



City of Cape Coral Land Development Code Changes in South Cape

September 12, 2019

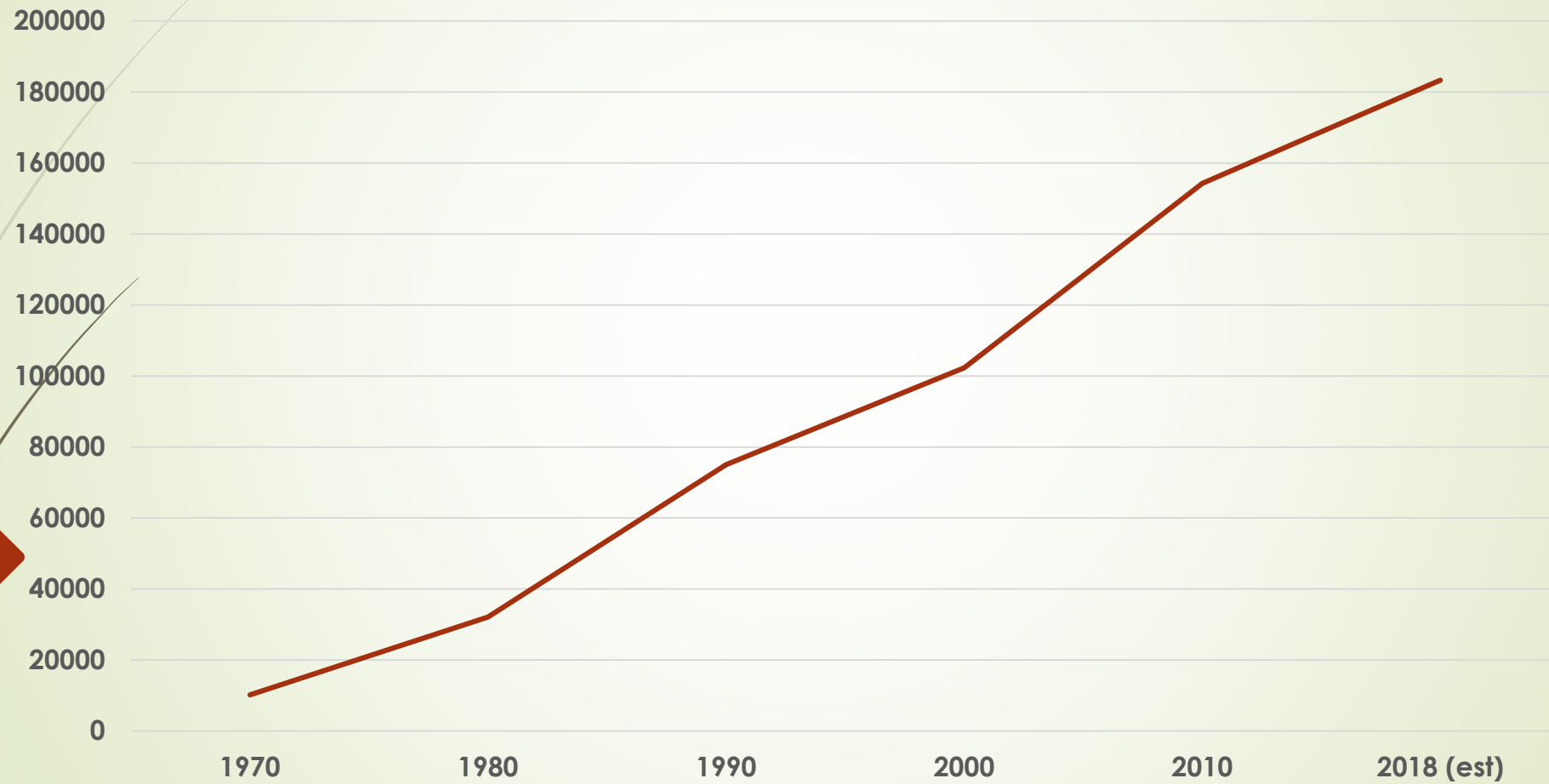


Outcomes

- 1. Streamline Development Process**
- 2. Encourage Development**
- 3. Clarify Regulations**
- 4. Shift in Community Values**

Cape Coral Population 1970-2018

(2019 Population 185,837)





Updating the Regulations City-wide

- **More use of graphics and tables**
- **Refine marine improvement regulations**
- **Nonconforming use and structure regulations – more flexibility for changes**
- **More approval processes are administrative**
- **Fewer Special Exceptions**

Updating Code Format

LUDR Lists of Uses

§ 2.7 Cape Coral - Land Use and Development Regulations

3. Automotive parking establishment;
4. Automotive parts store (see § 2.7.7.D11);
5. Banks and financial establishments - Groups I and II (see § 2.7.7.D11);
6. Bar or cocktail lounge (see § 2.7.7.D11);
7. Boat parts store;
8. Brewpub;

(Ord. 31-14, § 1, 10-31-2014)

9. Building materials sales - Group I (see § 2.7.7.D11);
10. Business offices - Groups I and II;
11. Carry-cut/delivery food service establishment (see § 2.7.7.D11);
12. Child care facility
13. Cleaning and maintenance services;
14. Clothing store, general;
15. Cube: fraternal and membership organization (see § 2.7.7.D11);
16. Contractors and builders - Groups I and II (see § 2.7.7.D11 for Group II);
17. Cultural facilities, private;
13. Daycare center, adult;
13. Department store (see § 2.7.7.D11);
23. Drug store (see § 2.7.7.D11);
21. Essential service;
22. Essential service facilities - Group I (see special regulations for communications [wireless] towers);

(Ord. 81-04, 6-2-2004; Ord. 69-10, 10-18-2010)

23. Essential service facilities - Group II - distribution electric substation only (see § 3.27);
24. Florist shop;
25. Flea market, indoor (see § 2.7.7.D11);
26. Food stores - Groups I and II (see § 2.7.7.D11);
27. Gatehouse (only within a planned development project);

(Ord. 40-03, 5-12-2003)

28. Government uses - Groups I and II;
29. Hardware store;
30. Health care facilities - Groups I, II, III and IV (see § 2.7.7.D11 for Groups III and IV);
31. Hobby, toy, game shops;
32. Hotel/motel and resort;

(Ord. 68-98, 11-30-1998)

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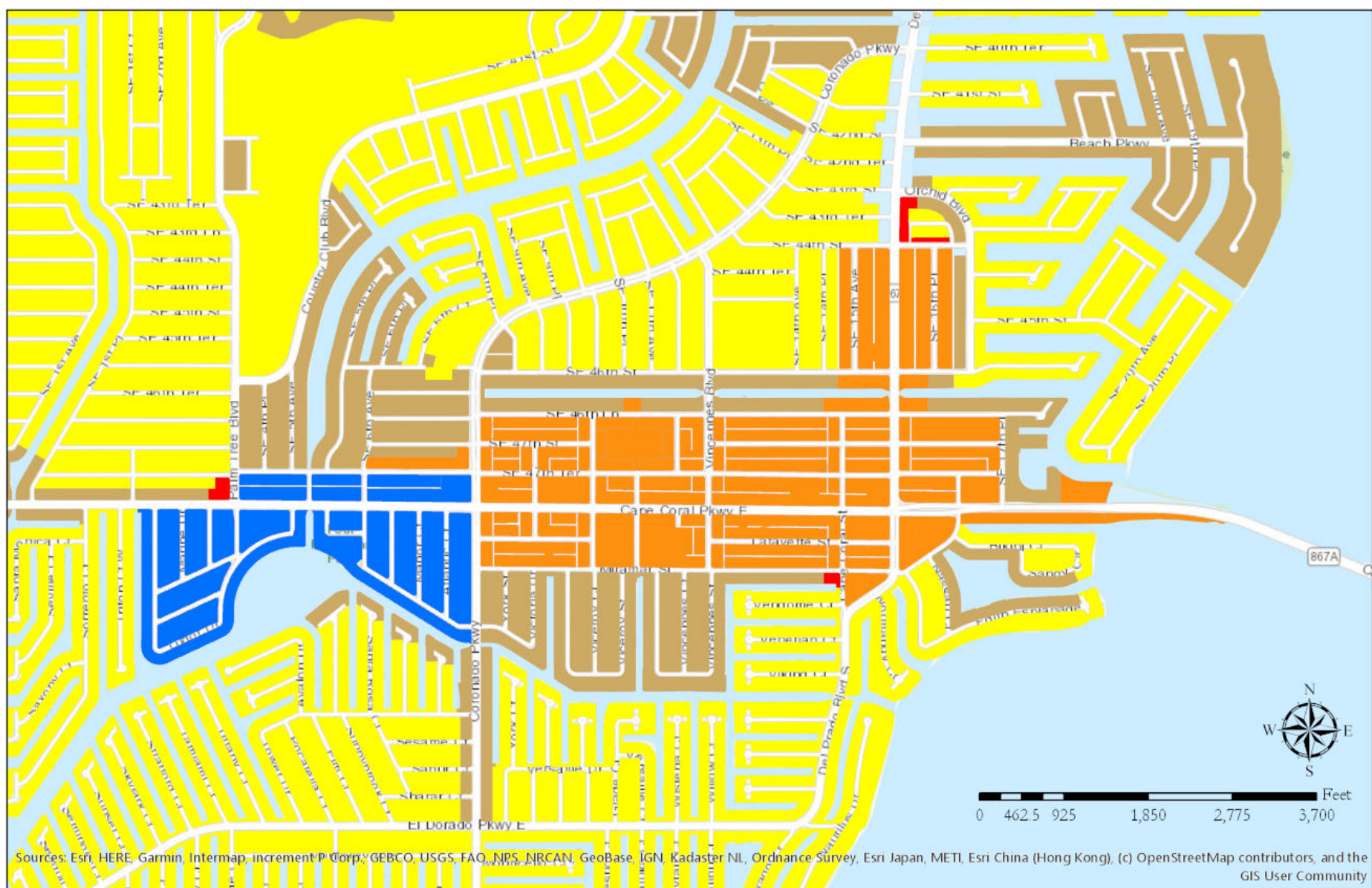
LDC Use Tables

Use Table
P= Permitted P*= Permitted with Standards CU= Conditional Use SE= Special Exception Empty= Not Permitted

Use Category	Use Type	Residential Districts						Non-Residential Districts					Mixed Use Districts							
		R1	RML	RMM	RE	A	P1	C	I	INST	PV	CC	NC	MX7	MXB	SC				
																PRI	SEC	LOC		
Commercial and Professional Services	Animal Kennel, Indoor					P		P									P	P		
	Animal Kennel, Outdoor					P														
	Day Care Facilities - Adult or Child			P		P		P	P			P		P			P	P		
	Banks and Finance - no drive thru							P				P					P	P		
	Banks and Finance w/ drive thru							P										P		
	Building and Construction w/o outdoor storage/display							P				P					P	P	P	
	Building and Construction w/ outdoor storage/display																			
	Landscaping Services w/o outdoor storage/display							P				P					P	P	P	
	Landscaping Services w/outdoor storage/display																			
	Self-Storage Facilities																			
	Personal Services											P		P			P	P	P	
	Pharmacy - no drive through											P		P			P	P	P	
	Pet Services											P					P	P	P	
	Pharmacy with drive through																		P	
	Professional Offices											P		P			P	P	P	
	Professional Services													P				P	P	
	Radio and TV Station										P			P				P	P	
	Repair Shops											P						P	P	
	Retail ≤30,000 sq. ft. per tenant								P				P	P				P	P	P
	Retail >30,000 sq. ft. per tenant								P				P	SE				SE	SE	SE

South Cape & Bimini

- **Downtown Cape Coral now has two distinct zoning districts: South Cape (SC) and Mixed Use Bimini (MXB)**
- **MXB - a new zoning district for Bimini Basin - Encourages more urban development, with higher densities and increased height**
- **Single-family and duplexes not permitted in SC or MXB**
- **Drive through businesses prohibited**



LEGEND

- C - Commercial
- MXB - Mixed--Use Bimini District
- P - Professional
- R1 - Single Family Residential
- RML - Residential Multi-Family Low
- SC - South Cape Downtown District

**SOUTH CAPE/ BIMINI BASIN
ZONING**

New Bimini Basin Zoning District (MXB)

- **Mixed Use District**
- **Maximum Height – 160' or 12 stories**
- **Maximum Density – 125 units/acre**
- **Land in Bimini Basin district is privately owned (except Four Freedoms Park) – no specific development plans at this time.**

What is New and Different for South Cape?

- **Increased Height – 120' or 10 stories**
- **Increased Density – 125 units/acre**
- **Outdoor Dining allowed on the pavers**
- **Colonnades may project into the right-of-way (over the sidewalk)**
- **Refinement of Architectural Standards**
- **New Use Tables with broader categories**

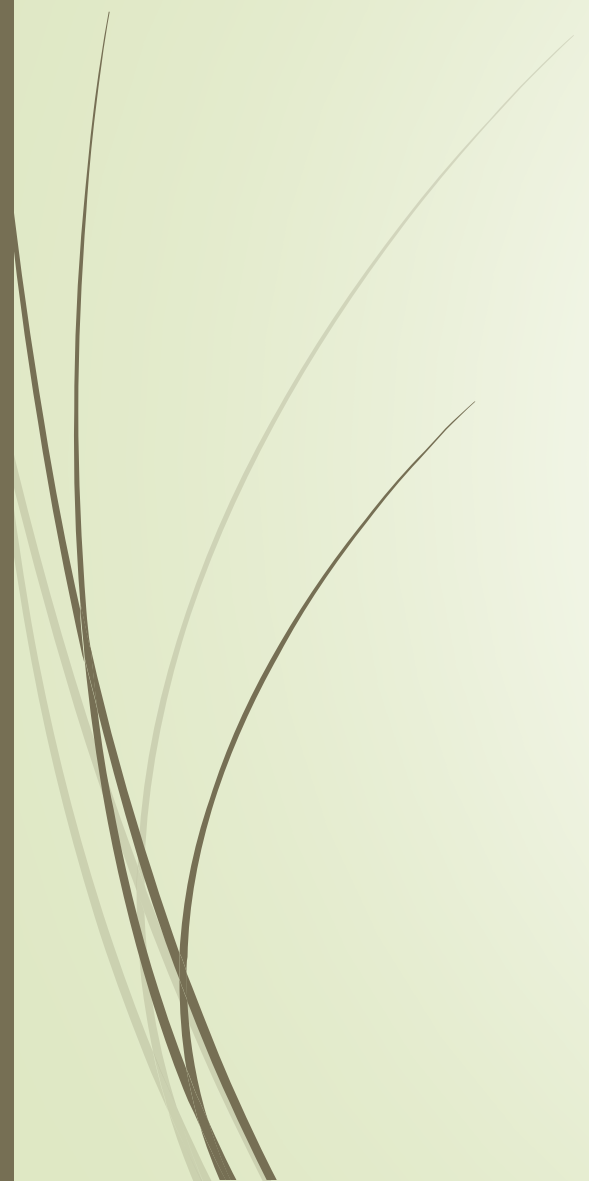


South Cape & Bimini

- **Outdoor dining now allowed on the pavers in front of existing restaurants**
- **Colonnades and balconies may project over the sidewalk**
- **Outdoor display of merchandise allowed with City Council approval and notice**
- **Food truck regulations pulled for future consideration**
- **CCPD working on updating the City noise ordinance**

Outdoor Dining

- Permitted for restaurants, bars, hotels, fraternal groups
- Permitted on public rights-of-way (e.g., on the pavers) in front of existing businesses
- Clear pedestrian access must be maintained
- Cannot interfere with traffic sight distance
- Review by Fire and Public Works for safety
- Must be moved for special events, storm events, as required
- Regular cleaning by operators required



Q and A