planter Width (ft.)	4	—
Sidewalk Width (each side) (ft.)	8' Path one side (opt)	8' Path one side (opt)
RIGHT-OF-WAY	MIN	MAX
Right-of-Way Width (ft.)	50	80

### COMMUNITY THOROUGHFARE ROAD

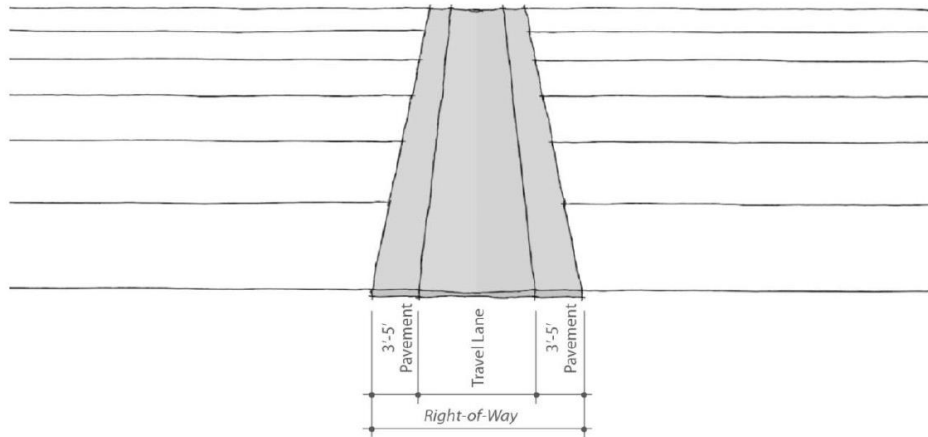
A small scale free movement local road suitable to provide frontage for low-density buildings.



DESIGN PARAMETERS	MIN	MAX
Target Speed	45	55
Movement	Free	Free
TRAVELWAY CONFIGURATIONS	MIN	MAX
Travel Lanes (each direction)	1	2
Turn Lanes	—	1
Bike Facility	Bike Lane	Bike Lane
LANE DIMENSIONS	MIN	MAX
Travel Lane(s) Width (ft.)	11	
Outside Lane Width (no bike lane) (ft.)	14	14
Bike Lane Width (ft.)	4	5
Continuous Left Turn Lane Width (ft.)	12	14
Parking Lane Width (with bike lane) (ft.)	N/A	N/A
Parking Lane Width (no bike lane) (ft.)	N/A	N/A
CURBS	MIN	MAX
Outside Curb Type	Swale, Ribbon, Type D or F	Swale, Ribbon, Type D or F
Median Curb Type	Type B or E	Type B or E
MEDIANS	MIN	MAX
Allowable Median Type	Wide or CLTL	Wide or CLTL
Narrow Median Width (ft.)	N/A	N/A
Wide Median Width (ft.)	12	30
PUBLIC FRONTAGE	MIN	MAX
Planter Type	Grass or Swale	Grass or Swale
Planter Width (ft.)	4	—
Sidewalk Width (each side) (ft.)	6	8
RIGHT-OF-WAY	MIN	MAX
Right-of-Way Width (ft.)	50	130

### REAR ALLEY

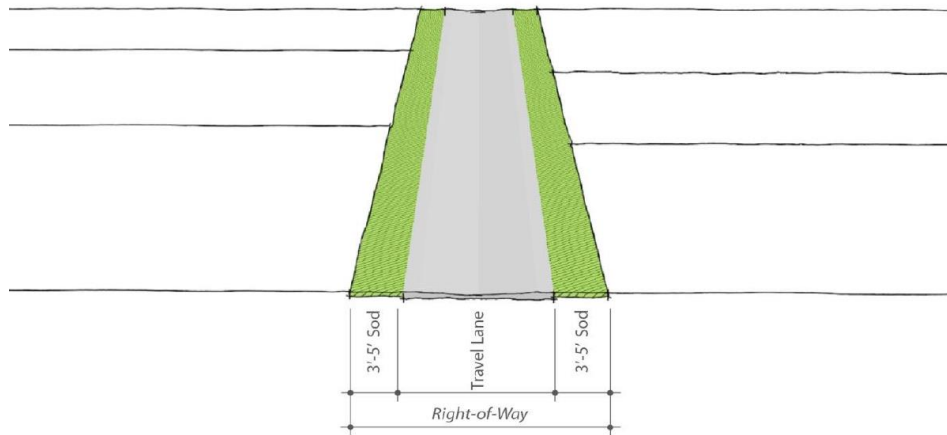
A yield movement right-of-way providing access to service areas, parking, outbuildings (garage) and contains utility easements. This condition is more urban in nature and does not include any streetscape requirements.



DESIGN PARAMETERS	MIN	MAX
Target Speed	5	10
Movement	Yield (one way)	Yield (one way)
TRAVELWAY CONFIGURATIONS	MIN	MAX
Travel Lanes (each direction)	1	1
Turn Lanes	N/A	N/A
Bike Facility	None	None
LANE DIMENSIONS	MIN	MAX
Travel Lane(s) Width (ft.)	8	11
Outside Lane Width (no bike lane) (ft.)	N/A	N/A
Bike Lane Width (ft.)	N/A	N/A
Continuous Left Turn Lane Width (ft.)	N/A	N/A
Parking Lane Width (with bike lane) (ft.)	N/A	N/A
Parking Lane Width (no bike lane) (ft.)	N/A	N/A
CURBS	MIN	MAX
Outside Curb Type	None Required	None Required
Median Curb Type	N/A (Inverted Crown)	N/A (Inverted Crown)
MEDIANS	MIN	MAX
Allowable Median Type	N/A	N/A
Narrow Median Width (ft.)	N/A	N/A
Wide Median Width (ft.)	N/A	N/A
PUBLIC FRONTAGE	MIN	MAX
Planter Type	N/A	N/A
Planter Width (ft.)	N/A	N/A
Sidewalk Width (each side) (ft.)	N/A	N/A
RIGHT-OF-WAY	MIN	MAX
Right-of-Way Width (ft.)	14	21

REAR LANE

A yield movement providing access to service areas, parking, outbuildings (garage) and contains utility easements. The streetscape consists of gravel or landscaped edges.



DESIGN PARAMETERS	MIN	MAX
Target Speed	5	10
Movement	Yield	Yield
TRAVELWAY CONFIGURATIONS	MIN	MAX
Travel Lanes (each direction)	1	1
Turn Lanes	N/A	N/A
Bike Facility	None	None
LANE DIMENSIONS	MIN	MAX
Travel Lane(s) Width (ft.)	8	14
Outside Lane Width (no bike lane) (ft.)	N/A	N/A
Bike Lane Width (ft.)	N/A	N/A
Continuous Left Turn Lane Width (ft.)	N/A	N/A
Parking Lane Width (with bike lane) (ft.)	N/A	N/A
Parking Lane Width (no bike lane) (ft.)	N/A	N/A
CURBS	MIN	MAX
Outside Curb Type	None Required	None Required
Median Curb Type	N/A (Inverted Crown)	N/A (Inverted Crown)
MEDIANS	MIN	MAX
Allowable Median Type	N/A	N/A
Narrow Median Width (ft.)	N/A	N/A
Wide Median Width (ft.)	N/A	N/A
PUBLIC FRONTAGE	MIN	MAX
Planter Type	N/A	N/A
Planter Width (ft.)	N/A	N/A
Sidewalk Width (each side) (ft.)	N/A	N/A
RIGHT-OF-WAY	MIN	MAX
Right-of-Way Width (ft.)	14	30

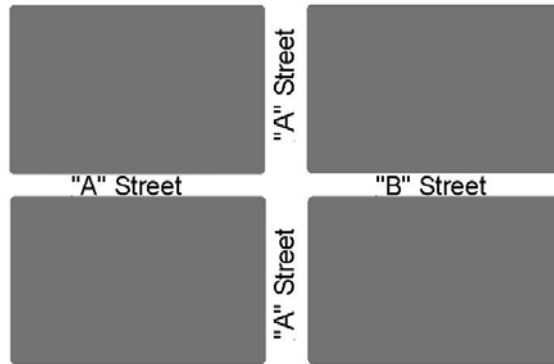
(Ord. No. 16-31, 12-15-2016)

**Sec. 115-7.3.1. Urban street types.**

(a) *Urban street types.* Within the urban area, all newly constructed streets, excluding alleys and multi-use trails, shall be designated an "A" street or a "B" street on the site plan. In addition, the following restrictions shall apply:

- (1) A street shall be classified an "A" street unless otherwise designated on the site plan. "B" streets may be designated by individual block faces; however, no block face shall be split by "A" street and "B" street designations. See figure 2 for illustration.

**A. Acceptable A-B Street Layout**



**B. Unacceptable A-B Street Layout**



Figure 10. Street Layout examples.

Alleys are required to serve all residential lots less than 50 feet in width. Alleys and other streets shall be interconnected whether multiple streets are being constructed or there are opportunities to connect to existing streets.

(b) The following streets are designated "A" streets within the urban center. If a street has not been identified, it shall be designated a "B" street.

Street	From	To
Bates Avenue	Bay Street	Mary Street
Gottsche Avenue	Bay Street	Mary Street
Clifford Avenue	Bay Street	Mary Street
Magnolia Avenue	Bay Street	Mary Street
Orange Avenue	Bay Street	Mary Street

Lemon Avenue	Bay Street	Mary Street
Bay Street	Lemon Avenue	Bates Avenue
Eustis Street	Orange Avenue	Clifford Avenue
Grove Street	Lemon Avenue	Bates Avenue
Center Street	Lemon Avenue	Bates Avenue
Mary Street	Lemon Avenue	Bates Avenue
MacDonald Avenue	Bay Street	Mary Street

(c) The following street types are permitted within the city's urban design districts:

Street Types <u>(1)</u>	Urban			
	NHD	DST	COR	CTR
Highway				
Boulevard		X	X	X
Avenue	X	X	X	X
Drive	X	X	X	X
Commercial Street			X	X
Standard Street	X	X	X	X
Residential Street	X			
Residential Road				
General Road				
Rural Road				
Service Road				
Rear Alley		X	X	X

(X) Permitted, Blank cell - prohibited

(1) Street types within residential subdivisions of three lots or more within the Suburban Residential Future Land Use designation are limited to Residential Street, Residential Road, and Rear Alley for properties with less than 50 feet in width.

(Ord. No. 16-31, 12-15-2016)

**Sec. 115-7.3.2. Suburban street types.**

(a) The following street types are permitted within the city's suburban design districts.

Street Types <u>(1)</u>	Suburban			
	NHD	DST	COR	CTR
Highway		X	X	
Boulevard		X	X	X
Avenue		X	X	X
Drive	X	X	X	X
Commercial Street			X	X
Standard Street		X	X	X

Residential Street	X			
Residential Road	X			
General Road				
Rural Road				
Service Road		X	X	
Rear Alley		X	X	X
Rear Lane	X			

(X) Permitted, Blank cell – prohibited

(1) Street types within residential subdivisions of three lots or more within the Suburban Residential Future Land Use designation are limited to Residential Street, Residential Road, and Rear Alley for properties with less than 50 feet in width.

Alleys are required to serve all residential lots less than 50 feet in width. Alleys and other streets shall be interconnected where multiple streets are being constructed or there are opportunities to connect to existing streets.

(Ord. No. 16-31, 12-15-2016)

**Sec. 115-7.3.3. Rural street types.**

(a) The following street types are permitted within the city's rural design districts:

Street Types (1)	Rural			
	NHD	DST	COR	CTR
Highway		X	X	
Boulevard				
Avenue				
Drive				
Commercial Street				X
Standard Street				X
Residential Street				
Residential Road	X			
General Road	X	X	X	X
Rural Road	X	X	X	
Service Road				
Rear Alley		X		X
Rear Lane	X		X	

(X) Permitted, Blank cell – prohibited

(1) Street types within residential subdivisions of three lots or more within the Suburban Residential Future Land Use designation are limited to Residential Street, Residential Road, and Rear Alley for properties with less than 50 feet in width.



Alleys are required to serve all residential lots less than 50 feet in width. Alleys and other streets shall be interconnected where multiple streets are being constructed or there are opportunities to connect to existing streets.

(Ord. No. 16-31, 12-15-201)

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