

**Table 34-2 — Use Sub-Groups Permitted in Each Zoning District <sup>1</sup>**

	<i>Residential</i>	<i>Lodging</i>	<i>Office</i>	<i>Retail</i>	<i>Marine</i>	<i>Civic</i>
	Use Groups and Sub-Groups (Restricted, Limited, Open)					
<b><i>RS Residential Single-family</i></b>	(R)	(R)	(R)	=	(R)	(R)
<b><i>RC Residential Conservation</i></b>	(L)	(L)	(R)	=	(R)	(R)
<b><i>RM Residential Multifamily</i></b>	(O)	(L)	(L)	(R)	(R)	(L)
<b><i>CR Commercial Resort</i></b>	(O)	(O)	(O)	(L)	(L)	(L)
<b><i>CM Commercial Marina</i></b>	(R)	(R)	(L)	(L)	(O)	(L)
<b><i>CO Commercial Office</i></b>	(O)	(L)	(O)	(L)	(L)	(O)
<b><i>SANTOS</i></b>	(L)	(L)	(O)	(L)	(L)	(L)
<b><i>IN Institutional</i></b>	(L)	(L)	(L)	(R)	(L)	(O)
<b><i>CF Community Facilities</i></b>	(R)	(R)	(L)	(R)	(L)	(O)
<b><i>BB Bay Beach</i></b>	— see § 34-651(b) —					
<b><i>EC Environmentally Critical</i></b>	— see § 34-652(d) & (e) —					
<b><i>DOWNTOWN</i></b>	(O)	(O)	(O)	(O)	(L)	(O)
<b><i>SANTINI</i></b>	(O)	(O)	(O)	(O)	(O)	(O)
<b><i>VILLAGE</i></b>	(L) <sup>2</sup>	(L) <sup>2</sup>	(L) <sup>2</sup>	(L) <sup>2</sup>	=	(L)
<b><i>CB Commercial Boulevard</i></b>	(O)	(L)	(L) <sup>3</sup>	(L) <sup>3</sup>	(L)	(O)
<b><i>RPD Residential Planned Dev.<sup>4</sup></i></b>	(R)(L)(O)	(R)(L)	(R)(L)	(R)(L)	(R)(L)	(R)(L)
<b><i>CPD Commercial Planned Dev.<sup>4</sup></i></b>	(R)(L)(O)	(R)(L)(O)	(R)(L)(O)	(R)(L)(O)	(R)(L)(O)	(R)(L)(O)

*Note 1: See Table 34-1 for a specific list of Use Groups (Residential, Lodging Office, Retail, Marine, and Civic) and Sub-Groups of each (Restricted, Limited, and Open).*

*Note 2: See § 34-692(3) which provides a pre-approved redevelopment option for the VILLAGE district that can also permit residential, lodging, office and retail uses in the Open Sub-Group under specified conditions.*

*Note 3: See § 34-702–703 for exceptions and limitations on new and expanded commercial uses.*

*Note 4: See § 34-933. The resolution approving a planned development zoning district (RPD or CPD) will specify which of the use groups or sub-groups enumerated in Table 34-1 will be permitted on that parcel. Note that some potential use sub-groups are not listed above for the RPD zoning district because they may not be approved in any RPD zoning resolution.*

**Table 34-1, Land Uses Assigned to Use Groups and Sub-Groups (p. 2 of 2)**

	<i><u>Retail</u></i>	<i><u>Marine</u></i>	<i><u>Civic</u></i>	
<b>Restricted</b> <b>(R)</b>			<u>Beach or bay access</u> P <u>Essential services</u> (see § 34-1612(a)) P <u>Hidden path</u> P <u>Park, neighborhood</u> P <b>AS ACCESSORY USES:</b> <u>ATM</u> P	<b>Restricted</b> <b>(R)</b>
<b>Limited</b> <i>(plus R uses)</i> <b>(L)</b>	<u>Dwelling unit:</u> work/live (see § 34-1774) SE <u>Membership organization</u> SE <u>Recreation facilities,</u> commercial SE <u>Parking lot, seasonal</u> (see § 34-2022) TP <u>Temporary uses</u> (see §§ 34-3041–3050) SE <b>AS ACCESSORY USES:</b> <u>On-premises consumption of</u> alcoholic beverages (see §§ 34-1261–1290) AA/ SE	<u>Dock (for use by water taxi or</u> water shuttle) P <u>Marina</u> EO/ SE <u>Parasailing operations office</u> SE <u>Personal watercraft operations</u> office SE <u>Rental of beach furniture</u> P <b>AS ACCESSORY USES:</b> <u>Dwelling unit, caretaker</u> P <u>Dock (may be leased to non-</u> occupants of principal use) P	<u>Communication tower</u> (see § 34-1441–1550) SE <u>Day care center, adult or child</u> SE <u>Essential service building</u> (see § 34-1612(b)) SE <u>Essential service equipment</u> P <u>Recreation facility:</u> private off-site SE public P <u>Transit terminal</u> SE <b>AS ACCESSORY USES:</b> <u>Dwelling unit, caretaker</u> P <u>Restaurant, accessory to</u> private rec. facilities only SE	<b>Limited</b> <i>(plus R uses)</i> <b>(L)</b>
<b>Open</b> <i>(plus R &amp; L uses)</i> <b>(O)</b>	<u>Automobile repair</u> SE <u>Bar or cocktail lounge</u> AA/ SE <u>Car wash</u> SE <u>Dwelling unit:</u> work/live (see § 34-1774) P <u>Laundromat</u> P <u>Mini-warehouse</u> SE <u>Parking lot, shared</u> permanent (34-2015(2)b.) SE <u>Personal services</u> P <u>Restaurant (2)</u> P <u>Retail store, small</u> P <u>Retail store, large</u> SE <b>AS ACCESSORY USES:</b> <u>Commercial accessory uses</u> P <u>Drive-through: (2)</u> Type 1 P Type 2 SE <u>Automobile fuel pumps (2)</u> SE	<u>Boat dealer</u> P <u>Marina</u> P <b>AS ACCESSORY USES:</b> <u>Marina accessory uses</u> P	<u>Cultural facility</u> SE <u>Day care center, adult or child</u> P <u>Park, community or regional</u> P <u>Parking lot, shared permanent</u> SE <u>Place of worship</u> P <u>Religious facility</u> SE <u>School (see § 34-2381–2383)</u> P <u>Theater</u> SE <b>AS ACCESSORY USES:</b> <u>Helistop</u> SE <u>Restaurant, accessory only to</u> public recreation facilities P <u>Subordinate commercial uses</u> (see § 34-3021) P	<b>Open</b> <i>(plus R &amp; L uses)</i> <b>(O)</b>

(2) Automobile fuel pumps and all drive-throughs (whether Type 1 or Type 2) cannot be constructed within the outer perimeter of the Downtown zoning district except as provided in § 34-676(f), whether the subject property is classified in the Downtown zone or in a Commercial Planned Development zone. See also § 34-620(f)(4) regarding the prohibition on restaurant drive-throughs.

**Table 34-1, Land Uses Assigned to Use Groups and Sub-Groups (p.1 of 2)**

	<i><u>Residential</u></i>	<i><u>Lodging</u></i>	<i><u>Office</u></i>	
<b>Restricted</b> <b>(R)</b>	<p><u>Community residential home</u> P</p> <p><u>Dwelling unit, single-family</u> P</p> <p><u>Home care facility</u> P</p> <p><b>AS ACCESSORY USES:</b></p> <p><u>Accessory apartment (1)</u> SE (see § 34-1177)</p> <p><u>Accessory apartment</u> EO (see § 34-1178)</p> <p><u>Residential accessory uses</u> P</p> <p><u>Temporary mobile home</u> TP (§ 34-3046)</p>	<p><u>Rental of any permitted dwelling unit to a single family during any one-month period, with a minimum stay of one week</u> P (see §§ 34-2391-2410 for rules and exceptions)</p> <p><b>AS ACCESSORY USES:</b></p>	<p><u>Home occupation (no outside help)</u> P</p> <p><u>Home occupation (with outside help)</u> AA</p>	<b>Restricted</b> <b>(R)</b>
<b>Limited</b> <i>(plus R uses)</i> <b>(L)</b>	<p><u>Dwelling unit: two-family (1) live/work</u> P SE (see § 34-1773)</p> <p><u>Mobile home or RV park (VILLAGE district only, as restricted in § 34-694)</u> EO</p> <p><b>AS ACCESSORY USES:</b></p> <p><u>Accessory apartment (1)</u> P (see § 34-1177)</p>	<p><u>Rental of any permitted dwelling unit to a single family for periods of one week or longer</u> P (see §§ 34-2391-2410 for rules)</p> <p><u>Bed &amp; breakfast inn</u> SE (see § 34-1801)</p> <p><b>AS ACCESSORY USES:</b></p> <p><u>On-premises consumption of alcoholic beverages</u> AA/ SE (see division 5 of article IV)</p>	<p><u>Administrative office</u> P</p>	<b>Limited</b> <i>(plus R uses)</i> <b>(L)</b>
<b>Open</b> <i>(plus R &amp; L uses)</i> <b>(O)</b>	<p><u>Assisted living facility</u> P (see § 34-1411)</p> <p><u>Dwelling unit: multiple-family live/work</u> P P (see § 34-1773)</p> <p><u>Rooming house</u> P</p> <p><u>Timeshare units</u> P</p> <p><b>AS ACCESSORY USES:</b></p> <p><u>Golf course</u> EO</p> <p><u>Recreation facility: private on-site private off-site</u> P SE</p> <p><u>Subordinate commercial uses</u> P (see § 34-3021)</p>	<p><u>Bed &amp; breakfast inn</u> P (see § 34-1801)</p> <p><u>Hotel/motel</u> P (see § 34-1801)</p> <p><u>Rental of any permitted dwelling unit or guest unit for periods of one day or longer</u> P</p> <p><u>Resorts</u> P</p> <p><b>AS ACCESSORY USES:</b></p> <p><u>Resort accessory uses</u> P</p> <p><u>Personal services</u> P</p> <p><u>Subordinate commercial uses</u> P (see § 34-3021)</p>	<p><u>Automobile rental</u> SE</p> <p><u>Health care facility</u> P</p> <p><u>Offices, general or medical</u> P</p> <p><u>Personal services</u> P</p> <p><u>Wholesale establishment</u> SE</p> <p><b>AS ACCESSORY USES:</b></p> <p><u>Commercial accessory uses</u> P</p> <p><u>Drive-through, Type 1 (2)</u> P</p> <p><u>Subordinate commercial uses</u> P (see § 34-3021)</p>	<b>Open</b> <i>(plus R &amp; L uses)</i> <b>(O)</b>

- (1) Provided density complies with the Fort Myers Beach Comprehensive Plan (see § 34-632).
- (2) Automobile fuel pumps and all drive-throughs (whether Type 1 or Type 2) cannot be constructed within the outer perimeter of the Downtown zoning district except as provided in § 34-676(f), whether the subject property is classified in the Downtown zone or in a Commercial Planned Development zone. See also § 34-620(f)(4) regarding the prohibition on restaurant drive-throughs.