BASIC REQUIREMENTS FOR CONSTRUCTING  
A DWELLING IN CAPE CORAL

Minimum Land Area  
10,000 Square Feet

Minimum Living Area  

<table>
<thead>
<tr>
<th>Zone</th>
<th>Minimum Living Area</th>
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<tbody>
<tr>
<td>R1B &amp; RD</td>
<td>1,100 Square Feet (1,400 Square Feet when across the street from salt water), not including garage, screened porches, storage areas, etc.</td>
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<tr>
<td>R1BW &amp; RDW</td>
<td>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)</td>
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</tbody>
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Front Setback*  
25 Ft. Minimum

Side Setback*  
7.5 Ft. Minimum

Corner Setback*  
10 Ft. Minimum

Rear Setback (Structure)*  
20 Ft. Minimum

Rear Setback (Pool/Cage)*  
10 Ft. Minimum

Building Height  
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.  