

MIXED COMMERCIAL/INDUSTRIAL (MCI)

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

This mixed use land use district is intended to provide for development of light manufacturing, distribution, corporate office & related commercial & industrial facilities in select high profile locations & in well planned environments.



**City of
Eustis**

Permitted Uses:

- Car Wash, Automated
- Child Daycare Centers; Nursery Schools
- Churches & Accessory Use Including Schools
- College/University
- Commercial Neighborhood
- Commercial Parking
- Convenience Store with & without Gas Station
- Drive Thru Sales or Service
- Dry Cleaning/Laundry
- Middle & High School
- Fast Lube/Oil Change
- Food & Beverage Store including Alcohol
- Government Building
- Hospital
- Hotel
- Indoor Shooting Range
- Major Vehicle Service
- Mobile Vendor
- Nursing Home
- Package Store
- Parks: to lots, passive & picnic
- Pharmacy
- Professional Services & General Office
- Research Lab w/o manufacturing
- Restaurant w & w/o drive throughs
- Retail Sales or Services
- Self Service Storage
- Sports Complex
- Vehicle Parts & Accessories (Sales)
- Vocational Schools
- Wireless Communication Antenna &/or Towers Camouflaged

Conditional Uses (those allowed by the City Commission):

- Car Sales, Leasing & Related Services
- Car Wash, Full or Self Service
- Elementary School
- General Agricultural
- General Vehicle Service
- Major Vehicle Service
- Marina
- Outdoor Kennel
- Outdoor Shooting Range
- Research Lab w/o Manufacturing
- Vehicle Parts & Accessories (Sales)
- Warehouse & Freight Movement (Permitted with limitations)
- Wholesale Trade (permitted with limitations)
- Wireless Communication Antenna &/or Towers
(see Sec. 109-4: Use Regulations Table of the LDRs)

Impervious Surface: Not more than 75% of the total parcel. (Percentage of net buildable area)

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

Maximum Building Height: 45'

Density: Not Applicable

Minimum Open Space: 10% (w/Wekiva); **Outside Wekiva:** 10%

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.

Floor Area Ratio: Up to 2.5 or 250% of parcel.

Setbacks*: Street: 0'/5'/10'/25'/75'; Common Lt: 0'/5'/10'; Rear: 5'/10'/15'/25' * NOTE: Setbacks are dependent on the particular lot type along with the particular Design District.

Special Regulations:

Metal building exteriors may be permitted in the MCI District if certain circumstances apply (as defined in Sec. 115-6.1.2(b) & © 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 Parking Requirements in the LDRs)

Landscaping & buffering must be addressed (see 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)

Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine & xeric oak communities shall protect these areas as dedicated open space or conservation easements with the total open space equal to at least 35% of the net buildable area.

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