ADD2024-00081 Lee County ePlan

BUCKINGHAM 345
RESIDENTIAL PLANNED DEVELOPMENT
PROPERTY DEVELOPMENT REGULATIONS

PENINSULA ENGINEERING

Land Uses	Min. Lot Area (SF)	Min. Lot Width (FT)	Min. Lot Depth (FT)	Min. Street Setback[2] (FT)	Min. Side Setback (FT)	Min. Rear Lot Setback[3] (FT)	Min. Accessory Structure Side Setback (FT)	Min. Accessory Structure Rear Setback (FT)	Building Separation (FT)	Max. Building Height (FT)	Max. Lot Coverage (%)
R-1											
Single-Family	6,500	50	130	~~20~~15[6]	5	10	5	5/0[5]	10	35	65
Single-Family[4]	8,500	170	50	5	5 & 60	10	5	5/0[5]	10	35	50
R-2											
Single-Family	4,500	45	100	~~20~~15[6]	5	10	5	5/0[5]	10	35	55
Single-Family[4]	7,000	140	50	5	5 & 60	10	5	5/0[5]	10	35	40
Zero-Lot Line[1]	4,500	45	100	~~20~~15[6]	0 or 5	10	5	5/0[5]	10[1]	35	55
Two-Family Attached	3,000	30	100	~~20~~15[6]	0 or 5	10	5	5/0[5]	10	45	60
Townhouse	2,000	20	100	~~20~~15[6]	0 or 5	10	5	5/0[5]	10	45	50
R-3											
Single-Family	13,600	80	170	~~20~~15[6]	5	45	5	40	10	35	55
Single-Family[4]	16,800	80	210	60	5	45	5	40	10	35	45
Non-Residential											
Clubhouse/Amenity Sites	10,000	100	100	20	10	10	10	5/0[5]	10	50	55

Note 1: A minimum 10-foot building separation for zero lot line structures must be maintained.
Note 2: For Corner Lots, the secondary street setback is reduced to 5-feet to function as a side yard.
Note 3: Where lots abut a waterbody, setback is measured from the rear lot line.
Note 4: Lot dimensions and setbacks only apply to a residential lot intersecting with a dead end ROW consistent with the location of Deviation 6. Note 5: 5 feet (0 feet where lot abuts a lake maintenance easement or open space tract).
Note 6: A minimum 20 feet required from any front entry garage. (15 feet is permitted for all other portions of the principal structure.)

Underlined Text is Added; ~~Struck-through~~ text is deleted.
April 22, 2024

Exhibit "C"