



City of Cape Coral

Residential Permit Guidelines

Tiki Hut / Chickee Hut

*Certified/Sealed plans for thatched roof construction.

CGC, CBC, RC or Native American tribe member licensed contractor may apply for this permit.

- Miscellaneous application.
- Two (2) copies of certified engineering drawings
- Two (2) copies of site plan
- Owner/Builder Affidavit (if homeowner).
- NOC if value is \$2500 or greater.

Description:

- Size and location of Tiki Hut (i.e. 10x10 on dock or land)

Route to: OFFICE USE ONLY

Building

Zoning

Species (if Owl, Eagle, Gopher Tortoise or Scrub Jay)

Processing: OFFICE USE ONLY

- Type: Tiki Huts
- Subtype: Residential

Inspections:

- Notice of Commencement (NOC) 10
- Foundation (002) n/a on docks 10
- Frame Rough (007) 20 *view of the roofing members connections
- Miscellaneous Final (070) 30

Fees:

- Tiki Huts/Chiki Huts \$200.00
- Surcharge NO

Expiration:

- Six (6) months

Limitations:

The following can be found in the LUDR, Section 3.1.2.3:

- Definitions
 - Sun Shelter: A Thatched roof without side walls.
 - Thatched Roof: A roof constructed of palm fronds in an open web type of construction. The palm fronds are attached in such a manner that they are sacrificed in winds exceeding 70 mph



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- If new pilings are being installed for the Tiki Hut / Chickee Hut, a separate marine improvement application will be required for the pilings.
- Tiki Hut / Chickee Hut must be at least 7.5 feet from the side (10 feet corner side) and 6 feet from rear property lines.
 - Except on waterfront lots where Tiki Hut / Chickee Huts are permitted to be constructed on docks.
- Tiki Hut / Chickee Hut shall not exceed 150 sq feet (including overhangs) or if constructed on a dock the area of the dock whichever is less.
- Height of a Tiki Hut / Chickee Hut shall not exceed 14 feet (measured from the patio, dock or land on which it is constructed. This measurement will be from the lowest point of the grade under the Tiki Hut / Chickee Hut)
- The minimum height of the palm fronds is 6 feet.
- Tiki Hut / Chickee Hut shall be supported by either
 - one central pole 10" or less; or
 - a maximum of eight (8) poles
- A roof constructed of palm fronds in an open web type of construction. The palm fronds are attached in such a manner that they are sacrificed in winds exceeding 70 mph
- No Tiki Hut / Chickee Hut shall extend beyond the limits of any dock or seawall
- Tiki Hut / Chickee Huts are allowed only in residential zones
- A Tiki Hut / Chickee Hut to which palm fronds are attached so as **not** to be sacrificed in winds exceeding 70 mph is hereby declared to be a danger to the health and safety of the citizens and is prohibited.