

GENERAL COMMERCIAL (GC)

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

The purpose of the General Commercial (GC) land use designation is to provide areas for both motorists and local residents.



**City of
Eustis**

Permitted Uses:

- Bed & Breakfast
- Boarding & Rooming House
- Home Occupation
- Marina
- Parks: tot lots, passive & picnic
- Regional Park; Amphitheater; Nature; Ecology Facilities
- Sports Complex
- Shooting Range, Indoor
- Car Sales, Leasing & Related Services
- Car Wash, Automated
- Car Wash, Full or Self Service
- Convenience Store w/Gas Station
- Convenience Store w/o Gas Station
- Commercial Neighborhood
- Drive-Thru Sales or Service
- Dry Cleaning/Laundry
- Fast Lube/Oil Change
- Food & Beverage Store/including Alcohol
- Hotel
- Mobile Vendor
- Package Store
- Commercial Parking
- Pharmacy
- Restaurant, No Drive-Thru
- Restaurant w/Drive-Thru
- Retail Sales & Services
- Self-Service Storage
- Vehicle Parts & Accessories (Sales)
- Professional Services & General Office
- Research Lab w/o Manufacturing
- Community/Service Uses Except Wireless Communication Antennas & Towers

(see Sec. 109-4: Use Regulations Table of the LDRs)

Impervious Surface: Not more than **75%** of the total parcel.

Impervious surface is any surface that rain can't penetrate including driveways, sidewalks, pools and pool decks, structures, and gravel.

Maximum Height: 35'

Floor Area Ratio: Not to exceed **2.5** or **250%** of the total parcel.

Floor Area Ratio is the ratio of the floor area of a building to the area of the lot on which the building is situated.

Minimum Setbacks:

Street: 0'/5'/10'/25'/75'*

Common Lot: 0'/5'*

Rear: 0'/5'/10'/15'*

Setbacks are dependent on the particular lot type along with the particular Design District.

*Consult the LDRs Sec. 110.4.11 thru Sec. 110.4.16.

Frontage Buildout: 50%/90%/100%*

Frontage buildout is the length along a line parallel with the street.

*Consult the LDRs Sec. 110.4.11 thru Sec. 110.4.16.

Special Regulations:

Design Districts regulate a variety of uses & building types thru performance standards.

No metal building exteriors are allowed in the **GC District** (as defined in Sec. 115-6.1.2 of the LDRs).

No single-family detached structure is permitted in the **GC District**. (See Sec. 109-4 of the LDRs)

Trash containers, garbage receptacles, dumpsters must be screened. (See Sec. 115-4.10 of the LDRs)

Off-street parking must be addressed (See Sec. 115-4.4 Loading & Off-Street Parking Requirements in the LDRs)

Landscaping & buffering must be addressed (Sec. 115-9. General Landscaping Standards in the LDRs)

Site Lighting must be addressed for pedestrians & vehicles (Sec. 115-4.5. Site Lighting in the LDRs)

Sign Applications are permitted through the Building Dept. (Sec. 115-11. Signage Standards in the LDRs)

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