

NORTH FORT MYERS COMMUNITY PLAN

Land Development Code



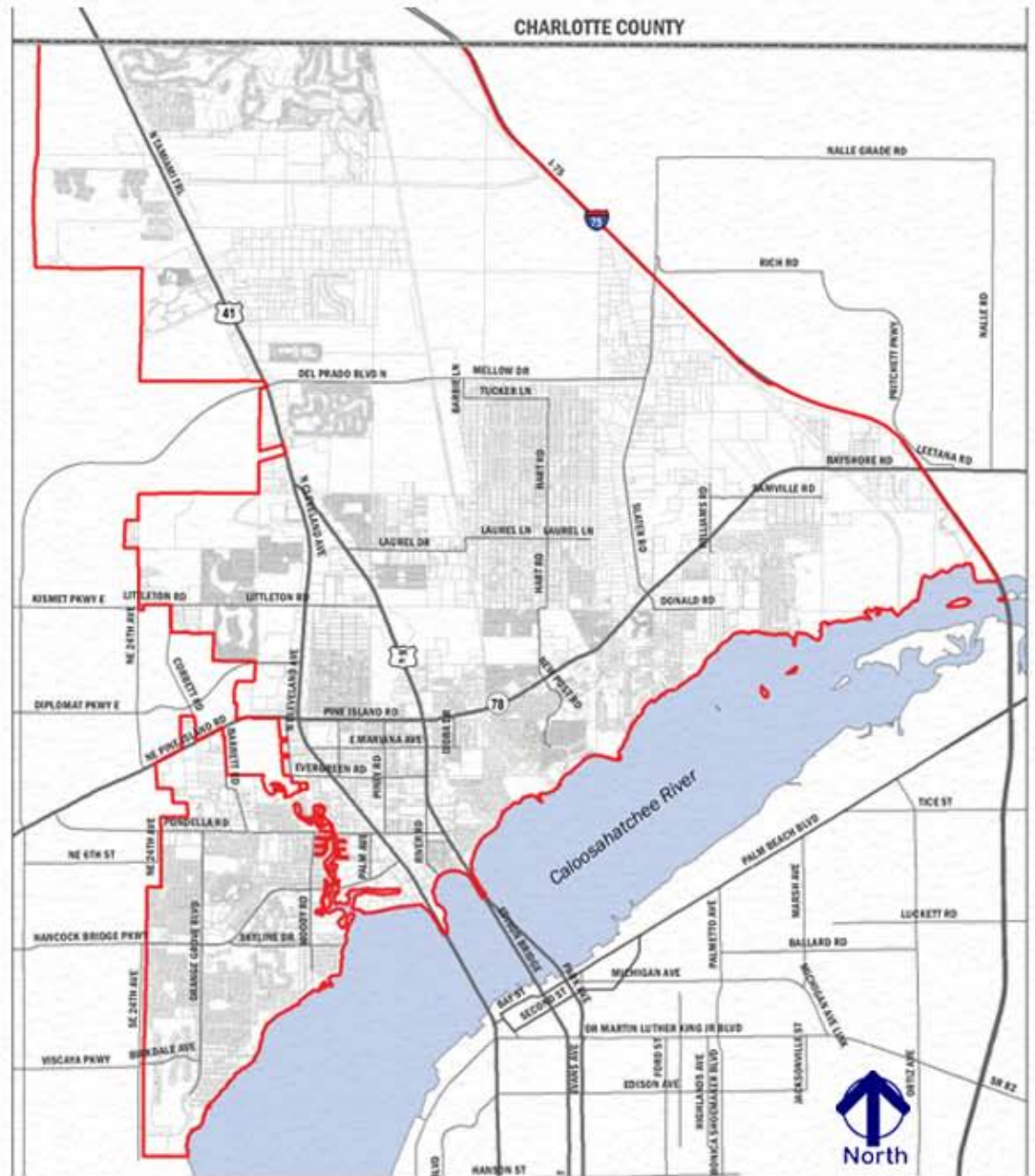
LaRue Planning
& Management Services, Inc.

1375 Jackson Street, Suite 206
Fort Myers, Florida

Introduction

- A. Community Wide Regulations
- B. Neighborhood Center Regulations
- C. Commercial Corridor Regulations

COMMUNITY PLANNING AREA



Overview


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Community Wide Regulations

- A. Community Review
- B. Deviations and Variances
- C. Definitions
- D. Buffers
- E. Accessory Apartments
- F. Interconnections
- G. Special Exceptions
- H. Riverwalk Easement










North Fort Myers Area Zoning, Neighborhood Centers and Commercial Corridors

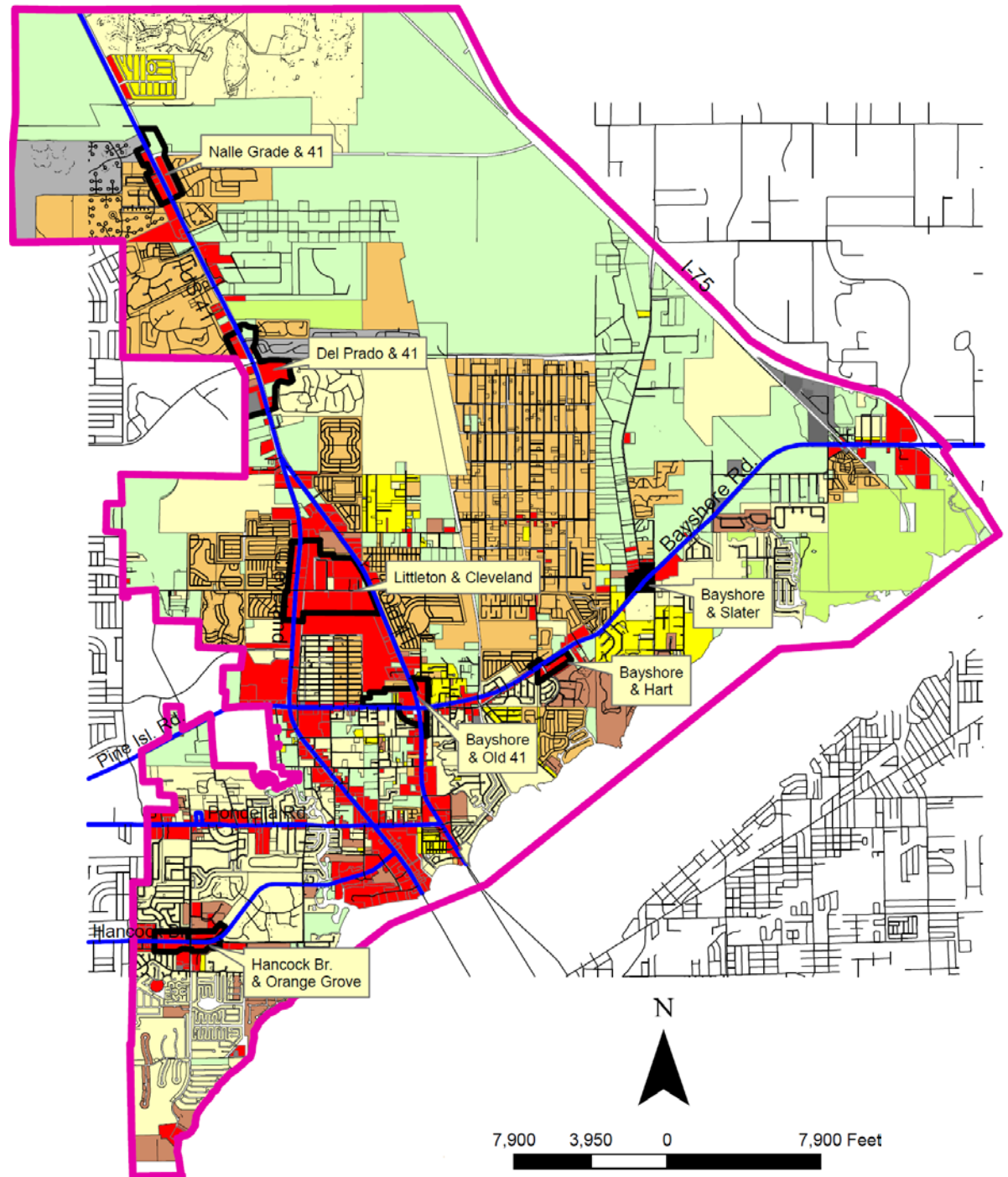
Legend

 NFM Community

 Commercial Corridor

ZONING

-  Agriculture
-  Environmentally Critical
-  Single-Family
-  MH & RV
-  Duplex/Two-Family
-  Multi-Family
-  PUD
-  Commercial
-  Industrial



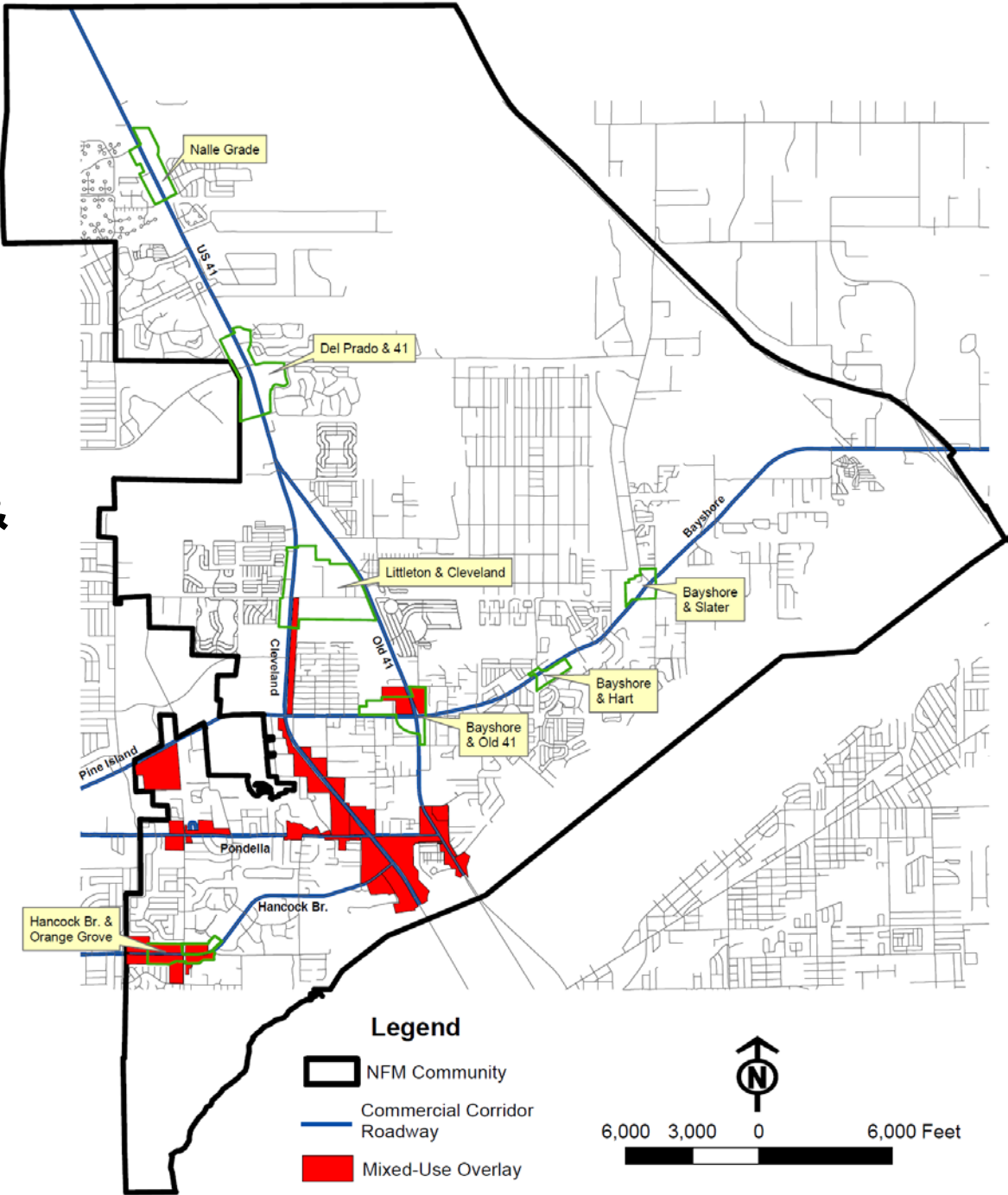
Neighborhood Center Highlights

- Implementation under Chapter 32 with special regulations under Sec. 32-245 – 32-251
- All property development and use regulations fall under one transect: the “Center Transect”
- Broad list of allowable uses
- Some inappropriate uses not allowed

Neighborhood Center Highlights

- Limitations on bars and cocktail lounges
- Publicly accessible open space required
- Incentives provided to encourage increased open space, public parking and mixed use development
- Urban design guidelines provided
- Riverwalk easement

North Fort Myers Area M-U Zoning Overlay, Neighborhood Centers & Commercial Corridors



Commercial Corridors

Applies to all commercially zoned properties with frontage on, or contiguous to and developed in conjunction with properties with frontage on, the Commercial Corridor roadways.

Commercial Corridor Roadways

1. U.S. 41/Cleveland Ave
2. Old 41/Tamiami Trail
3. Pine Island/Bayshore Road
4. Hancock Bridge Parkway
5. Pondella Road

Commercial Corridor Highlights

- Setbacks
- Publicly Accessible Open Space
- Special Parking and Internal Circulation
- Shared and Reduced Parking
- Urban Design and Architectural Standards

Commercial Corridor Highlights

- Landscaping and Buffering
- Pedestrian Walkways/Linkages
- Incentives
- Broad Range of Allowable Uses
- Sign Regulations



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