



New accessory buildings	34-1231 et seq.	P	P	P	P	P	P	P	—	P	P	P	P	P	P	P	P	—
New:																		
Helistop	34-1231 et seq.	SE	SE	SE	SE	SE	SE	SE	—	SE	SE	SE	SE	SE	SE	SE	SE	SE
Amateur radio antennas and satellite earth stations when accessory to an existing principal use	34-1175	Refer to 34-1175 for regulations.																
Animals:																		
Clinic	34-1321 et seq.	—	P	P	P	—	—	—	—	P	P	—	—	—	—	—	P	—
Keeping and breeding of Class I or Class II(df)	34-1291 et seq.	—	SE	SE	SE	—	—	—	—	—	—	—	—	—	SE	—	—	—

Kennel	34-1321 et seq.	—	—	P (3)	—	—	—	—	—	P (3)	—	—	—	—	P	—	—
Control center (including Humane Society)		P	P	P	P	—	—	—	—	P	P	SE	—	—	—	P	—
Assisted living facility	Note (9), (29), 34-1411 et seq.	—	P	P	—	—	—	P	—	—	—	—	—	P(13)	—	—	—
ATM (automatic teller machine)		P	P	P	P	P	P	P(16)	P	P	P	SE	—	P	P	—	—
Auto parts store	34-1351, 34-1353	P	P	P	P	—	P	P	P	P	—	—	—	—	—	—	—
Automobile repair and service (34-622(c)(2)):																	
Group I	34-1351, 34-1353	—	P	P	P	—	—	—	P	P	—	—	—	—	—	P	—

Group II	34-1351, 34-1353	—	—	P	P	—	—	—	—	P	—	—	—	—	—	P	—
Automobile service station	Note (34), 34-1351, 34-1353	—	P	P	P	—	P	—	P	P	—	—	P	SE	P	P	—
Bait and tackle shop	Note (33)	P	P	P	P	P	P	P	P	P	—	SE (5)	—	P	P	—	—
Banks and financial establishments (34-622(c)(3)):																	
Group I		P	P	P	P	—	P	P(16)	P	P	P	P(16)	—	P	—	—	—
Group II		—	P	P	P	—	—	—	P	P	P	P(16)	—	—	—	—	—
	Special Notes or Regulations	C-1A	C-1	C-2	C-2A	CN-1	CN-2	CN-3 (21, 23)	CC	CG	CS-1	CS-2	CH	CT	CR	C I	C P
Bar or cocktail lounge	34-1201 et seq. 34-1261 et seq.	—	AA/SE	AA/SE	AA/SE	—	—	—	AA/SE	AA/SE	—	—	AA/SE (6)	AA/SE	AA/SE	—	—

Bed and breakfast (df)	Note (25), 34-1494	—	P	P	P	—	—	—	—	—	—	SE	—	P	—	—	—
Boarding house	Note (25)	—	P	P	P	—	—	—	—	—	—	SE	—	P	—	—	—
Boats:																	
Boat parts store		P	P	P	P	—	P	P(2, 4)	P	P	—	—	—	—	—	—	—
Boat ramp		EO/SE	EO/SE	P	P	—	—	—	P	P	—	—	—	P	P	—	—
Boat rental		P	P	P	P	—	P	—	P	EO	—	—	P	P(7)	—	—	—
Boat repair and service	34-1352, 34-3001 et seq.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Boat sales		—	P	P	P	—	—	—	—	P	—	—	—	—	—	—	—
Boat storage, dry, not exceeding 18 feet above grade	Note (32)	—	P	P	P	—	—	—	—	P	—	—	—	—	—	—	—
Boat storage, dry, exceeding	Note (32)	—	SE	SE	SE	—	—	—	—	SE	—	—	—	—	—	—	—

g 18 feet above grade																		
Broadcast studio, commercial radio and television	34-1441 et seq.	—	—	P	P	—	—	—	P	P	—	—	—	—	—	—	—	—
Building materials sales (34-622(c)(4))		—	—	P	P	—	—	—	—	P	—	—	—	—	—	—	P	—
Business services (34-622(c)(5)):																		
Group I		P	P	P	P	P	P	P	P	P	P	P	P (8)	—	P	P	P	—
Group II	Note (34), 34-1352	—	P	P	P	—	—	SE	—	P	—	—	—	—	—	—	P	—
Bus station/depot	34-1381 et seq.	—	—	P	P	—	—	—	SE	P	—	—	P	—	—	—	P	—
Caretaker's residence	Note (30)	—	P	P	SE	P	P	P	P	P	—	—	—	—	—	P	—	—
Car wash	34-1353	—	P	P	P	—	—	—	P	P	—	—	P	—	—	—	—	—



Commercial use of beachfront seaward of the water body setback line	34-3151	SE (7)	SE (7)	SE (7)	SE (7)	—	—	—	SE (7)	SE (7)	—	—	—	SE (7)	—	—	—	
Communication facility, wireless	34-1441 et seq.	Refer to 34-1441 et seq. for regulations.																
Community residential home	Note (29)	P	P	P	P	—	—	P	—	—	—	—	—	—	—	—	—	
Consumption on premises	34-1261 et seq., Note (33)	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE (22)	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE	AA/SE	—	—
Contractors and builders (34-622(c)(9)):																		
Group I		P	P	P	P	—	—	P	P	P	—	—	—	—	—	—	—	
Group II		—	P	P	P	—	—	—	P	P	—	—	—	—	—	—	—	
Group III		—	—	—	—	—	—	—	—	P	—	—	—	—	—	—	—	
Convenience food and	34-1353	P(19)	P(19)	P(19)	P(19)	—	SE(19)	—	P	P	—	—	P	SE(19)	P	P	—	



beverage store																	
Cultural facilities (34-622(c)(10))		—	P	P	P	—	—	—	—	—	—	—	—	P	—	—	—
Day care center, adult, child	Notes (25) & (36)	P	P	P	P	P	P	P	P	P	—	—	—	P	P	—	—
Department store		P	P	P	P	—	—	—	P	P	—	—	—	—	—	—	—
Dormitory	Note (25)	—	—	—	—	—	—	—	—	—	—	—	—	P	—	—	—
Drive-through facility for any permitted use		P	P	P	P	—	SE	—	P	P	SE	SE	P	P	P	P	—
Drugstore, pharmacy		P	P	P	P	—	P	P	P	P	—	—	—	—	P	—	—
Dwelling unit:																	
Duplex	34-3107, 34-3108, Note (25)	P	P	P	P	—	—	—	—	—	—	P	—	—	—	—	—



Essential service facilities:	34-622(c)(13)																	
Group I	34-1611 et seq., 34-1741 et seq.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Group II	34-1611 et seq., 34-1741 et seq., 34-2141 et seq.	EO	—	—	—	—	—	—	EO	—	—	—	—	—	—	—	—	—
Excavation :																		
Water retention	34-1651 et seq.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Oil or gas		SE	SE	SE	SE	SE	SE	—	SE	SE	SE	—	SE	SE	SE	SE	SE	—
Farm equipment , sales, storage, rental or service		—	—	—	—	—	—	—	—	P	—	—	—	—	P	—	—	—
Feed or fertilizer,		—	—	—	—	—	—	—	—	—	—	—	—	—	P	—	—	—



Funeral home or mortuary:																		
No cremation		P	P	P	P	—	—	—	P	P	P	SE	—	—	—	—	—	—
With cremation		SE	SE	SE	SE	—	—	—	SE	P	P	SE	—	—	—	—	—	
Gasoline dispensing system, special		—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	P	—
Hardware store		P	P	P	P	P	P	P	P	P	—	—	—	—	—	P	—	—
Health care facility (34-622(c)(20)) :																		
Group I (less than 50 beds)	Note (9) & (25)	—	—	—	—	—	—	—	—	—	P (13)	SE (13)	—	—	—	—	—	
Group II (less than 50 beds)	Note (9) & (25)	—	—	—	—	—	—	—	—	—	P (13)	SE (13)	—	—	—	—	—	
Group III		P	P	P	P	—	P	P	P	P	P	SE(13)	—	—	P	—	—	



622(c)(22)) :																	
Group I		P	P	P	P	—	—	P	P	P	—	—	—	—	—	—	—
Group II		P	P	P	P	—	—	P	P	P	—	—	—	—	—	—	—
Group III		—	—	—	—	—	—	—	—	P	—	—	—	—	—	—	—
Impound yard		—	EO	EO	—	—	—	—	EO	EO	—	—	—	—	—	—	—
Insurance companies (34-622(c)(23))		P	P	P	P	—	—	—	—	—	P	—	—	—	—	—	—
Laundromat		P	P	P	P	P	P	P	P	P	—	SE (5)	—	P	P	—	—
Laundry or dry cleaning (34-622(c)(24)) :																	
Group I		P	P	P	P	—	P	P	P	P	—	—	—	P	P	—	—
Group II		—	—	P	—	—	—	—	—	—	—	—	—	—	—	—	—
Lawn and garden supply store	34-2081	P	P	P	P	—	—	—	P	P	—	—	—	—	P	—	—
Library	Note (25)	P	P	P	P	—	P	P	P	P	—	—	P	P	—	—	—
Maintenance facility		P	P	P	P	—	—	—	—	P	P	SE	—	—	—	P	—







)), group II																		
Marina	34-1862	EO	EO	EO	EO	—	—	—	—	EO	—	—	—	EO	—	—	—	
Marina, ancillary uses		EO	EO	EO	EO	—	—	—	—	EO	—	—	—	EO	—	—	—	
Mass transit depot or maintenance facility (government-operated)		P	P	P	P	—	—	—	—	P	P	SE	—	—	—	P	—	
Medical office		P	P	P	P	—	P	P	P	P	P	P	—	P	P	—	—	
Mobile home dealers	34-1352	—	—	P	—	—	—	—	—	SE	—	—	—	—	—	—	—	
Model:																		
Home	34-1951 et seq.	P	P	P	P	—	—	—	—	—	—	—	—	SE	—	—	—	
Unit	34-1951 et seq.	P	P	P	P	—	—	—	—	—	—	—	—	SE	—	—	—	
Display center	34-1951 et seq.	—	P	P	P	—	—	—	P	P	—	—	—	SE	—	—	—	

Multislip docking facility		—	P	P	P	—	—	—	—	—	—	—	—	—	P	—	—	—
Nightclubs	34-1201 et seq. 34-1261 et seq.	—	AA/SE	AA/SE	AA/SE	—	—	—	AA/SE	AA/SE	—	—	AA/S E(6)	AA/SE	AA/SE	—	—	—
Nonstore retailers (34-622(c)(30)), all groups		P	P	P	P	—	—	—	P	—	—	—	—	—	—	—	—	—
Package store	34-1261 et seq.	P	P	P	P	P	P	P	P	P	—	—	—	P	P	—	—	—
Paint, glass and wallpaper		P	P	P	P	—	—	P	P	P	—	—	—	—	—	—	—	—
Parks (34-622(c)(32))																		
Group I		P	P	P	P	—	—	—	P	P	—	—	—	P	—	—	—	—
Group II		SE	SE	P	P	—	—	—	—	P	—	—	—	P	—	—	—	—
Parking lot:																		
Accessory		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Commercial		—	SE	SE	SE	—	—	—	SE	SE	—	—	—	—	—	—	—	—



Plant nursery	34-2081	P	P	P	P	—	—	—	—	P	—	—	—	—	P	—	—
Post office		P	P	P	P	—	—	—	—	P	P	SE	—	—	—	P	—
Printing and publishing (34-622(c)(36))		—	—	P	—	—	—	—	—	EO	—	—	—	—	—	—	—
Processing and warehousing		—	—	P	—	—	—	—	—	—	—	—	—	—	—	—	—
Produce stand	34-1713	—	—	—	—	—	—	—	—	—	—	—	—	—	P	—	—
Recreation, facilities:																	
Commercial (34-622(c)(38))																	
Group I		P	P	P	P	—	—	P	P	P	—	—	—	P	—	—	—
Group III	Note(20)	—	P/S E	P/S E	P/S E	—	—	—	—	—	—	—	—	P/S E	—	—	—
Group IV	Note(20)	P	—	—	—	—	—	—	P/S E	P/S E	—	—	—	P/S E	—	—	—
Personal		P	P	P	P	P	P	P	—	—	—	—	—	—	—	—	—
Private:																	
On-site		P	P	P	P	—	—	—	P	—	—	—	—	P	—	—	—



	3001 et seq.																	
Repair shops (34- 622(c)(40)) :																		
Group I		P	P	P	P	P	P	P	P	P	—	—	—	P	P	P	—	
Group II		P	P	P	P	—	—	P	P	P	—	—	—	—	P	P	—	
Group III		—	—	P	P	—	—	—	—	P	—	—	—	—	—	P	—	
Group IV		—	—	P	—	—	—	—	—	P	—	—	—	—	P	P	—	
Group V		—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Research and developm ent laboratori es (34- 622(c)(41)) :																		
Group II		P	P	P	—	—	—	—	P	P	P	SE	—	—	—	—	—	
Group IV		—	—	P	—	—	—	—	—	—	—	—	—	—	—	—	—	
Residential accessory uses (34- 622(c)(42))	Note (27)	P	P	P	P	P	P	P	—	P	P	P	—	P	—	—	—	
Restaurant , fast food	34- 1353	—	P	P	P	—	—	—	P	P	—	—	P	P	SE	—	—	





e with chapter 30																		
Social services, group I	34-622(c)(46)	P	P	P	P	—	—	—	P	P	P	—	—	—	—	—	—	—
Specialty retail shop (34-622(c)(47)) :																		
Group I		P	P	P	P	P	P	P	P	P	SE	SE (5)	P	P	P	—	—	—
Group II		P	P	P	P	—	P	P	P	P	—	SE (5)	—	P	—	—	—	—
Group III		P	P	P	P	—	—	P (2)	P	P	—	—	—	—	—	—	—	—
Group IV		P	P	P	P	—	—	—	P	P	—	—	—	—	—	—	—	—
Stable, commercial	34-1291 et seq.	—	—	—	—	—	—	—	—	—	—	—	—	—	SE	—	—	—
Storage:																		
Indoor only	34-3001 et seq.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	—
Storage, open	34-3001 et seq., 34-1352	—	P	P	P	—	—	—	P	P	—	—	—	—	—	—	P	—

Studios (34-622(c)(49))		P	P	P	P	—	—	P	P	EO	—	SE	—	P	—	—	—
Supermarket		P	P	P	P	—	P	—	P	P	—	—	—	P	—	—	—
Temporary uses	34-3041 et seq.	TP	TP	TP	TP	—	TP	TP	TP	TP	TP	—	TP	TP	TP	TP	TP
Theater:																	
Indoor	34-2471 et seq.	—	EO	EO	—	—	—	—	P	P	—	—	—	P	—	—	—
Drive-in	Note (25), CPD or MPD only 34-2471 et seq.	—	—	EO	—	—	—	—	—	—	—	—	—	—	—	—	—
Timeshare units	Note (25)	EO	SE	SE	SE	—	—	—	—	—	—	—	—	P	—	—	—
Transportation services (34-622(c)(53)) :																	
Group I		—	—	P	P	—	—	—	—	—	—	—	—	—	—	—	—
Group II		—	—	P	P	—	—	—	P	P	—	—	—	—	—	P	—

Group III		—	—	P	P	—	—	—	—	P	—	—	P	—	—	P	—
Group IV		—	—	P	P	—	—	—	—	—	—	—	—	—	—	P	—
Truck stop		—	—	—	—	—	—	—	—	P	—	—	P	—	—	P	—
Trucking terminal, motor, rail, air, including warehousing of goods awaiting shipment, parking, and storage of rolling stock		—	—	—	—	—	—	—	—	—	—	—	—	—	—	P	—
Used merchandise stores (34-622(c)(54)) :																	
Group I		—	P	P	P	—	P	—	P	P	—	—	—	—	—	—	—
Group I, limited to indoor display only,		P	—	—	—	—	—	P	—	—	—	—	—	—	—	—	—
Group II		—	P	P	P	—	—	P (2)	P	P	—	—	—	—	—	—	—
Group III		—	P	P	P	—	—	—	P	P	—	—	—	—	—	—	—



ent (34- 622(c)(56)) :																		
Group I		—	P(1 5)	P	P	—	—	—	P(1 5)	P(1 5)	P(1 5)	P(1 5)	—	P(1 5)	P(1 5)	P	—	
Group III		—	P (15 )	P	P	—	—	—	P (15 )	P (15 )	P (15 )	P (15 )	—	P (15 )	P (15 )	P	—	
Group IV		—	P (15 )	P (15 )	P (15 )	—	—	—	P (15 )	P (15 )	—	—	—	—	—	P	—	

Notes:

- (1) Permitted only when accessory to a lawfully permitted single-family dwelling unit.
- (2) No outdoor display of merchandise permitted.
- (3) Permitted only if completely enclosed within a building.
- (4) No installation service permitted.
- (5) Limited to 500 square feet when in conjunction with one dwelling unit on the same premises.
- (6) Use only permitted when clearly incidental to a hotel or motel.
- (7) The following uses may be permissible seaward of the water body setback line only by special exception: boat rentals (inflatables, sailboats, jet skis, windsurfers and the like), foodstands, rental of cabanas and beach furniture, outdoor amusements including boat balloonist, and seaplane rides, water ski tows, parasail tows and similar activities, fishing and sightseeing piers and towers.
- (8) Bail bonding, blood banks, blood donor stations and caterers permitted only by special exception.
- (9) Not permitted in Coastal High Hazard areas unless in compliance with section 2-485(b)(5)a.

- (10) The total square footage of the residential uses shall not exceed the total square footage of all existing and proposed commercial uses on the subject property, and the total number of residential units shall not exceed the number of units permitted by the Lee Plan, whichever is less.
- (11) Not permitted within 500 feet of the nearest residence.
- (12) Excluding supermarkets.
- (13) New facilities of 50 or more beds, or the expansion of an existing facility that will bring the number of beds to 50 or more, requires a special exception.
- (14) Use not permitted on Captiva Island or within the Gasparilla Island conservation district.
- (15) Limited to those commodities and products which are permitted to be sold at retail, provided that parking meets the requirements for retail sales.
- (16) ATM's that are to be available to the public 24 hours a day, must be approved by Special Exception and located so that their uses will not cause a disturbance to adjacent property owners. ATM's located within a building housing a permitted use and available to the public only during normal working hours do not require a Special Exception.
- (17) Limited to rental of passenger cars, vans, and pick-up trucks less than three-quarter ton capacity. Maintenance activities limited to washing, waxing, vacuuming and minor repairs but excluding activities classified as Automotive Repair and Service-Groups I and II. See section 34-622(c)(2).
- (18) Two pumps are permissible as an accessory use to businesses (other than a convenience food and beverage store which is listed separately) to provide fuel for their own fleet of vehicles and equipment. Additional pumps require approval of a special exception.
- (19) Limited to eight pumps unless a greater number is approved as part of a special exception or as specifically approved in the master concept plan. An existing business with more than eight lawfully permitted pumps as of January 31, 1998 will not be considered non-conforming. Existing pumps may be modernized, replaced, or relocated on the same premises but additional new pumps will not be permitted.
- (20) Facilities proposed for ten or more acres or the expansion of an existing facility that will bring the number of acres to ten or more acres must request and be approved as a special exception.
- (21) Regular business hours limited to 7:00 a.m. to 9:00 p.m. unless extended hours are approved by Special Exception for a specific use.
- (22) Use may only be approved when clearly incidental to a permitted restaurant.

(23) Total floor area of a single use building may not exceed 5,000 square feet. A multi-use building may not exceed 7,500 square feet. If more than one building is in a development, there must be a minimum separation between buildings of fifteen feet.

(24) No outdoor seating.

(25) Not permitted in Airport Noise Zone B.

(26) Not permitted in Airport Noise Zone B. See section 34-1004 for exceptions.

(27) Not permitted in Airport Noise Zone B unless accessory to a lawful mobile home or single-family residence. See section 34-1004.

(28) Limited to active recreation only (ball fields and tennis courts, for example) in Airport Noise Zone B.

(29) Not permitted in Airport Noise Zone B unless pre-empted by state law.

(30) Not permitted in Airport Noise Zones B unless required to support a noise compatible use and constructed in compliance with limitations for dwelling unit type set forth in section 34-1004 as applicable.

(31) Sound attenuating insulation should be considered for hotels and motels in Airport Noise Zone B.

(32) For purposes of this use only, grade is the average elevation of the street or streets abutting the property measured along the centerline of the streets, at the points of intersection of the streets with the side lot lines (as extended) and the midpoint of the lot frontage.

(33) Limited to four pumps, unless a greater number is approved as part of a special exception.

(34) Automobile auctions, on-site or internet, are permitted only when all vehicles are stored inside. Projects with outdoor storage will be considered vehicle and equipment dealers, group I, and must comply with section 34-1352.

(35) New multiple-family buildings are permitted on properties zoned C-1A only within the mixed use overlay.

(36) Family day care homes are exempt pursuant to F.S. § 125.0109.

(Ord. No. 93-24, § 7(table 450.A), 9-15-93; Ord. No. 94-02, § 16, 1-10-94; Ord. No. 94-24, § 49, 8-31-94; Ord. No. 95-07, § 35, 5-17-95; Ord. No. 96-06, § 5, 3-20-96; Ord. No. 96-17, § 5, 9-18-96; Ord. No. 97-10, § 6, 6-10-97; Ord. No. 98-03, § 5, 1-13-98; Ord. No. 98-11, § 5, 6-23-98; Ord. No. 99-05, § 9, 6-29-99; Ord. No. 00-14, § 5, 6-27-00; Ord. No. 01-03, § 5, 2-27-01; Ord. No. 01-18, § 5, 11-13-01; Ord. No. 02-20, § 5, 6-25-02; Ord. No. 03-11, § 1, 4-8-03; Ord. No. 03-16, § 6, 6-24-03; Ord. No. 04-05, § 1, 4-27-04; Ord. No. [05-14](#), § 6, 8-23-05; Ord. No. [06-10](#),

§ 1, 6-12-06; Ord. No. [07-24](#), § 7, 8-14-07; Ord. No. [09-23](#), § 10, 6-23-09; Ord. No. [11-08](#), § 10, 8-9-11; Ord. No. [13-10](#), § 10, 5-28-13; Ord. No. [14-13](#), § 7, 6-17-14; [Ord. No. 16-19](#), § 10, 11-15-16; [Ord. No. 17-11](#), § 1, 9-5-17; Ord. No. [19-03](#), § 7, 4-2-19)

**Note**— See the editor's note to § 34-842.