

DIVISION 5. - COMMUNITY FACILITIES DISTRICTS

Sec. 34-813. - Use regulations table.

**ZONING REGS +  
RESOLUTIONS**

Use regulations for the community facilities districts are as follows:

**TABLE 34-813. USE REGULATIONS FOR COMMUNITY FACILITIES DISTRICTS**

		Special Notes or Regulations	CF
	Administrative offices		P
	Accessory uses, buildings and structures	<u>34-1171</u> et seq., <u>34-2441</u> et seq., <u>34-2141</u> et seq., <u>34-1611</u> et seq.	P
	Aircraft landing facilities, private: Lawfully existing		
	Expansion of aircraft landing strip; or helistop or heliport landing pad	<u>34-1231</u> et seq.	SE/EO
	New accessory buildings	<u>34-1231</u> et seq.	P
	New helistop	<u>34-1231</u> et seq.	SE
	Assisted living facility	<u>34-1411</u> , Notes (1), (11), & (10)	P/SE
	Boat ramps, noncommercial		EO/SE
	Bus station/depot	<u>34-1381</u> et seq.	P
	Caretaker's residence	Note (9)	P
	Cemetery, columbarium, mausoleum		P
	Clubs:		
	Country		P

	Fraternal		P
	Private		P
Communication facility, wireless			Refer to <u>34-1441</u> et seq. for regulations.
Consumption on premises		<u>34-1261</u> et seq.	AA/SE
Cultural facilities		Note (5), <u>34-622(c)(10)</u> , <u>34-1297</u>	P/SE
Day care center:			
	Adult	Note (7)	P
	Child	Notes (4), (6) & (7)	SE
Emergency operations center		Note (2)	P
EMS, fire or sheriff's station			P
Entrance gates and gatehouse		<u>34-1741</u> et seq.	P
Essential services			P
Essential service facilities:		<u>34-622(c)(13)</u>	
	Group I	<u>34-1611</u> et seq., <u>34-1741</u> et seq., <u>34-2141</u> et seq.	P
	Group II	<u>34-1611</u> et seq., <u>34-1741</u> et seq., <u>34-2141</u> et seq.	EO
Excavation:			
	Oil or gas		SE
	Water retention	<u>34-1651</u> et seq.	P

Golf driving range			P
Government agencies, offices only			P
Gun range		Note (12)	SE/EO
Health care facilities (34-622(c)(20)):			
	Group I (less than 50 beds)	<u>34-1411</u> et seq., Notes (1), (7) & (10)	P/SE
	Group II (less than 50 beds)	<u>34-1411</u> et seq., Notes (1), (7) & (10)	P/SE
Library		Note (7)	P
Maintenance facility (government)			P
Parking lot:			
	Accessory		P
	Garage, public		P
	Park-and-ride	<u>34-1388</u>	P
	Temporary		P
Parks (34-622(c)(32)):			
	Group I	Note (2)	P
	Group II	Note (2)	P
Place of worship		Note (7), <u>34-2051</u> et seq.	P
Post office		Note (2)	P
Recreation facilities:			
	Personal		P

	Private—On-site		EO/SE
	Private—Off-site		EO/SE
	Religious facility	Note (2) & (7), <u>34-2051</u> et seq.	P
	Restaurants, group II	Note (3), <u>34-622(c)(43)</u>	P
	Sanitary landfill	IPD only, <u>34-1831</u> et seq.	EO
	Schools, noncommercial:		
	Lee County School District	Note (7), <u>34-2381</u>	P
	Other	Note (2) & (7), <u>34-2381</u>	P
	Signs in accordance with <u>chapter 30</u>		P
	Social services (34-622(c)(46)):		
	Group III	Note (1), (7) & (10)	P
	Group IV	Note (1), (7) & (10)	P
	Specialty retail shops, group I	Note (3), <u>34-622(c)(47)</u>	P
	Storage, indoor only		P
	Tactical training (df)		SE/EO
	Temporary uses	Note (8)	TP

Notes:

- (1) New facilities of 50 or more beds, or the expansion of an existing facility that will bring the number of beds to 50 or more, or which changes the use, must request a special exception.
- (2) Except for government owned and operated parks (section 34-622(c)(32)), facilities proposed for ten or more acres or the expansion of an existing facility that will bring the number of acres to ten or more acres or that changes the use, must request a special exception.

- (3) Permitted only when clearly subordinate to the permitted use of the property and when conducted wholly within the principal building.
- (4) Family day care homes are exempt pursuant to F.S. § 125.0109.
- (5) Art galleries are permitted as noncommercial only. Animal or reptile exhibits, aquariums, planetaria, and zoos require approval by special exception.
- (6) A day care center, owned by the entity with title to the place of worship, that is operated within the building housing the place of worship is not required to obtain special exception approval.
- (7) Not permitted in Airport Noise Zone B.
- (8) Temporary use permits are not required when the temporary use is accessory to the principal use of the structure or premises. See Use, accessory definition (section 34-2).
- (9) Not permitted in Airport Noise Zones B unless required to support a noise compatible use and constructed in compliance with limitations for dwelling unit type set forth in section 34-1006(b)(2) as applicable.
- (10) Not permitted in Coastal High Hazard areas unless in compliance with section 2-485(b)(5)a.
- (11) Not permitted in Airport Noise Zone B unless pre-empted by state law.
- (12) Limited to indoor gun range owned or operated by a government agency.

(Ord. No. 93-24, § 7(table 440.A), 9-15-93; Ord. No. 94-24, § 49, 8-31-94; Ord. No. 96-06, § 5, 3-20-96; Ord. No. 96-17, § 5, 9-18-96; Ord. No. 97-10, § 6, 6-10-97; Ord. No. 98-03, § 5, 1-13-98; Ord. No. 00-14, § 5, 6-27-00; Ord. No. 01-18, § 5, 11-13-01; Ord. No. 02-20, § 5, 6-25-02; Ord. No. 03-11, § 1, 4-8-03; Ord. No. 05-14, § 6, 8-23-05; Ord. No. 07-24, § 7, 8-14-07; Ord. No. 09-23, § 10, 6-23-09; Ord. No. 11-08, § 10, 8-9-11; Ord. No. 13-10, § 10, 5-28-13; Ord. No. 14-13, § 7, 6-17-14; Ord. No. 16-19, § 10, 11-15-16; Ord. No. 19-03, § 7, 4-2-19)

Sec. 34-814. - Property development regulations table.

Property development regulations for the community facilities districts are as follows:

**TABLE 34-814. PROPERTY DEVELOPMENT REGULATIONS  
FOR COMMUNITY FACILITIES DISTRICTS**

	Special Notes or Regulations	CF
Minimum lot dimensions and area:		
Minimum lot area:	<u>34-2051</u> et seq.	Except as may be set forth in the referenced sections for specific uses, there are no minimum lot area or dimensions required, provided that the area is of sufficient size to accommodate
Place of worship	<u>34-2051</u> et seq.	
Religious facility		

All other		the proposed use as well as all setbacks, parking, open space, drainage and buffering requirements of this chapter and any other applicable County development regulations.
Minimum lot width (feet)		
Minimum lot depth (feet)		
Minimum setbacks:		
Street (feet)	Notes (1) and (2), <u>34-2191</u> et seq., <u>34-1261</u> et seq.	Variable according to the functional classification of the street or road (see <u>section 34-2192</u> ).
Side yard (feet)		15
Rear yard (feet)	<u>34-2191</u> et seq.	25
Water body (feet):	<u>34-2191</u> et seq.	
Gulf of Mexico		50
Other		25
Maximum height (feet)	Note (3), <u>34-2171</u> et seq.	35
Maximum lot coverage (percent of total lot area)		35%

Notes:

(1) Modifications to required setbacks for collector or arterial streets are permitted only by variance. Modifications for solar or wind energy purposes, are permitted only by special exception. See section 34-145.

(2) Special street setback provisions apply to portions of Colonial Boulevard and Daniels Parkway. Refer to section 34-2192(b)(3) and (4).

(3) Bonita Beach, Captiva, San Carlos Island, Gasparilla Island conservation district, Greater Pine Island and areas within the airport hazard zone have special limitations (see section 34-2175).

(Ord. No. 93-24, § 7(table 440.B), 9-15-93; Ord. No. 94-24, § 50, 8-31-94; Ord. No. 96-06, § 5, 3-20-96; Ord. No. 97-10, § 6, 6-10-97; Ord. No. 14-13, § 7, 6-17-14; Ord. No. 19-03, § 7, 4-2-19)

Secs. 34-815—34-840. - Reserved.