

**BASIC REQUIREMENTS FOR CONSTRUCTING
A DWELLING IN CAPE CORAL**

Minimum Land Area 10,000 Square Feet

Minimum Living Area

R1B & RD 1,100 Square Feet (1,400 Square Feet when across the street from salt water), not including garage, screened porches, storage areas, etc.

R1BW & RDW 1,400 Square Feet on canal/lake front or on a golf course or 1,800 Square Feet on river front (not including garage, screened porches, storage areas, etc)

	<u>R1B</u>	<u>RD</u>
Front Setback*	25 Ft. Minimum	25 Ft. Minimum
Side Setback*	7.5 Ft. Minimum	7.5 Ft. Minimum
Corner Setback*	10 Ft. Minimum	10 Ft. Minimum
Rear Setback (Structure)*	20 Ft. Minimum	20 Ft. Minimum
Rear Setback (Pool/Cage)*	10 Ft. Minimum	10 Ft. Minimum
Building Height	30 Ft. Maximum	30 Ft. Maximum

A garage is required: 14' x 20' depth minimum.

*All setbacks are measured from the true property line to the structure. The structure or any part of, may not protrude, project or encroach into the 6-foot utility easement.

A seawall is required to be constructed prior to issuance of the Certificate of Occupancy for all property located on salt water canals. An alternative seawall may be chosen for property located on fresh water canals.

All construction must conform to the applicable specifications in the Standard Building Code, the Standard Plumbing Code and the National Electrical Code.

For all property located on septic, please contact the Health Department at (239) 458-7025.

All single-family, or duplex dwellings located on parkways, boulevards, and other specified roadways are required to have a circular or hammerhead driveways. (Engineering Design Standards, Ord. No. 103-2001, Approved 5/6/2002)