

**ARTICLE --. CALOOSAHATCHEE SHORES  
PLANNING COMMUNITY**

**DIVISION 1. IN GENERAL**

**Sec. 33-. Applicability.**

This division is applicable to Caloosahatchee Shores Community (see Map in Appendix I), described in Goal 21 of the Lee County Comprehensive Plan (Lee Plan). The regulations contained within this article are intended to: protect the character of the community and integrity of the natural environment; encourage redevelopment, mixed use development, pedestrian connectivity and infrastructure; and achieve unified aesthetic/visual qualities in landscaping, architecture, lighting and signage.

(a) *Scope.* The provisions of Article -- apply to all development located in the Caloosahatchee Shores Community, as defined in section 33-XXX3(a) and depicted in the Lee County Comprehensive Plan on Lee Plan Map 1 Special Treatment Areas (Page 2 of 8) and apply to all commercial, religious, institutional, multiple-family, and mixed use developments, including live-work units, within the Caloosahatchee Shores Community, except where the authority of a separate political jurisdiction supersedes county authority.

(b) *Zoning.* The provisions of Article -- apply to all requests to rezone within the Caloosahatchee Shores Community. Compliance with these provisions will be required to obtain zoning approval ~~except as unless~~ approved by variance or deviation.

(c) *Development Orders.* The provisions of Article -- apply to all development orders and type 1, 2, 10, and 12 limited review development orders requested within the Caloosahatchee Shores Community. Compliance with these provisions will be required in order to obtain development order approval.

(d) *Demonstrating Compliance.* Compliance with the standards set forth in this article must be demonstrated on the drawings or site development plans submitted in conjunction with an application for development order approval or with a building permit application if a development order is not required.

**Sec. 33-. Planning Community Boundaries.**

(a) *Caloosahatchee Shores Planning Community.* The boundaries of the Caloosahatchee Shores Planning Community are as depicted in the Lee County Comprehensive Plan on Lee Plan Map 1 Special Treatment Areas (Page 2 of 6) and in Appendix I on Map X. The following Overlays are located within the Caloosahatchee Shores Planning Community.

(1) *Olga Planning Community Overlay.* The boundaries of the Olga Community overlay district are as depicted in the Lee County Comprehensive Plan on Lee Plan Map 1 Special Treatment Areas (Page 2 of 6) and in Appendix I on Map X.

(2) *State Route 80 Corridor Overlay.* The boundary of the State Route 80 Corridor overlay district is as depicted in Appendix I on Map X and is generally described as the linear corridor between State Route 80 and First Street from West Road to Buckingham Road/Old Olga Road.

**Sec. 33-. Community review.**

(a) *Applications requiring review.* The owner or agent applying for the following types of county approvals must conduct one public informational session in accord with section 33-XXX4(b) within the Caloosahatchee Shores Community prior to ~~obtaining a finding the~~ application sufficient. of sufficiency.

(1) *Development orders.* This includes all applications for development orders and Type 1, 2, 10 and 12 limited review development orders requested within the Caloosahatchee Shores Community.

(2) *Planned development zoning actions.* This includes administrative deviations amending the approved master concept plan or other provisions of the applicable zoning resolution.

(3) *Special exception and variance requests.*

(4) *Conventional rezoning actions.*

(5) *Administrative actions.*

(b) *Meeting requirements.* The owner or agent submitting the application requiring review under this section must conduct one publically advertised informational session within the boundaries of the Caloosahatchee Shores Community where the agent will provide a general overview of the project for any interested citizens.

The applicant is fully responsible for providing: notice of the meeting via a posted notice at the Olga Community Center no later than 10 days prior to the scheduled meeting; a courtesy notice via regular mail to the owners of the properties directly abutting the project (as determined from the records of the Lee County Property Appraiser); the meeting space; and security measures, as needed. The notice must contain the address of the project, the time, date and location of the meeting, and a brief description of the project/request.

Subsequent to this meeting, the applicant must provide county staff with a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised.

**Sec. 33-. Existing planned development.**

Existing approved master concept plans may be voluntarily brought into compliance with the



Caloosahatchee Shores Plan or any regulation contained in this article administratively. No public hearing will be required if the sole intention is for existing planned developments to comply with these regulations. Notwithstanding, any request to change the zoning designation of a parcel must comply with the notice and hearing requirements under § 125.66, F.S.

**Sec. 33-. Deviations and variances.**

If an applicant desires to deviate or vary from any architectural, site design or landscaping guidelines in Article -- an applicant may do so at time of zoning or development order under section 10-104. A rendered drawing to scale, showing the design, and clearly demonstrating the nature of the requested deviation must be submitted as part of the development order application.

**Sec. 33-. Definitions.**

The following definitions are in addition to those set forth in other chapters of this Code and are applicable to the provisions set forth in this article only. If, when construing the specific provisions contained in this article, these definitions conflict with definitions found elsewhere in this Code, then the definitions set forth below will control. Otherwise the definitions contained elsewhere in this Code will control.

*Articulation* means shapes and surfaces having joints or segments that subdivide the area or elements; the joints or members add scale and rhythm to an otherwise plain surface. Articulation can be horizontal or vertical.

*Board and batten* means exterior siding that has alternating wide boards and narrow wooden strips.

*Clearstory* means an architectural roof feature that extends above the roof and contains windows.

*Column/pillar* means freestanding vertical supports that generate unique features through the composition of the base, shaft and capital arrangement of column parts.

*Facade* means the vertical exterior surfaces of a building.

*Florida vernacular* means the architectural style in the Caloosahatchee Shores Planning Community consistent with the historic design features of central and south Florida building tradition that incorporate elements from traditional Colonial Revival, ~~and Folk, and Mission~~ architectural styles.

*Live-work unit* means a dwelling unit, part of which is used as a business establishment and the dwelling unit is the principal residence of the business operator. Live-work units typically include a ground floor dedicated to office, retail space or service space, and upper or rear floors for living quarters. A live-work unit contains the following:

(a) *Live space* means rooms used by a single household as a dwelling unit. The living space of a live-work unit must contain a kitchen area and sanitary facilities.

(b) *Work space* means an area within a live-work unit that is designed or equipped exclusively or principally for the conduct of work activities and is to be regularly used for such work activities by one or more occupants of the live space.

*Monument sign or monument-style sign* is a ground sign, the structural base of which is on the ground. The height of the base must not exceed 3624 inches above the adjacent ground. The average width of the sign structure must exceed the total height of the sign structure. The width of the top of the sign structure must not exceed 120 percent of the width of the base. The face of sign area for a monument sign will be measured in accordance with section 30-91.

*Pedestrian level lighting* means a lighting fixture with a height between 10 feet and 15 feet that provides consistent illumination of at least one footcandle on the walking surface.

*Pole sign* is a freestanding sign composed of a single, double, or multiple support structure, that is not a solid monument-style.

*Public open space* means people-oriented spaces that take into consideration human scale and proportion and provide pedestrian connections and linkages, such as courtyards or plazas. Public open space must be designed for function by providing amenities for users. Design and amenities can include textured paving, landscaping, lighting, shade trees, and street furniture such as outdoor seating, kiosks, bus shelters, sculptures, tree grids, trash receptacles, fountains, and umbrellas.

## DIVISION 2. DESIGN STANDARDS

### *Subdivision I. Basic Elements*

#### **Sec. 33-. Lighting.**

In addition to the requirements of section 34-625, the following standards must be incorporated into development design:

(a) Pedestrian level lighting must be provided at building entryways and on pedestrian walkways from parking areas to building entryways.

(b) Lighting must be given a distinct consistent architectural theme that complements the building's exterior and the overall building development.

(c) Lighting must be provided throughout all parking areas utilizing decorative light poles/fixtures.

(d) Light fixtures must be fully shielded except for pedestrian light fixtures. Lighting must be directed to avoid intrusion on adjacent properties and away from adjacent thoroughfares.

(e) Light fixtures must not conflict with landscaping requirements. Lighting plans must be coordinated with landscape plans to eliminate potential conflicts.

(f) Buildings, awnings, roofs, windows, doors and other elements may not be designed to be outlined with light. Exposed neon and backlit awnings are prohibited. Temporary seasonal lighting during the month of December is excluded from this requirement.

**Sec. 33-. Utilities.**

All utility lines must be located underground except when located within a public street or road right-of-way.

**Sec. 33-. Parking.**

In addition to the parking regulations in Chapter 34, Division 26, the following will apply to all development:

(a) *Location.* No more than 20 percent of parking area may be located between the street right-of-way and the principal structure or on the side of the building. The balance of the parking must be located in the rear of the building.

(b) *Internal circulation and pedestrian connections.* The following requirements are in addition to the requirements of section 10-610(e).

(1) Pedestrian walkways must be provided for each vehicular entrance to a development, excluding ingress and egress points intended primarily for service, delivery, or employee vehicles.

(2) Sidewalks or pedestrian walkways must connect the on-site pedestrian systems to pedestrian systems on adjacent developments (Figure I).

(3) Where walkways cross traffic lanes, special design features must be used to increase safety for the pedestrian, which may include raised or textured pavement, curb extensions to narrow the travel lane or low-level lighting, such as a bollard light.

(c) *Interconnections and shared access.* To increase vehicular and pedestrian interconnections and minimize the number of access points from primary road corridors, adjacent commercial uses must provide interconnections for automobile, bicycle and pedestrian traffic. All adjacent parking lots must connect, unless divided by a public right-of-way.

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*Subdivision II. Architectural*

**Sec. 33-. Applicability.**

Architectural design of all commercial, public and mixed-use buildings within the Caloosahatchee Shores Planning Community must comply with this subdivision.

**Sec. 33 -. Architectural style.**

The architectural style in the Caloosahatchee Shores Planning Community is Florida vernacular. Vernacular style must be displayed through the inclusion of building materials, roof overhangs, porches, columns, covered corridors, covered walkways and pitched roofs (where applicable).

**Sec. 33 -. Maximum height.**

(a) Building height is limited to a maximum of three stories or 45 feet, whichever is less, for properties located in the Suburban and Rural future land use categories-. For all other future land use categories heights are permitted in accordance with Chapter 34.

(b) Elements that enhance visibility, create focal points or amenities, may exceed the maximum height limitations with an approved variance or deviation. Exceptions to height limitations for certain structural elements are permitted in accordance with Section 34-2173.

**Sec. 33 -. Facade treatment.**

In addition to the requirements of section 10-620(c), projects must use architectural relief or articulation on building facades to reduce the bulk of buildings. Buildings must be designed designated to be visually appealing from all directions. Buildings that are visible from more than one right-of-way must use articulation and/or architectural treatments on all viewable facades.

(a) A singular facade must not exceed 50 lineal feet or more than one-third of the structure's length before architectural relief or articulation occurs.

(b) Architectural relief of blank facades must include three or more of the following:

- (1) Recessed or clearly defined entryways;
- (2) Varying rooflines, pitches and shapes (Figure 3);
- (3) Dormers, balconies, porches and staircases (Figures 4, 5, 6 and 7);
- (4) Transparent window or door areas or display windows that provide visibility into the building interior;

- (5) Overhangs and awnings (Figures 10 and 11);
- (6) Building ornamentation and varying building materials, colors, decorative tiles, edifice detail such as trellises, false windows or recessed panels reminiscent of window, door or colonnade openings;
- (7) Architectural features such as cornices, articulated roof parapets or other details that alter the building height; or
- (8) Application of a contrasting base that is a minimum 3-feet high and extends along the entire front face of the building that is adjacent to the right-of-way.

**Sec. 33 -. Building materials.**

(a) Traditional building materials, such as masonry, stone, brick, or wood, must be used as the predominant exterior building materials for all new construction renovations and additions. Acceptable finishes include, horizontally struck stucco, board and batten, and stained hardwood panels. Plastic or vinyl siding is permitted only when necessary to establish the Florida vernacular style.

(b) The following exterior building materials may only be used as secondary exterior finish materials, provided they cover no more than 10 percent of the building facade area. This restriction does not apply to roofs.

~~(1) Corrugated or reflective metal panels;~~

(12) Tile; - Barre

(23) Plain, smooth, scored or rib faced concrete block;

(34) Plywood or ~~and~~ sheet pressboard;

(45) Any translucent material, other than glass; or

(56) Any combination of the above.

**Sec. 33 -. Roofs.**

In addition to the requirements of 10-620(d), the following standards identify appropriate roof treatments and features.



(a) The roof must be a minimum combination of two simple roof styles. Simple roof styles include: flat roof, hip roof, parapet roof, gable roof and mansard roof (Figure 3).

(b) The pitch of the main roof (hip, gable, or mansard) must be designed to have an average slope of 5V:12H (Figure 2) and a minimum 6 inch overhang. The pitch of a porch roof must be lower than that of the main roof.

(c) Architectural roof features are permitted and include dormers, clearstories, chimneys, cupolas, and finials (Figure 7). Mansard roofs must incorporate dormers. Roof features and materials must be in scale with the building's mass and complement the overall architectural design of the building.

(d) The following types of materials are permitted: corrugated metal, standing seam metal, metal shake, 5V crimp metal, and concrete tile. The following materials are not acceptable: 2-tab shingles and barrel vaulted tiles.

(e) The roof color may contrast the primary building color, but must create a harmonious impact, complement the principal structure as well as existing surrounding buildings.

#### **Sec. 33 -. Window treatment.**

(a) Windows must have designs that are simple and in proportion to the overall building design. Windows may be embellished with colonial or Bahama style shutters (Figures 8 and 9).

(b) Windows must not appear to be false and applied (Figure 9).

(c) When window security gratings are necessary, they must be interior to the structure and concealed from street view.

#### **Sec. 33 -. Awnings, Balconies, Porches and Stairs.**

(a) If an awning or balcony is over a public sidewalk, it must project from the surface of the building at a minimum height of eight feet. No awnings, balconies or porches may be placed in or over any public right-of-way.

(b) The design, materials and color of an awning, balcony or porch must complement the architecture of the building, not obscure its features and must be consistent with the visual scale of the building.

#### **(c) Awnings.**

(1) Awnings must be placed at the top of openings. The awning shape must correspond with the shape at the top of the opening (Figure 10). Flat canopies are discouraged except in circumstances where it is accompanied by a valance.



(2) Awnings must correspond with openings and must not connect at corners so as to “wrap” the building (Figure 11).

(3) Materials must be of high quality, durable and weather resistant. Plastic or shiny materials, such as un-finished metal, are prohibited.

(4) Awnings that are a permanent part of the building architecture may be constructed of metal, wood, or other traditional building materials. The design and materials must be consistent with the overall design of the building.

(d) *Balconies.* The balcony must be adorned with a decorative bracket, or similar finish, around the bottom of the structure so as to have a completed appearance (Figure 4). The railings and decorative features must have the appearance of light frame wood construction.

(e) *Porches.*

(1) A porch must encompass an area greater than fifty percent of the front facade and must have a depth of at least 60 inches.

(2) The space between the floor of the porch and the ground must be screened with lattice or enclosed with the predominant exterior building material of the principal building.

(3) Porch railings, columns, posts and decorative trim must have the appearance of light frame wood construction.

(4) Screen enclosures may not be used to enclose the porch and are otherwise prohibited between the principal structure and the street right-of-way.

(f) *Stairs.* Stairs that extend higher than the base elevation of the structure are not permitted between the principal structure and an adjoining street right-of-way.

### **Sec. 33 -. Multi-tenant buildings.**

For multi-tenant buildings, roof parapets must be varied in depth and height. Roof parapets must be articulated to provide visual diversity. Parapets must include architectural relief or features at least every 50 feet or not less than one-third the structure’s length. The minimum height of the architectural features must be one foot, and may be provided in height offset or facade projections such as porticoes or towers.

*Subdivision III. Signs*

**Sec. 33-. Applicability.**

Whenever the requirements of this subdivision impose a different standard than the provisions of Chapter 30, the requirements of this subdivision will govern. Except where specifically modified by the provisions of this subdivision, all requirements of Chapter 30 apply.

**Sec. 33 -. Prohibited signs.**

(a) The following signs are prohibited within the Caloosahatchee Shores Planning Community. No variances or deviations are permitted from this section.

- (1) Animated signs.
- (2) Emitting signs.
- (3) Changing sign (automatic), including electronic changing message centers.
- (4) Figure - structured signs.
- (5) Pole signs/freestanding.
- (6) Pylon signs.
- (7) Flashing signs.
- (8) Roof signs.
- (9) Balloons, including all inflatable air signs or other temporary signs that are inflated with air, helium or other gaseous elements, except as permitted by special occasion permit.
- (10) Banners, pennants or other flying paraphernalia, except as permitted by special occasion permit or an official federal, state, county flag, or one symbolic flag not to exceed 15 square feet in area for each institution or business.

(b) Temporary sign permits for prohibited signs will not be issued.

**Sec. 33 -. Permanent signs in commercial and industrial areas. (Figure 12)**

(a) *Identification sign.* A nonresidential subdivision or parcel will be permitted one monument-style identification sign along any street that provides access to the property in accordance with section 30-153 and the following:

- (1) Except as provided in subsection (3) below, the maximum height of any identification sign on properties located in the Suburban or Rural future land use categories will be 7 feet with architectural features not to exceed 10 feet in height.
- (2) Lighting.
  - a. *Permissible lighting.* Except as provided in section 30-153(2)a.1.iv., the monument-style identification sign may be illuminated by:
    1. Individual internally illuminated letters and logo on an unlit background;
    2. Lighting behind the letters and logo that illuminates the sign background;
    3. A combination of 1. and 2. above; or
    4. Edge-lit letters using concealed neon or remotely lit fiber optics.
  - b. *Prohibited lighting.* Monument-style identification signs may not be animated or illuminated by:
    1. A visible source of external lighting;
    2. Exposed neon; or
    3. Exposed raceways.
  - c. All electrical connections, wiring, etc., must be concealed.
- (3) Except as provided herein, monument-style identification signs must be set back a minimum of 15 feet from any street right-of-way or easement, and ten feet from any other property line.

*Exception:* In the State Route 80 Corridor Overlay District, where the building is within 10 feet of the street right-of-way or road easement, the sign may be placed closer than 10 feet to the right-of-way or easement provided it does not project over any right-of-way or easement, the height does not exceed seven feet with architectural features not to exceed 10 feet in height, and the sign is not located within ten feet of any overhead electrical supply.
- (4) All monument-style identification signs must display the street address of the property. Street numbers must measure between a minimum of four inches and a maximum of six inches, in height. The copy area of the street address will not be counted toward the allowable sign copy area.
- (5) Copy area may not exceed 75 percent of the total sign area and 25 percent of the sign area must be devoted to architectural features.
- (6) Signs must match the architectural style of the building or development.



- (7) Wall signs are permitted on any wall facing a collector or arterial street or parking lot in accordance with section 30-153(2)(c)1., with a maximum area of 300 square feet per wall per tenant. This area is to be determined by the sum of all reasonable rectangles that enclose the sign parts. Wall signs may not contain advertising messages or sales item names.

### DIVISION 3. OVERLAY DISTRICTS

#### **Sec. 33 -. Applicability.**

Whenever the requirements of the overlay districts impose a different standard than the provisions of this Code, the requirements of the overlay district will govern. Except where specifically modified by the provisions of this subdivision, all other requirements of this Code apply.

#### *Subdivision I. Olga Planning Community*

#### **Sec. 33-. Commercial Development.**

All new commercial development must be zoned a Commercial Planned Development district.

#### **Sec. 33 -. Development regulations.**

(a) *Setbacks.* The following setbacks are the minimum setbacks for all commercial structures:

- (1) Street setback - 40 feet
- (2) Side yard setback - 30 feet
- (3) Rear yard setback - 50 feet

(b) *Maximum lot coverage.* The maximum lot coverage (percent of total lot area) is 25 percent for all commercial development north of SR 80 and east of South Olga Drive.

(c) *Maximum height.* Buildings are limited to a maximum of two stories or 35 feet, whichever is less, in height. Elements that enhance visibility, create focal points or amenities, may exceed the maximum height limitations with an approved variance or deviation.

#### **Sec. 33 -. Open space.**

The following are the minimum open space requirements for developments:

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- (1) Developments less than 5 acres must provide 30% open space.
- (2) Developments between 5 and 10 acres must provide 40% open space.
- (3) Developments more than 10 acres must provide 50% open space.

**Sec. 33 -. Parking lots.**

In addition to the parking regulations in section 33-XXXX, the following applies to all development:

(a) Parking lots cannot be located between the street right-of-way and the principal building or on the side of the building adjacent to the street right-of way.

(b) Parking may be reduced up to 50 percent in order to provide more open space and less impervious surfaces on the site. The percentage difference must be converted to internal landscaping and open space.

(c) No parking space can be more than 50 feet from a canopy tree.

(d) The internal planting area must be comprised of canopy trees, cold tolerant palms (three palms to one canopy tree), shrubs, and groundcover. Plant material must be in accordance with section 10-420.

*Subdivision II. State Route 80 Corridor*

**Sec. 33 -. Applicability.**

For all development requiring a development order and/or for live-work units, a public hearing is not required when: the property is within the State Route 80 Corridor; when the property has a minimum depth of 260 feet (including a 20 foot-wide alleyway) and a minimum width of 75 feet; the development provides a combination of residential and commercial uses; and the development complies with the provisions of this article. A master concept plan and the information required pursuant to sections 34-202 and 34-373 must be submitted for review and approval by administrative action. Any request to change the zoning designation of a parcel must comply with the notice and hearing requirements under § 125.66, F.S. Developments of regional impact, deviations not able to be approved administratively, special exceptions and variances are not exempt from the public hearing process.

**Sec. 33-. Commercial Site Location Standards.**

The parcels located in the State Route 80 Corridor Overlay District are not subject to the commercial site location standards of Lee Plan Policy 6.1.2 and have been determined to meet the requirements of the commercial infill requirements of the Lee Plan.

**Sec. 33-. Uses.**

Commercial uses are limited to those permitted in the underlying commercial zoning district or as approved in a schedule of uses for a planned development district. Uses on properties zoned residential, developed in conjunction with a commercially zoned property, are limited to ancillary parking lots, fences and walls, signs, essential services, water retention and temporary uses. If two lots with a minimum 260 foot lot depth are replatted to alter the location of the alleyway, commercial uses, limited to those permitted in the underlying commercial zoning district or as approved in a schedule of uses for a planned development district, will be allowed south of the platted alleyway.

**Sec. 33 -. Property development regulations table.**

Property development regulations for State Route 80 Corridor Overlay District are as follows:

<b>Table 33 -. PROPERTY DEVELOPMENT REGULATIONS FOR THE STATE ROUTE 80 CORRIDOR OVERLAY DISTRICT</b>			
	<b>Special Notes or Regulations</b>	<b>Minimum</b>	<b>Maximum</b>
Lot area and dimensions:	34-2221 & 34-2142		
Lot size (square feet)		7,500	--
Lot width (feet)		75	--
Lot depth (feet)		120	260 <sup>1</sup>
Setbacks:	34-2191 et seq.		
Street <sup>2</sup> (feet)		10	25
First Street (feet)	34-2192	0 <sup>3</sup>	--
Side yard <sup>4</sup> (feet)		0	N/A
Rear yard (feet)		25	N/A
Building Separation (feet)		10 <sup>5</sup>	20
Height (feet)		--	45
Lot Coverage (% of total lot area)		--	80% <sup>6</sup>

Notes:

1. The maximum lot depth is permitted only when two lots are combined between SR 80 and First Street and include a 20 foot-wide platted alleyway (Plat Book 9 Pages 151-154). The two lots that comprise the 260 foot lot depth may be replatted to alter the location of the alleyway but the alleyway cannot be vacated. The alleyway may be used as primary access into the proposed development.



2. Minimum of 40 percent of the building frontage will be required at the setback along SR 80.
3. The minimum setback of zero feet on First Street is only permitted if the maximum 260 foot lot depth is met. If the lot depth is not 260 feet, a minimum street setback in compliance with section 34-2192 is required.
4. Developments should provide setbacks of five feet or less to create a continuous building frontage where possible. Where side setbacks are less than five feet, evidence must be presented that the land owner will be able to maintain the exterior wall. The exterior walls of the buildings must meet fire protection standards.
5. The minimum building separation of 10 feet is permitted subject to compliance with all applicable building and fire codes.
6. The maximum lot coverage may only be obtained when the property has a minimum depth of 260 feet (that includes a 20 foot-wide alleyway) and a minimum width of 75 feet and the development complies, except as otherwise approved, with all applicable LDC regulations including, but not limited to, parking and open space.

**Sec. 33 -. Parking.**

In addition to the parking regulations in Chapter 34, Division 26 and section 33-. (Parking), the following will apply to all development in the State Route 80 Corridor Overlay District:

(a) *Location.* Parking located adjacent to State Route 80 is prohibited. Parking must be located in the rear of the building.

(b) *Shared parking.* Shared parking is permitted in the State Route 80 Corridor Overlay District subject to the following:

- (1) Shared parking lots must be within a quarter mile (1,320 feet) of each use. Shared parking lots may not be separated from the use by a street right-of-way or easement that exceeds 25 feet in width.
- (2) Pedestrian access ways must be provided continuously from the proposed use to the shared parking lot.
- (3) No part of a parking lot used, designed or intended to satisfy required parking for any use may be used to offset the parking requirements for another use unless the peak parking demands of the uses clearly occur at different times.

(c) *Parking reduction.* Parking spaces may be reduced up to 40 percent of the required number. The applicant must provide sufficient data and analysis to demonstrate the following:

- (1) There are no apparent deleterious effects upon the adjoining property owners;
- (2) The reduced parking will not have an adverse impact on the public health, safety and welfare;
- (3) The proposed use is not solely dependent on vehicular traffic; and
- (4) The vertical development on the property is within a quarter-mile radius from residentially zoned property and a cohesive sidewalk network is proposed or existing from the residentially zoned property to the on-site pedestrian walkway(s) or the property has 260 linear feet of frontage on a local road.

#### **Sec. 33 -. Stormwater Management.**

Surface water management systems must be provided and designed in accordance with South Florida Water Management District requirements. Innovative and urban stormwater management designs and techniques may be considered for addressing stormwater treatment requirements, including but not limited to porous pavement, treatment inlet boxes with skimmers or traps, subsurface basins for infiltration or detention, prefabricated multi-chamber water quality devices, green roofs, stormwater treatment mitigation, etc. All stormwater management designs and techniques must be certified by a Florida professional engineer or other appropriate professional registered under Chapters 471 or 481 F.S. competent in the fields of hydrology, drainage, and flood control. Submittals must include recorded documents creating a maintenance entity or, if under single ownership, a maintenance agreement and maintenance plan that includes a proposed maintenance schedule for each technique, identifying the timing of inspections and maintenance activities such as removing debris from inlet boxes, replacing filters, pumping out accumulated sediment, mechanical sweeping, etc.

#### **Sec. 33 -. Open Space.**

Commercial projects located in the State Route 80 Corridor Overlay District must provide a minimum 30 percent open space of which 10 percent must be public open space. If the maximum lot depth of 260 feet is provided, open space can be reduced to 20 percent with no requirement for public open space.

#### **Sec. 33 -. Buffers.**

All buffers must comply with section 10-416, except for the following:

- (a) Landscape buffers are not required between commercial uses.

- (b) If driveways and/or parking spaces are within 125 feet of a residential use a type F buffer per 10-416(c) must be provided.
- (c) Type D right-of-way buffers must have a minimum 10 foot width with 5 trees per 100 linear feet and a double staggered hedgerow.

**Sec. 33 -. Live-Work Units.**

- (a) Live-work units may be located in the State Route 80 Corridor Overlay District subject to the following:
  - (1) The work space must not exceed 50 percent of the total floor area of the unit. The use must be conducted entirely within the work unit.
  - (2) Live-work units require a minimum lot size of 7,500 square feet.
  - (3) The owner/occupant of a live-work unit must maintain a valid county local business tax receipt (f/k/a occupational license) for the business on the premises. Proof of payment of the annual local business tax will be required to be submitted to the Lee County Department of Community Development annually.
  - (4) Parking, based on the percentage of the total work floor area, will be based on the applicable parking standard for the work space. Up to, but not more than one-half of the required number of parking spaces may be reduced as part of the administrative process, provided the request is supported by sufficient data and analysis to demonstrate the reduced parking would not create any negative impacts. If insufficient parking exists, the use will not be permitted unless otherwise approved by deviation or variance.
  - (5) Outdoor storage or display of materials, goods, supplies, equipment, or products associated with the business is prohibited.
  - (6) No equipment may be utilized which create noise, vibration, glare, fumes, odors, or electrical interference objectionable to the normal senses.
- (b) *Uses.* Live-work unit uses are limited to those uses permitted in the underlying zoning district or as approved in a schedule of uses for a planned development district. Uses permitted by special exception may be approved as a live-work unit use through the public hearing process set forth in Chapter 34.