

Caloosa Lakes MPD

EXHIBIT B

SITE DEVELOPMENT REGULATIONS
PROPERTY DEVELOPMENT REGULATIONS

LAND USE	Min. Lot Area (SF)	Min. Lot Width (ft)	Min. Lot Depth (ft)	Max. Lot Coverage	Setbacks (ft) ⁽⁶⁾				Max. Height
					Street	Side	Rear	Water	Feet/Stories
RESIDENTIAL – Two-family & Multi-family Plan									
Two-Family Attached	7500	65	115	<u>52%</u>	20	5/0 ⁽³⁾ / 5 ⁽¹⁾	15/ 5 ⁽¹⁾	20/ 5 ⁽¹⁾	2 stories
	3,750/unit								
Multi-Family ⁽⁷⁾	10,000	100	100	45%	20	10 ⁽⁴⁾ / 5 ⁽¹⁾	20/ 5 ⁽¹⁾	20/ 5 ⁽¹⁾	50/ 4 stories
(3 or more units)	3,000/unit								
Townhouse ⁽⁷⁾	10,000	100	100	45%	20	10 ⁽⁴⁾ / 5 ⁽¹⁾	20/ 5 ⁽¹⁾	20/ 5 ⁽¹⁾	50/ 4 stories
(3 or more units)	2,400/lot								
RESIDENTIAL – Alternative Zero-Lot-Line & Single-family Plan									
40’ Single-Family Lots	4,600	40 ⁽⁵⁾	115	45%	20	5/ 5 ⁽¹⁾	15/ 5 ⁽¹⁾	20/ 5 ⁽¹⁾	35/ 2 stories
Single-Family	6,500	52	125	45%	20	5/ 5 ⁽¹⁾	15/ 5 ⁽¹⁾	20/ 5 ⁽¹⁾	35/ 2 stories
<u>Single-Family (Parcel 2)</u>	<u>6250</u>	<u>50</u>	<u>125</u>	<u>50%</u>	<u>20</u>	<u>5/ 5 ⁽¹⁾</u>	<u>15/ 5 ⁽¹⁾</u>	<u>20/ 5 ⁽¹⁾</u>	<u>35 2 stories</u>
Zero-Lot-Line	6,500	52	125	45%	20	0/10 ⁽²⁾ / 5 ⁽¹⁾	15/ 5 ⁽¹⁾	20/ 5 ⁽¹⁾	35/ 2 stories
COMMERCIAL	-	-	-	-	-	-	-	-	-
RETAIL	7,500	75	100	40%	20	10	15/ 5 ⁽¹⁾	20/ 5 ⁽¹⁾	40/ 3 stories
OFFICE	7,500	75	100	40%	20	10	15/ 5 ⁽¹⁾	10/ 5 ⁽¹⁾	40/ 3 stories
RECREATIONAL FACILITIES									
Recreational Facilities, Private On-Site & Clubhouse	Setbacks for on-site recreational facilities will be in accordance with all applicable requirements of 34-1176 & 34-2474 (b) (6). In addition, the applicant will provide, at the time of first development order approval, a landscape betterment plan buffer for any common area amenity structures in association with the zero-lot line and single-family MCP. Parking for the private on-site recreational facility clubhouse will be calculated at 1 space per 300 square feet of total floor area.								

LAND USE	MINIMUM BUILDING SEPRATION
RESIDENTIAL – Two-family, Multi-family & Townhouse Plan	
Two-Family Attached	10
Multi-Family (3 or more units)	20/10 ⁽¹⁾
Townhouse	20/10 ⁽¹⁾
RESIDENTIAL – Alternative Zero-Lot-Line & Single-Family Plan	
Single-Family	20
<u>Single-Family (Parcel 2)</u>	<u>10</u>
Zero Lot Line	20
COMMERCIAL	-
RETAIL	10
OFFICE	10
RECREATIONAL FACILITIES	20

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Notes to Site Development Regulations:

1. Accessory structures.
2. Side opposite zero-lot-line.
3. Interior side only.
4. Exterior side only, with minimum building separation of 20 feet.
5. Irregular lots, inclusive of eyebrow lots, and cul-de-sac lots, shall in all cases be designed to contain the minimum required width as measured between the mid-point of the foremost points of the side lines in front (where they intersect with the street line), and the rearmost points of the side lot line in the rear, except that the minimum street frontage shall not be less than 20 feet as measured along the chord of an eyebrow, or cul-de-sac lot. The chord represents a straight line joining the foremost points of the lot where it intersects with the street line.
6. All structures must be set back a minimum of 10 feet from the boundary of the "Preserve" as shown on the MCP.
7. Fee simple lots for two-family attached, townhouse and multi-family attached dwelling units with 3,750 s/f, 2,400 s/f and 3,000 s/f per dwelling unit, respectfully, will be allowed and deemed consistent with the minimum lot area and frontage requirements for two-family attached and multi-family housing structures notwithstanding the actual frontage of each respective dwelling unit.
 - a. Single-family, zero-lot line, duplex, and two-family attached development will be limited to the areas identified on the approved MCP as "Residential-one and two-family" (Parcel 1). Multi-Family and single-family development will be permitted on Parcel 2 on the approved MCP. ~~Single-family development—including two-family attached, duplexes, zero-lot-line—will not be permitted on Parcel 2.~~
 - b. Single-family, zero-lot-line, duplex and two-family development are all inconsistent with Policy 1.8.1 of the Lee County Comprehensive Plan and will be prohibited on property within the Lehigh Commercial Overlay zone.
 - c. Commercial development will be permitted within the Lehigh Commercial Overlay Zone on this property.
 - d. A clubhouse will be permitted within the Lehigh Commercial Overlay Zone on this property.

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Maximum Dwelling Units: 800

Parcel 1

SINGLE-FAMILY – Maximum 393 dwelling units may be single-family, zero-lot-line and/or two-family attached, limited to Parcel 1 only.

Parcel 2

MULTI-FAMILY and SINGLE-FAMILY – Maximum 407 multi-family units or up to 200 single-family units. ~~Parcel 2 must be multi-family. No single-family, zero-lot-line, duplex or two-family attached are permitted on Parcel 2.~~

Maximum Commercial Square Footage: (Parcel 3) 160,000 gross retail and or/office floor area.

Parcel 3 must be utilized for commercial development.

DWELLING UNITS – LIMITED TO A MAZIMUM OF 800 UNITS AS FOLLOWS:

SINGLE-FAMILY, ZERO-LOT-LINE,

TWO-FAMILY ATTACHED (Limited to a maximum of 393 dwellings on Parcel 1 only.)

MULTI-FAMILY, TOWNHOUSE, SINGLE-FAMILY (Limited to a maximum of 407 multi-family or Townhouse units or 200 single-family units on Parcel 2. ~~No single-family, zero-lot-line, duplex or two-family attached are permitted on Parcel 2.~~
(Also see Condition 1)