



COMMUNITY
DEVELOPMENT
PLANNING DIVISION
Taryn Thomas
Senior Planner
tathomas@fortmyers.gov
239.321.7993

October 23, 2025

Jose Baserva
Entitled Land Solutions and Acquisitions
P.O. Box 1532
Fort Myers, FL 33902

Email: jbaserva@gmail.com

RE: Avnore Holdings LLC
Zoning Verification (ZVL25-0621): 1400, 1401, 1410, 1411, 1420, 1421, 1430, and 1431
McGregor Cove Ln., Fort Myers, Florida 33901
Folio: 10634737, 10634738, 10634739, 10634740, 10634741, 10634742, 10634743, and
10634744

To whom it may concern:

The above-mentioned properties are located within the corporate city limits of the City of Fort Myers, Florida. These properties are within the Residential Single-family (RS-6) zoning designation, and the Future Land Use designation is Residential Low Density (RLD).

The City's zoning regulations and development standards are contained in the Land Development Code (LDC) and can be found on the City's website at: fortmyers.gov. The maximum building height for the RS-6 zoning designation is 35 feet, the maximum floor area ratio is 0.5 FAR, and the maximum density is 6 dwelling units per acre.

Please contact our Engineering/Public works department for a Utility Letter of Availability. Their phone number is 239-321-7445.

New or redevelopment of any property requires compliance with all applicable codes per the current zoning designation at the time of construction and issuance of a certificate of occupancy.

As of the date of this letter, there are no open code cases associated with the subject properties. For additional information, contact the Code Enforcement Division at 239-321-7940.

For information regarding certificates of occupancy, site plan approvals or permitting records, please contact the City Clerk's office at 239-321-7045.

This zoning verification letter has been prepared in accordance with LDC Section 98.3.15. *Request for zoning verification letter.*

Please be advised that the information provided herein is based on current regulations and may be subject to change as ordinances are enacted or amended.

If you have any further questions, contact me at 239-321-7993.

Sincerely,

A handwritten signature in blue ink that reads "Taryn Thomas".



COMMUNITY
DEVELOPMENT
PLANNING DIVISION

Taryn Thomas
Senior Planner

tathomas@fortmyers.gov
239.321.7993

Taryn Thomas
Senior Planner

Enclosures



Parcel Information Report: 1400 McGregor Cove Ln.

Area of Interest (AOI) Information

Oct 23 2025 11:43:49 Eastern Daylight Time



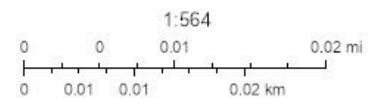
 City Boundary

Zoning

 RS-5 - Single Family - 5

 RS-6 - Single Family - 6

 Parcels



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Summary

Name	Count	Area(acres)	Length(mi)
Addresses	1	N/A	N/A
City Ward	1	N/A	N/A
Zoning	1	N/A	N/A
Zoning Overlay District	0	N/A	N/A
Future Land Use	1	N/A	N/A
FAA Zone	1	N/A	N/A
Historic District	0	N/A	N/A
Historic Landmark	0	N/A	N/A
Redevelopment Area	0	N/A	N/A
Annexation	0	N/A	N/A

Addresses

#	Address Number	Count
1	1400	1

City Ward

#	Ward	Council Person	Area(acres)
1	4	Liston Bochette III	N/A

Zoning

#	District Name	Area(acres)
1	Single Family	N/A

Future Land Use

#	Category	CategoryName	Area(acres)
1	RLD	Residential Low Density	N/A

FAA Zone

#	Airport	Elevation	Area(acres)
1	FMY	90	N/A

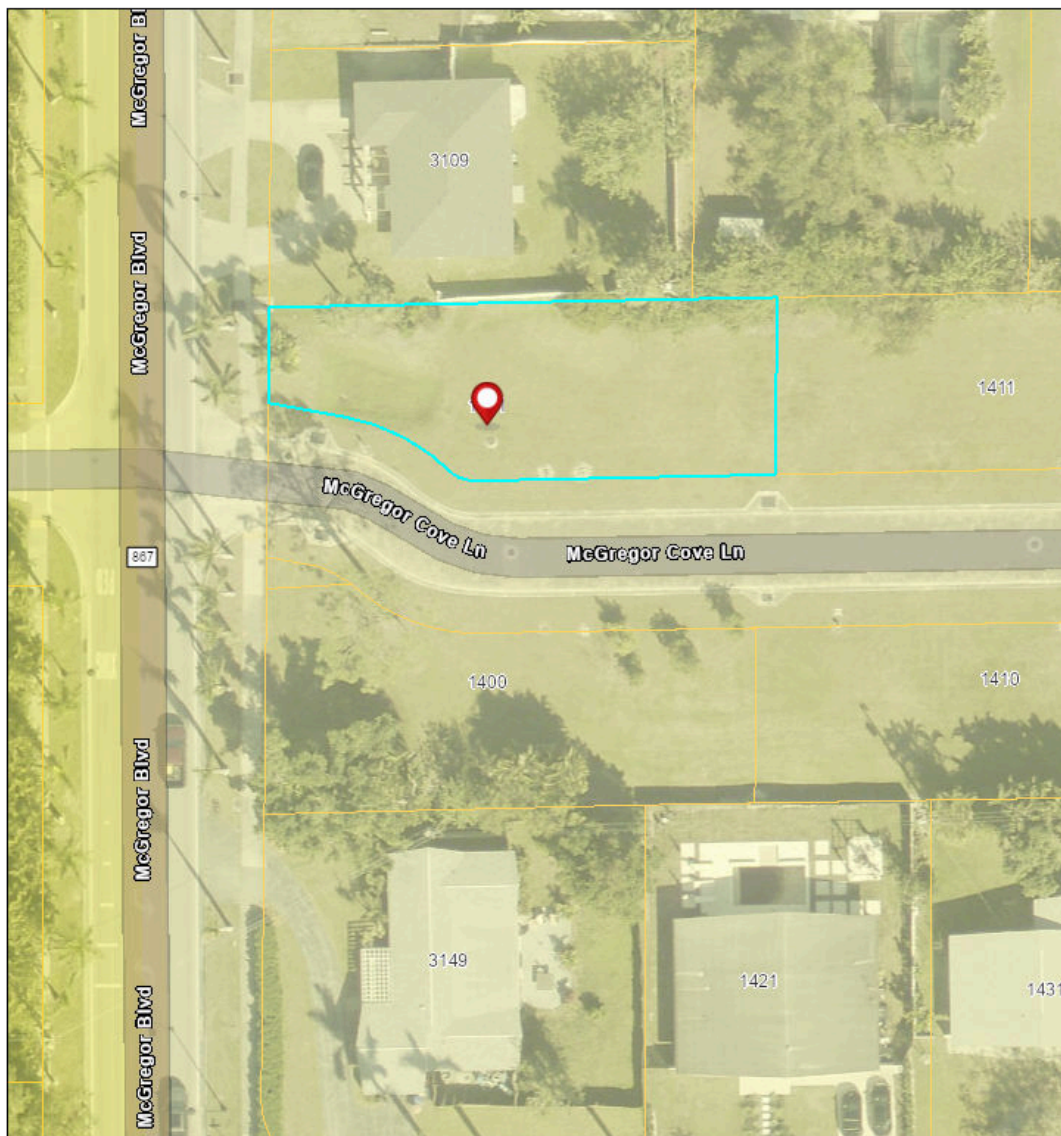
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Parcel Information Report: 1401 McGregor Cove Ln.

Area of Interest (AOI) Information

Oct 23 2025 11:40:34 Eastern Daylight Time



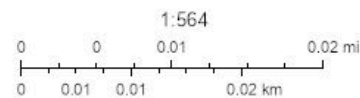
 City Boundary

Zoning

 RS-5 - Single Family - 5

 RS-6 - Single Family - 6

 Parcels



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Summary

Name	Count	Area(acres)	Length(mi)
Addresses	1	N/A	N/A
City Ward	1	N/A	N/A
Zoning	1	N/A	N/A
Zoning Overlay District	0	N/A	N/A
Future Land Use	1	N/A	N/A
FAA Zone	1	N/A	N/A
Historic District	0	N/A	N/A
Historic Landmark	0	N/A	N/A
Redevelopment Area	0	N/A	N/A
Annexation	0	N/A	N/A

Addresses

#	Address Number	Count
1	1401	1

City Ward

#	Ward	Council Person	Area(acres)
1	4	Liston Bochette III	N/A

Zoning

#	District Name	Area(acres)
1	Single Family	N/A

Future Land Use

#	Category	CategoryName	Area(acres)
1	RLD	Residential Low Density	N/A

FAA Zone

#	Airport	Elevation	Area(acres)
1	FMY	90	N/A

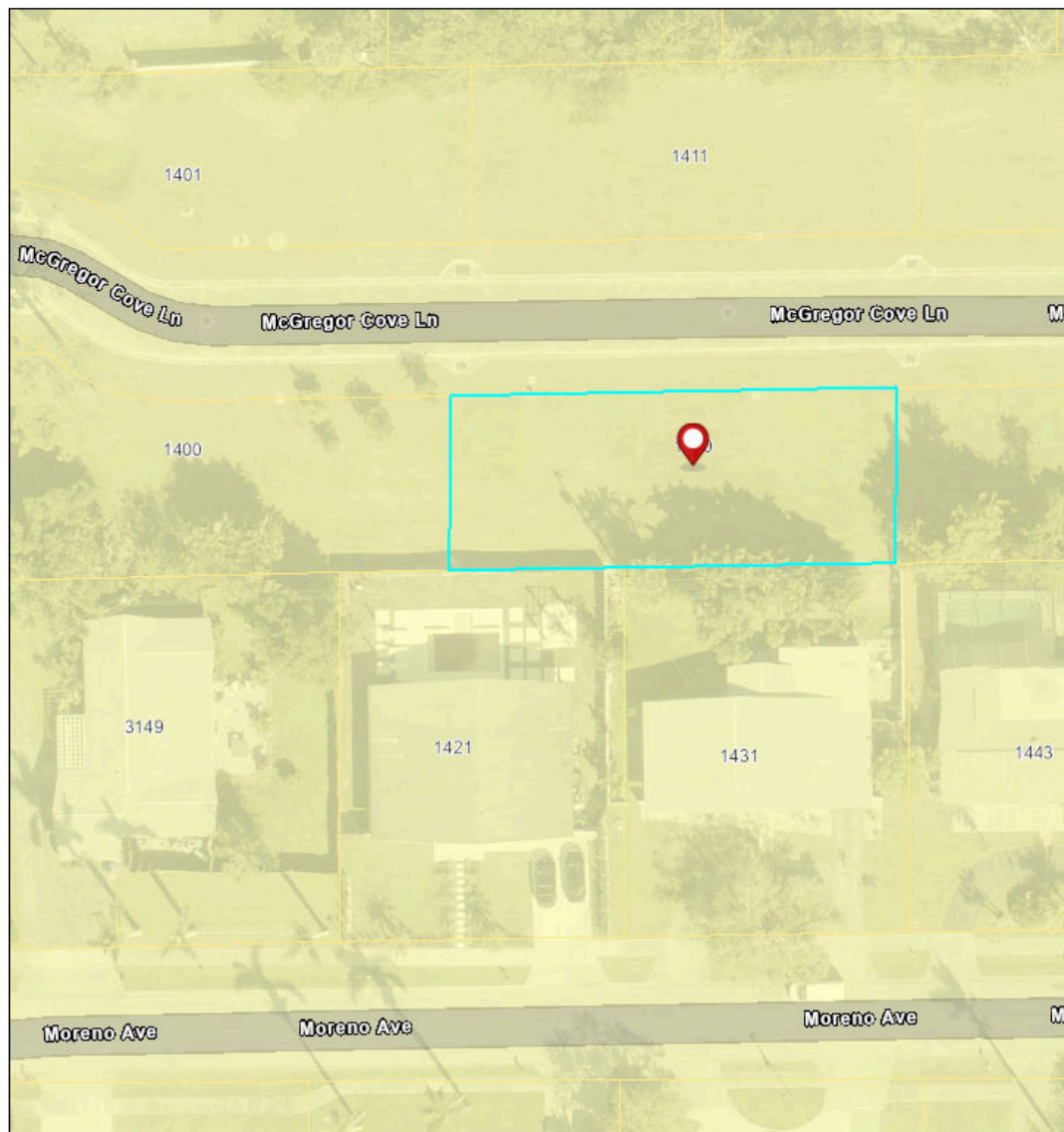
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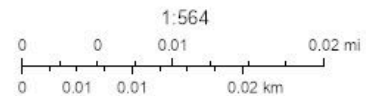
Parcel Information Report: 1410 McGregor Cove Ln.

Area of Interest (AOI) Information

Oct 23 2025 11:49:26 Eastern Daylight Time



- City Boundary
- Zoning
 - RS-6 - Single Family - 6
- Future Land Use
 - Residential Low Density (RLD)
- Parcels



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Summary

Name	Count	Area(acres)	Length(mi)
Addresses	1	N/A	N/A
City Ward	1	N/A	N/A
Zoning	1	N/A	N/A
Zoning Overlay District	0	N/A	N/A
Future Land Use	1	N/A	N/A
FAA Zone	1	N/A	N/A
Historic District	0	N/A	N/A
Historic Landmark	0	N/A	N/A
Redevelopment Area	0	N/A	N/A
Annexation	0	N/A	N/A

Addresses

#	Address Number	Count
1	1410	1

City Ward

#	Ward	Council Person	Area(acres)
1	4	Liston Bochette III	N/A

Zoning

#	District Name	Area(acres)
1	Single Family	N/A

Future Land Use

#	Category	CategoryName	Area(acres)
1	RLD	Residential Low Density	N/A

FAA Zone

#	Airport	Elevation	Area(acres)
1	FMY	90	N/A

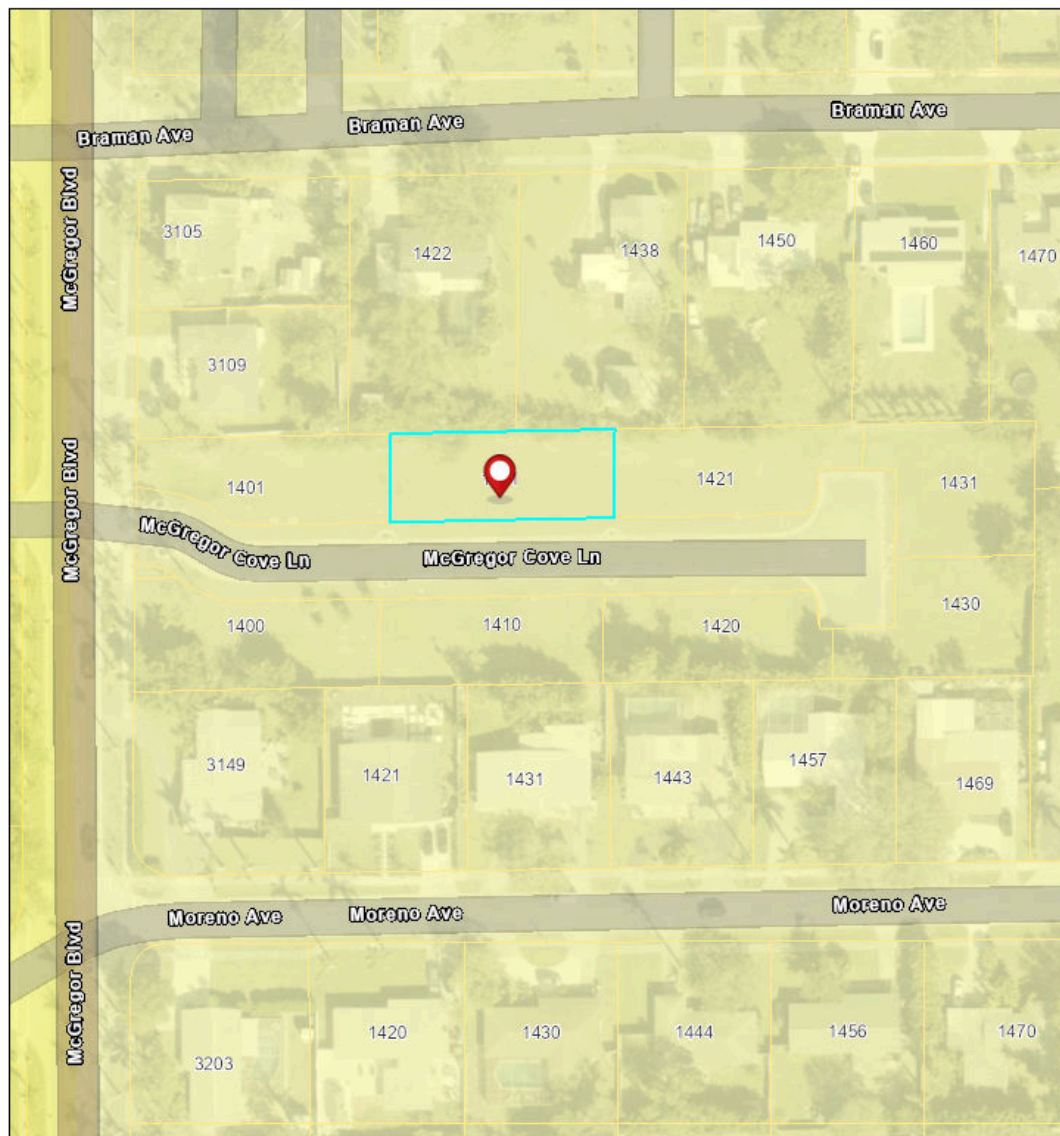
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Parcel Information Report: 1411 McGregor Cove Ln.

Area of Interest (AOI) Information

Oct 23 2025 11:53:41 Eastern Daylight Time



Summary

Name	Count	Area(acres)	Length(mi)
Addresses	1	N/A	N/A
City Ward	1	N/A	N/A
Zoning	1	N/A	N/A
Zoning Overlay District	0	N/A	N/A
Future Land Use	1	N/A	N/A
FAA Zone	1	N/A	N/A
Historic District	0	N/A	N/A
Historic Landmark	0	N/A	N/A
Redevelopment Area	0	N/A	N/A
Annexation	0	N/A	N/A

Addresses

#	Address Number	Count
1	1411	1

City Ward

#	Ward	Council Person	Area(acres)
1	4	Liston Bochette III	N/A

Zoning

#	District Name	Area(acres)
1	Single Family	N/A

Future Land Use

#	Category	CategoryName	Area(acres)
1	RLD	Residential Low Density	N/A

FAA Zone

#	Airport	Elevation	Area(acres)
1	FMY	90	N/A

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Parcel Information Report: 1420 McGregor Cove Ln.


Area of Interest (AOI) Information

Oct 23 2025 11:58:58 Eastern Daylight Time



 City Boundary

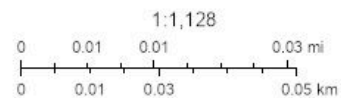
Zoning

 RS-6 - Single Family - 6

Future Land Use

 Residential Low Density (RLD)

 Parcels



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Summary

Name	Count	Area(acres)	Length(mi)
Addresses	1	N/A	N/A
City Ward	1	N/A	N/A
Zoning	1	N/A	N/A
Zoning Overlay District	0	N/A	N/A
Future Land Use	1	N/A	N/A
FAA Zone	1	N/A	N/A
Historic District	0	N/A	N/A
Historic Landmark	0	N/A	N/A
Redevelopment Area	0	N/A	N/A
Annexation	0	N/A	N/A

Addresses

#	Address Number	Count
1	1420	1

City Ward

#	Ward	Council Person	Area(acres)
1	4	Liston Bochette III	N/A

Zoning

#	District Name	Area(acres)
1	Single Family	N/A

Future Land Use

#	Category	CategoryName	Area(acres)
1	RLD	Residential Low Density	N/A

FAA Zone

#	Airport	Elevation	Area(acres)
1	FMY	90	N/A

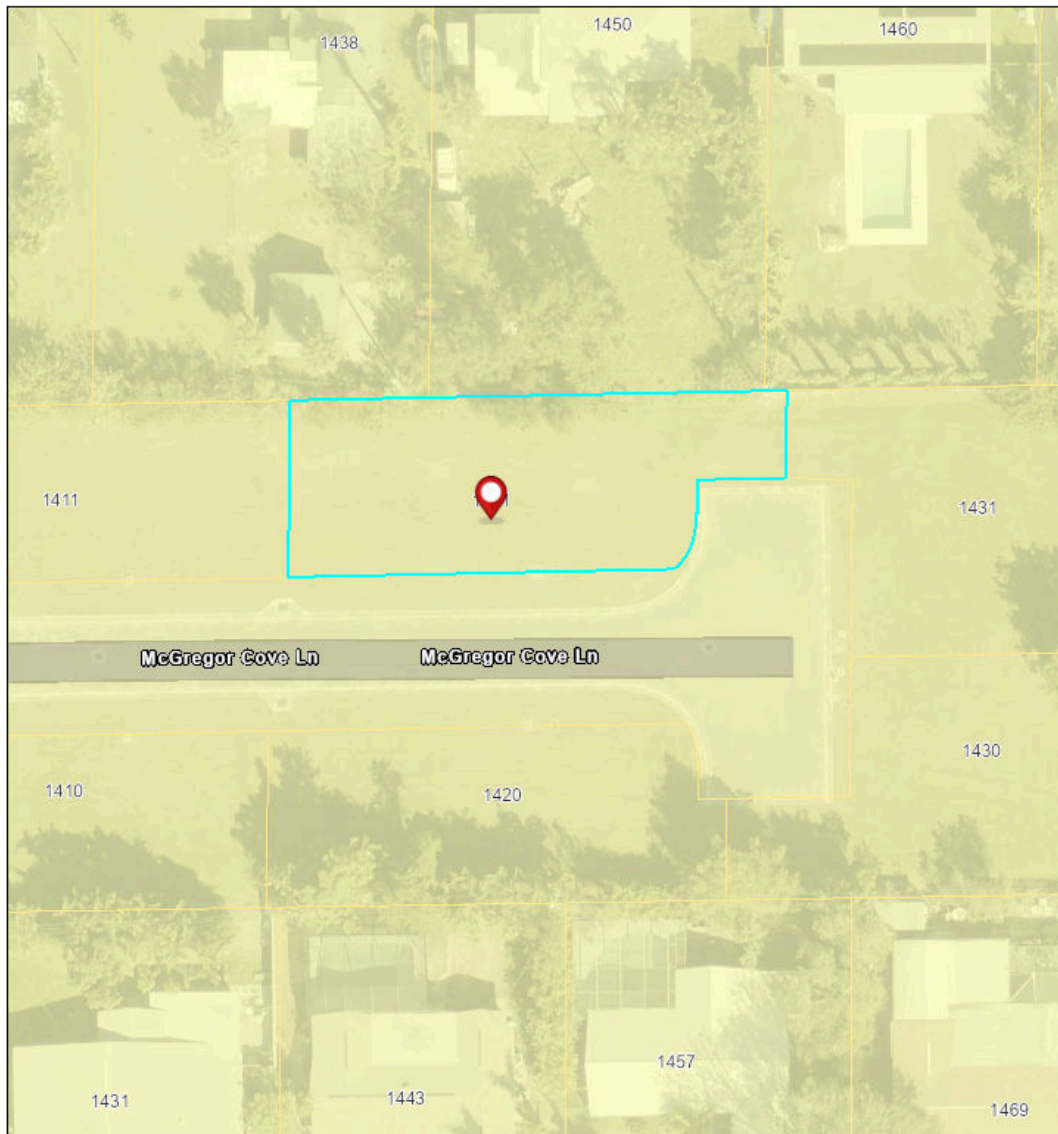
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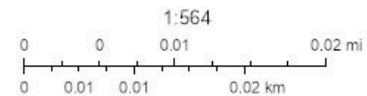
Parcel Information Report: 1421 McGregor Cove Ln.

Area of Interest (AOI) Information

Oct 23 2025 12:00:44 Eastern Daylight Time



-  City Boundary
- Zoning
 -  RS-6 - Single Family - 6
- Future Land Use
 -  Residential Low Density (RLD)
-  Parcels



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Summary

Name	Count	Area(acres)	Length(mi)
Addresses	1	N/A	N/A
City Ward	1	N/A	N/A
Zoning	1	N/A	N/A
Zoning Overlay District	0	N/A	N/A
Future Land Use	1	N/A	N/A
FAA Zone	1	N/A	N/A
Historic District	0	N/A	N/A
Historic Landmark	0	N/A	N/A
Redevelopment Area	0	N/A	N/A
Annexation	0	N/A	N/A

Addresses

#	Address Number	Count
1	1421	1

City Ward

#	Ward	Council Person	Area(acres)
1	4	Liston Bochette III	N/A

Zoning

#	District Name	Area(acres)
1	Single Family	N/A

Future Land Use

#	Category	CategoryName	Area(acres)
1	RLD	Residential Low Density	N/A

FAA Zone

#	Airport	Elevation	Area(acres)
1	FMY	90	N/A

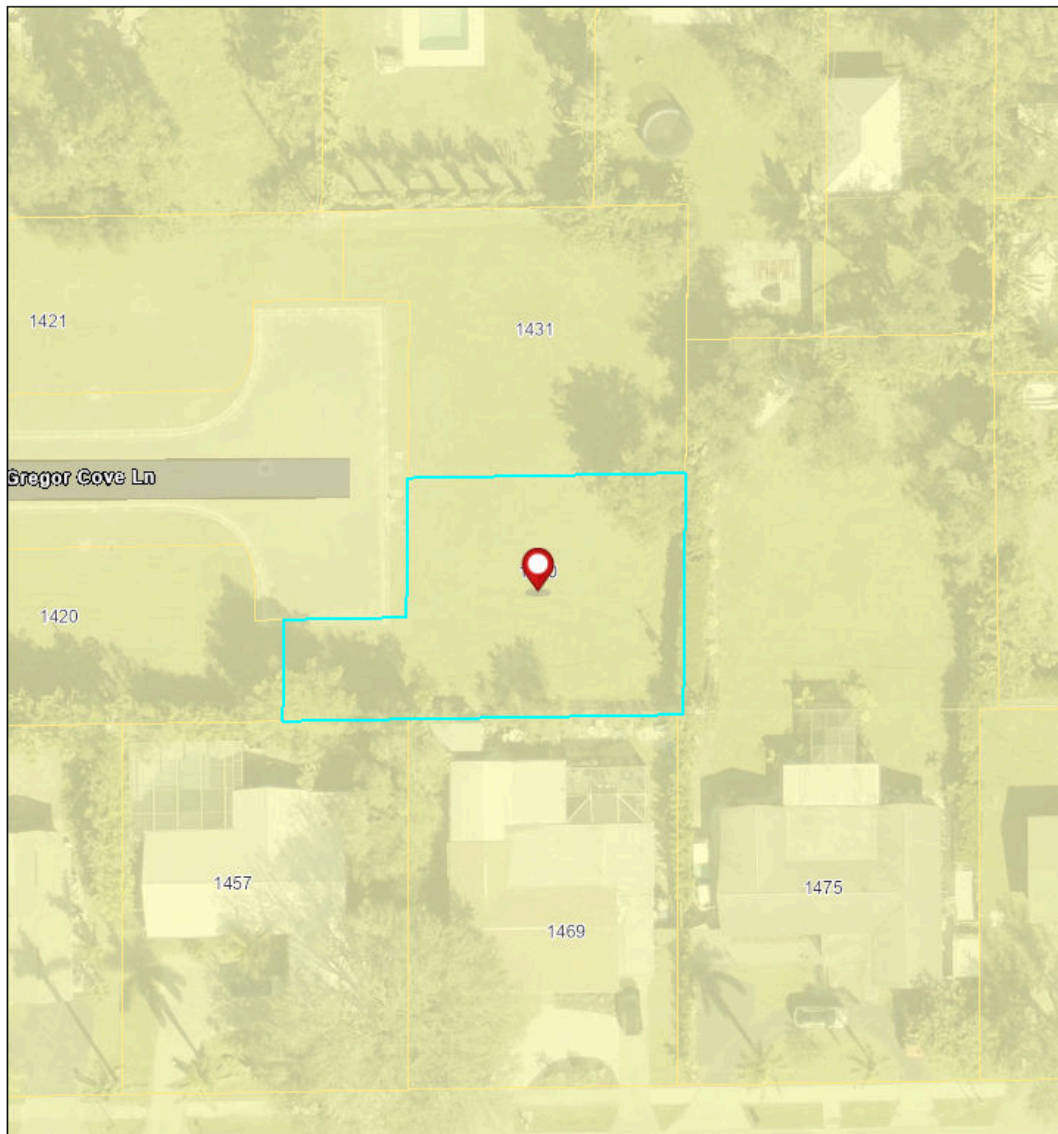
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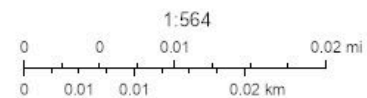
Parcel Information Report: 1430 McGregor Cove Ln.

Area of Interest (AOI) Information

Oct 23 2025 12:02:07 Eastern Daylight Time



-  City Boundary
- Zoning
 -  RS-6 - Single Family - 6
- Future Land Use
 -  Residential Low Density (RLD)
-  Parcels



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Summary

Name	Count	Area(acres)	Length(mi)
Addresses	1	N/A	N/A
City Ward	1	N/A	N/A
Zoning	1	N/A	N/A
Zoning Overlay District	0	N/A	N/A
Future Land Use	1	N/A	N/A
FAA Zone	1	N/A	N/A
Historic District	0	N/A	N/A
Historic Landmark	0	N/A	N/A
Redevelopment Area	0	N/A	N/A
Annexation	0	N/A	N/A

Addresses

#	Address Number	Count
1	1430	1

City Ward

#	Ward	Council Person	Area(acres)
1	4	Liston Bochette III	N/A

Zoning

#	District Name	Area(acres)
1	Single Family	N/A

Future Land Use

#	Category	CategoryName	Area(acres)
1	RLD	Residential Low Density	N/A

FAA Zone

#	Airport	Elevation	Area(acres)
1	FMY	90	N/A

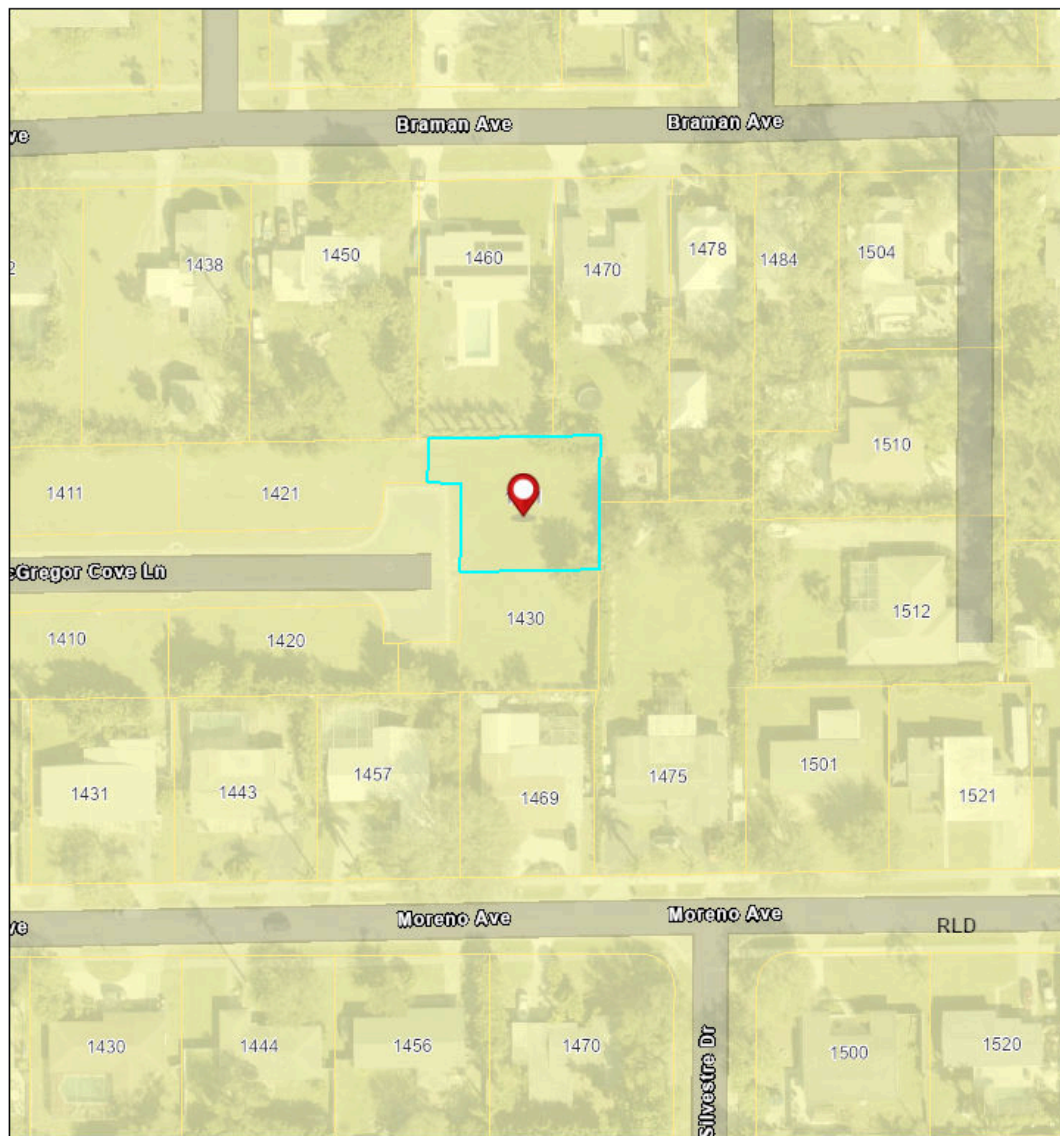
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Parcel Information Report: 1431 McGregor Cove Ln.

Area of Interest (AOI) Information

Oct 23 2025 12:03:58 Eastern Daylight Time



City Boundary

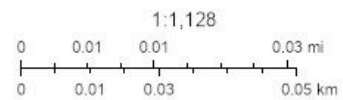
Zoning

RS-6 - Single Family - 6

Future Land Use

Residential Low Density (RLD)

Parcels



Lee County, FL, State of Florida, Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Summary

Name	Count	Area(acres)	Length(mi)
Addresses	1	N/A	N/A
City Ward	1	N/A	N/A
Zoning	1	N/A	N/A
Zoning Overlay District	0	N/A	N/A
Future Land Use	1	N/A	N/A
FAA Zone	1	N/A	N/A
Historic District	0	N/A	N/A
Historic Landmark	0	N/A	N/A
Redevelopment Area	0	N/A	N/A
Annexation	0	N/A	N/A

Addresses

#	Address Number	Count
1	1431	1

City Ward

#	Ward	Council Person	Area(acres)
1	4	Liston Bochette III	N/A

Zoning

#	District Name	Area(acres)
1	Single Family	N/A

Future Land Use

#	Category	CategoryName	Area(acres)
1	RLD	Residential Low Density	N/A

FAA Zone

#	Airport	Elevation	Area(acres)
1	FMY	90	N/A

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118.2.1 Residential Districts.

A.Intent statements. Residential districts are intended for residential occupancy of a dwelling unit by a household on a month-to-month or longer basis in structures with self-contained dwelling units, including kitchen.

1.Residential single-family districts.

a.Estate (RS-E). This district is intended to accommodate low density single-family dwellings and other selected uses that are compatible with the open residential character of the area. Single-family detached structures are appropriate in this district. The maximum density permitted is 1.5 dwelling units per acre and minimum lot size is 32,000 square feet. See Tables 118.2.1.A. and G. for additional dimensional requirements.

Permitted Uses

- 1)Park, Recreation field, Beaches.
- 2)Residential, Single-family detached, including accessory non-commercial guesthouses (See 118.3.11).
- 3)Water management structures, wells, reservoirs.

Conditional Uses

- 4)Community or neighborhood arts center (public).
- 5)Golf course, Tennis, Clubhouse.
- 6)Museum, Library.
- 7)Police, Fire, EMS substation.
- 8)Religious Institutions (See 118.3.3.B.2).
- 9)School public/private (K—12).

b.Single-family (RS-5). This district is intended to accommodate single-family residential development and protect existing neighborhoods from incompatible uses. The maximum density permitted is five dwelling units per acre and minimum lot size for residential uses is 8,000 square feet and 10,000 square feet for all other uses. See Tables 118.2.1.A, B and G for additional dimensional requirements.

Permitted uses

- 1)Park, recreation field, beaches.
- 2)Residential, single-family detached, including accessory non-commercial guesthouses (See 118.3.11).
- 3)Residential, zero lot line.
- 4)Water management structures, wells, reservoirs.

Conditional uses

- 5)Convenience store without gas pumps.
- 6)Golf course, tennis, clubhouse.
- 7)Museum, library, community center (public).

-
- 8)Police, fire, EMS substation.
 - 9)Religious institutions (See 118.3.3.B.2).
 - 10)School public/private (K—12).

c.Single-family RS-6. This district is intended to accommodate single-family residential development and protect existing neighborhoods from incompatible uses. The maximum density permitted is six dwelling units per acre. See Table 118.2.1.A, B, C and G for additional dimensional requirements.

Permitted uses

- 1)Park, recreation field, beaches.
- 2)Residential, single-family attached.
- 3)Residential, single-family detached, including accessory non-commercial guesthouses (See 118.3.11).
- 4)Residential, zero lot line.
- 5)Water management structures, wells, reservoirs.

Conditional uses

- 6)Convenience store without gas pumps.
- 7)Golf course, tennis, clubhouse.
- 8)Museum, library, community center (public).
- 9)Police, fire, EMS substation.
- 10)Religious institutions (See 118.3.3.B.2).
- 11)School, public or private (K—12).

d.Single-family RS-7. This district is intended to accommodate single-family residential development and protect existing neighborhoods from incompatible uses. The maximum density permitted is seven dwelling units per acre. See Tables 118.2.1.A, B, C and G for additional dimensional requirements.

Permitted uses

- 1)Park, recreation field, beaches.
- 2)Residential, single-family attached.
- 3)Residential, single-family detached, including accessory non-commercial guesthouses (See 118.3.11).
- 4)Residential, zero lot line.
- 5)Water management structures, wells, reservoirs.

Conditional uses

- 6)Convenience store without gas pumps.
- 7)Day care center (adult or child), preschool.
- 8)Golf course, tennis, clubhouse.
- 9)Museum, library, community center (public).

-
- 10) Police, fire, EMS substation.
 - 11) Religious institutions (See 118.3.3.B.2).
 - 12) School, public or private (K—12).

e. Duplex districts (RS-D). This district is intended to accommodate single-family and two-family residential development and protect existing neighborhoods from incompatible uses. The maximum density permitted is seven dwelling units per acre. See Tables 118.2.1.A, B, C, D, E and G for additional dimensional requirements.

Permitted uses

- 1) Park, recreation field, beaches.
- 2) Residential, single-family attached.
- 3) Residential, single-family detached, including accessory non-commercial guesthouses (See 118.3.11).
- 4) Residential, townhouse (See 118.3.3.A.1).
- 5) Residential, two-family (duplex) (See 118.3.3.A.2).
- 6) Residential, zero lot line.
- 7) Water management structures, wells, reservoirs.

Conditional uses

- 8) Convenience store without gas pumps.
- 9) Day care center (adult or child), preschool.
- 10) Golf course, tennis, clubhouse.
- 11) Museum, library, community center (public).
- 12) Police, fire, EMS substation.
- 13) Religious institutions (See 118.3.3.B.2).
- 14) School, public or private (K—12).

2. Residential multifamily districts.

a. Residential multifamily (RM-12). This district is intended to accommodate low density multifamily residential development. The maximum density permitted is 12 dwelling units per acre. See Tables 118.2.1.A—G for additional dimensional requirements.

Permitted uses

- 1) Assisted living facility, nursing home, life care facilities.
- 2) Bed and breakfast.
- 3) Day care center (adult or child), preschool.
- 4) Park, recreation field, beaches.
- 5) Police, fire, EMS substation.
- 6) Residential, multifamily (See 118.3.3.A.3).
- 7) Residential, single-family attached.

-
- 8) Residential, single-family detached, including accessory non-commercial guesthouses (See 118.3.11).
 - 9) Residential, townhouse (See 118.3.3.A.1).
 - 10) Residential, two-family (duplex) (See 118.3.3.A.2).
 - 11) Residential, zero lot line.
 - 12) Student dormitory, fraternity, sorority.
 - 13) Water management structures, wells, reservoirs.

Conditional uses

- 14) Art studio, gallery (See 118.3.3.C.2).
- 15) Boarding facility, youth hostel.
- 16) Commercial wireless telecommunication facility (See 118.3.10).
- 17) Convenience store without gas pumps.
- 18) Golf course, tennis, clubhouse.
- 19) Museum, library, community center (public).
- 20) Religious institutions (See 118.3.3.B.2).
- 21) School, public or private (K—12).

b. Residential multifamily (RM-16). This district is intended to accommodate medium density multifamily residential development. The maximum density permitted is 16 dwelling units per acre. See Tables 118.2.1.A—G for additional dimensional requirements.

Permitted uses

- 1) Assisted living facility; nursing home; life care facilities.
- 2) Bed and breakfast.
- 3) Day care center (adult or child), Preschool.
- 4) Park; recreation field, beaches.
- 5) Police, fire, EMS substation.
- 6) Residential, multifamily (See 118.3.3.A.3).
- 7) Residential, single-family attached.
- 8) Residential, single-family detached, including accessory non-commercial guesthouses (See 118.3.11).
- 9) Residential, townhouse (See 118.3.3.A.1).
- 10) Residential, two-family (duplex) (See 118.3.3.A.2).
- 11) Residential, zero lot line.
- 12) Student dormitory, fraternity, sorority.
- 13) Water management structures, wells, reservoirs.

Conditional uses

-
- 14) Art studio, gallery (See 118.3.3.C.2).
 - 15) Boarding facility, youth hostel.
 - 16) Commercial wireless telecommunication facility (See 118.3.10).
 - 17) Convenience store without gas pumps.
 - 18) Golf course, tennis, country club, clubhouse.
 - 19) Hotel, motel, inn, extended stay facility.
 - 20) Manufactured home (See 118.3.3.A.4).
 - 21) Museum, library, community center (public).
 - 22) Religious institutions (See 118.3.3.B.2).
 - 23) School, public or private (K—12).

c. Residential multifamily (RM-25). This district is intended to accommodate high density multifamily residential development within the Traditional Community (T/C) and Corridor Commercial (C/C) Future Land Use designations. The maximum density permitted is 25 dwelling units per acre. See Table 118.2.1.E. and F., RM-16 standards for townhome and multifamily residential dimensional requirements.

Permitted uses

- 1) Assisted living facility; nursing home; life care facilities.
- 2) Bed and breakfast.
- 3) Day care center (adult or child), Preschool.
- 4) Park; recreation field, beaches.
- 5) Police, fire, EMS substation.
- 6) Residential, multifamily (See 118.3.3.A.3).
- 7) Residential, townhouse (See 118.3.3.A.1).
- 8) Student dormitory, fraternity, sorority.
- 9) Water management structures, wells, reservoirs.

Conditional uses

- 10) Art studio, gallery (See 118.3.3.C.3).
- 11) Boarding facility, youth hostel.
- 12) Commercial wireless telecommunication facility (See 118.3.10).
- 13) Convenience store without gas pumps.
- 14) Golf course, tennis, country club, clubhouse.
- 15) Hotel, motel, inn, extended stay facility.
- 16) Manufactured home (See 118.3.3.A.4).
- 17) Museum, library, community center (public).
- 18) Religious institutions (See 118.3.3.B.1).

19) School, public or private (K—12).

B. Housing types.

1. Housing types. In order to allow for a variety of housing options in the city and to establish a common housing terminology, the following housing types are established.



Single-Family Detached. A building containing one dwelling unit located on a single lot with private yards on all four sides.

Zero Lot Line. A building containing one dwelling unit located on a single lot with private yards on three sides, and the building located on or very near the remaining lot line.

Single-Family Attached. A building with two attached dwelling units located on two lots that share a common wall along a lot line.

Two-Family. A building with two attached dwelling units located on a single lot or parcel (often called a duplex). The units may be located on separate floors or side-by-side.

Townhouse. A building with at least three attached dwelling units consolidated into a single structure. Each unit is separated by a common side wall. A townhouse is more than one story in height, however units are not vertically mixed. Each unit has its own external entrance.

Multifamily. A building or buildings consisting of three or more dwelling units located on a single lot or site. Dwelling units within a multifamily building may be situated either wholly or partially over or under other dwelling units. The building often shares a common entrance.

2. Building envelope standards. The building envelope standards for buildings in the residential districts are as follows. The cross-reference shown in the right hand column of the table lists additional standards that must be followed.

Residential zoning district dimensional requirements. The cross-reference shown in the right-hand column of the tables lists additional standards that must be followed. All footnotes are located at the end of the tables.

Table 118.2.1.A. Single Family Detached Dwelling Dimensional Requirements

SINGLE FAMILY DETACHED	RS-E	RS-5	RS-6	RS-7	RS-D	RM-12	RM-16
Lot (min ft.)							
Area (sq. ft.)	32,000	8,000	7,000	5,000	5,000	5,000	5,000
Width	85	80	70	50	50	50	50
Yard Setbacks (min ft.)							
Front ²	20	20	20	20	20	20	20
Front-Facing Garage Door ¹	25	25	25	25	25	25	25
Side (interior)	10 ¹	10 ¹	10 ¹	7/10 ¹	7/10 ¹	7/10 ¹	7/10 ¹
Side (street)	see subsection 118.1.6.F.4.						
Rear	10	10	10	10	10	10	10
Waterfront	25	25	25	25	25	25	25
Bulk (max)							
Height (ft.)	35	35	35	35	35	35	35
Building Coverage	35%	35%	40%	40%	40%	45%	45%
Living Area (min sq. ft. per dwelling)	1,400	1,400	1,200	1,000	1,000	1,000	1,000

Table 118.2.1.B. Zero Lot Line Residential Dimensional Requirements (3 or more attached units)

ZERO LOT LINE	RS-E	RS-5	RS-6	RS-7	RS-D	RM-12	RM-16
Open Space (Common)		—	—	—	—	35%	35%
Project Area (Min. acres)			3	3	3	3	3
Lot (min ft.)							
Area (sq. ft.)		8,000	7,000	6,000	6,000	5,000	5,000
Width		80	70	60	60	50	50
Yard Setbacks (min ft.)							
Front		20	20	20	20	20	20
Front-Facing Garage Door ¹		25	25	25	25	25	25
Side (first interior)		14	14	14	14	14	14
Side (other interior)		0	0	0	0	0	0
Side (street)	see subsection 118.1.6.F.4.						
Rear		10	10	10	10	10	10
Waterfront		25	25	25	25	25	25
Bulk (max)							
Height (ft.)		35	35	35	35	35	35
Building Coverage		35%	40%	40%	40%	45%	45%
Living Area (min sq. ft. per dwelling)		1,400	1,200	800	800	800	800

Table 118.2.1.C. Single-Family Attached Dwelling Dimensional Standards

SINGLE-FAMILY ATTACHED	RS-E	RS-5	RS-6	RS-7	RS-D	RM-12	RM-16
Open Space (Common)			—	—	—	35%	35%
Project Area (minimum acres)			3	3	3	3	3
Lot (min ft.)							
Area per Unit (sq. ft.)			2,000	2,000	2,000	2,000	2,000
Width			30	30	30	30	30
Yard Setbacks (min ft.)							
Front			20	20	20	20	20
Front-Facing Garage Door ¹			25	25	25	25	25
Side (first interior)			7	7	7	7	7
Side (other interior)			0	0	0	0	0
Side (street)	see subsection 118.1.6.F.4.						
Rear			10	10	10	10	10
Waterfront			25	25	25	25	25
Bulk (max)							
Height (ft.)			35	35	35	35	35
Building Coverage			50%	50%	50%	50%	50%
Living Area (min sq. ft. per dwelling)			1,200	800	800	800	800

Table 118.2.1.D. Two-Family Residential Dimensional Standards (Duplex)

TWO-FAMILY (DUPLEX)	RS-E	RS-5	RS-6	RS-7	RS-D	RM-12	RM-16
Lot (min ft.)							
Area (sq. ft.)					5,000	2,500	2,500
Open Space (Common)					—	35%	35%
Width					100	100	100
Area per Building (sq. ft.)					10,000	10,000	10,000
Yard Setbacks (min ft.)							
Front					20	20	20
Front-Facing Garage Door ¹					25	25	25
Side (interior)					7	7	7
Side (street)	see subsection 118.1.6.F.4.						
Rear					10	10	10
Waterfront					25	25	25
Bulk (max)							
Height (ft.)					35	35	35

Building Coverage					45%	45%	45%
Living Area (min sq. ft. per dwelling)					800	800	800

Table 118.2.1.E. Townhouse Dimensional Standards

TOWNHOUSE	RS-E	RS-5	RS-6	RS-7	RS-D	RM-12	RM-16	RM-25
Project Area (minimum acres)					3	3	3	1
Open Space (Common)					35%	35%	35%	35%
Lot (min ft.)								
Width					15	15	15	15
Area per Unit (sq. ft.)					1,350	1,350	1,350	1,350
Yard Setbacks (min ft.)								
Front, Principal Building					15	15	15	15
Front-Facing Garage Door ¹					25	25	25	25
Side (interior)					5/0	5/0	5/0	5/0
Side (street)	see subsection 118.1.6.F.4.							
Rear					10	10	10	10
Waterfront					25	25	25	25
Bulk (max)								
Height (ft.)					35	45	45	45
Building Coverage					70%	70%	70%	70%
Living Area (min sq. ft. per dwelling)			800	800	800	800	800	800

Table 118.2.1.F. Multifamily Residential Dimensional Standards

MULTIFAMILY	RS-E	RS-5	RS-6	RS-7	RS-D	RM-12	RM-16	RM-25
Density (max units/acre)								
Permitted by-right						12	16	25
Permitted by conditional use						12+	16+	25+
Site (min)								
Area (acres)						—	—	-
Open Space (Common)						35%	35%	35%
Width						50	50	50
Depth						100	100	100
Lot (min ft.)								
Yard Setbacks (min ft.)								

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Front, Principal Building						15	15	15
Front-Facing Garage Door						25	25	25
Side (interior)						7	7	7
Side (street)						see subsection 118.1.6.F.4.		
Rear						10	10	10
Waterfront						25	25	25
Bulk (max)								
Height (ft.)						45	70' or 5 stories ²	70' or 5 stories ²
Building Coverage						45%	45%	45%
Living Area (min sq. ft. per dwelling) Studio/One Bedroom						500/650	500/650	500/650

¹ Single-family detached homes built between 2004 and December 6, 2021, constructed with a seven-foot side yard setback, shall be considered conforming for the purposes of this code. If the structure is replaced, any new structure shall comply with the code in existence at that time. New single-family homes in the RS-7, RS-D, RM-12, and RM-16 districts built on lots less than 60 feet in width may have a side (interior) yard setback of seven (7) feet.

² 70 feet or five stories subject to the underlying setbacks, or no height limit, except that height of structures cannot exceed twice the least proposed yard setback. The option for height limit must be determined at the time of site work permits.

C. Administrative Setback Reductions in Residential Districts.

1. Garage setbacks. Attached residential garages have a typical minimum front setback of 25 feet where the doors face the right-of-way. Administrative reductions may be granted for street setbacks to garages in the following cases:

- a. Where a minimum distance of 23 feet is provided to the property line to the garage door for front loading garages.
- b. For single-family detached dwellings with secondary front setbacks on corner lots in all residential zoning districts other than Estate (RS-E), street setbacks may be administratively reduced to 15 feet. For the purposes of this subsection, the secondary front setback is defined as the frontage that does not provide driveway, or vehicular access, to the dwelling unit.

2. Side-yard setbacks may be administratively reduced to five feet for single-family detached, single-family attached, and two-family housing types in RS-7, RS-D, RM-12 and RM-16. This administrative reduction shall apply only to new developments that will be maintained under the control of a homeowner's association and where all of the following conditions are met, as demonstrated on the site work permit plans submitted for the development:

- a. Gutters and roof structures must be installed so as to reduce direct discharge to the side yard swales.
- b. No service equipment is permitted in the side yard between dwellings. This includes, but is not limited to air conditioning systems, water softeners, pumps, pool equipment and generators.
- c. Fences, walkways and similar hardscape features must be designed to not obstruct/impede the flow of water within swales or other drainage conveyance.

- d. Maximum lot coverage may not exceed 55%.
- e. Prior to any construction on the lot, proper erosion and sedimentation controls must be installed.
- f. A maintenance entity shall be designated to provide perpetual maintenance to all drainage and access easements.

D.Serena Park Lots. Lots platted in Serena Park (Plat Book 7, Page 27) in blocks Q, R, S and T, (See Exhibit Map B-6) shall be a legal nonconforming single-family lot which permits a detached unit in accordance with Action 1.5.1 of the Future Land Use Element of the City of Fort Myers Comprehensive Plan: Single-family residential uses or single-family platted lots existing as of October 26, 2010, shall be vested and considered a legal non-conforming use.

1. The following special development regulations shall apply for residential usage in blocks C, E, F, G, I, J, K, M, N, O, P, Q, R, S, and T of the Serena Park Plat:

Lot dimensions:

Minimum width: 40 feet

Minimum depth: 100 feet

Minimum area: 5,000 square feet

Yard setbacks:

Front (with garage): 20 feet

Front (without garage): 15 feet

Side (interior): 5 feet

Side (street): 5 feet

Rear (principal): 10 feet

Rear (accessory): 5 feet

Waterfront: 25 feet

Bulk standards:

Maximum height (residential use): 35 feet

Maximum height (commercial use): CG standards

Maximum lot coverage: 65%

Table 118.2.1.G. All Other Permitted Uses Dimensional Standards

ALL OTHER PERMITTED USES	RS-E	All other Residential Districts
Lot (min ft.)		
Area (sq. ft.)	32,000	10,000
Width	100	100
Area per Building		
Yard Setbacks (min ft.)		
Front, Principal Building	20	20
Front-Facing Garage Door	25	25
Side (interior)	7	7
Side (street)	See Subsection 118.1.6.F.4.	

Rear	10	10
Waterfront	25	25
Bulk (max)		
Height (ft.)	35	35
Building Coverage	35	35

(Ord. No. 3422, § 4, 1-14-2008; Ord. No. 3473, § 2, 6-16-2008; Ord. No. 3568, § 1, 11-15-2010; Ord. No. 3594, § 1, 1-17-2012; Ord. No. 3841(Exh. A), § 1, 10-1-2018; Ord. No. 3883, § 1(Exh. A), 1-6-2020; Ord. No. 3890, § 1(Exh. A), 1-21-2020; Ord. No. 3918, § 2, 12-6-2021; Ord. No. 3975, § 1, 8-21-2023; Ord. No. 4000, § 1, 12-4-2023; Ord. No. 4053, § 1, 7-21-2025)