ADD2018-00062 Lee County ePlan

C. PROPERTY DEVELOPMENT REGULATIONS

Land Use	Min. Lot Area (sf)	Min. Lot Width (ft)	Min. Lot Depth (ft)	Setbacks (ft)					Max. Ht. (ft)	Floors	Bldg. Separ-ation (ft)
				Road	Side	Corner	Rear	Lake (1)			
Single Family	6,500	50	100	20 (4)	5	7.5	15 (6)	25	35	3	N/A
Zero-Lot-Line (5)	6,500	45	100	20 (4)	0/7.5	7.5	15 (6)	25	35	3	N/A
Two-Family Attached	3,750	40	100	20 (4)	0/5	7.5	15 (6)	25	35	3	N/A
Town-House	2,700	30	90	20	0/5	7.5	15 (6)	25	35	3	N/A
Duplex	7,500	75	100	20 (4)	0/5	7.5	15 (6)	25	35	3	N/A
MULTI-FAMILY											
Multi-Family	7,500	N/A	N/A	20	0/10	10	20	25	45	3	20
RESIDENTIAL TRACTS 1-B, 1-C, 1-D,2-E (River front Parcels)											
Single-Family	6,500	N/A	N/A	10	0	5	15	25	35	2	10
NEIGHBORHOOD COMMERCIAL											
Retail	30,000	100	100	20	15	15	20	25	35	2	20
Office	10,000	100	100	20	15	15	20	25	35	2	20
COMMUNITY FACILITIES											
River Village	N/A	N/A	N/A	15	7.5	N/A	20	20 (2)	45	2	15
Comm. Facilities	N/A	N/A	N/A	20	15	N/A	20	20 (2)	35	2	15
Mainte-nance Facility	40,000	100	100	25	20	N/A	5	25	Note (3)	1	15
ACCESSORY STRUCTURES (RESIDENTIAL)											
Pools, Decks, Screened Enclo-sures	N/A	N/A	N/A	20	5	5	10 (6)	15	N/A	N/A	N/A

Dock, Fishing Plers, Gazebos	N/A	N/A	N/A	20	5	5	5	0 (2)	N/A	N/A	N/A

Unless modified by approved deviations or subject to the other conditions.

NOTES:

(1) Lake Setbacks must be measured from control elevation, and River Setbacks must be measured from Mean High Waterline (MHWL). For river front lots the principal structure will be no closer than 50 feet from MHWL. In no case will the rear or side lot line of a residentital lot line be closer than 25 feet from the MHWL. As long as the minimum standards for river setbacks are achieved, then the minimum rear and side setbacks in the property development regulations table will apply. See "Orange River Setback Exhibit."

(2) Reduced lake/river setbacks have been approved for specific areas. Refer to Deviations 3, 8, and 12.

(3) The height for the principal use is limited to a maximum of 17.5 feet, and the accessory structures are limited to a maximum height of 25 feet.

(4) The front setback for "Single-Family" unites may be reduced to 12 feet for side entry garages.

(5) Zero-Lot-Line units may have a zero-foot accessory setback. See exhibit titled "Verandah MPD Potential Zero-Lot-Line Layout Detail."

(6) Lots abutting lakes shall have a rear yard principle structure setback of 5’ and a rear yard accessory structure setback of 0’.