

Conventional

agricultural

- AG-1 The purpose of the agricultural districts is to provide areas for the establishment or continuation of agricultural operations, with residential uses being permitted only as ancillary to agricultural uses, and to accommodate those individuals who understand and desire to live in an agricultural environment. Minimum lot size ranges from 4.4 to 4.7 acres.
- AG-2 The purpose of the agricultural districts is to provide areas for the establishment or continuation of agricultural operations, with residential uses being permitted only as ancillary to agricultural uses, and to accommodate those individuals who understand and desire to live in an agricultural environment. Minimum lot size ranges from 33,600 sq. ft. to 39,500 sq. ft.
- AG-3 The purpose of the agricultural districts is to provide areas for the establishment or continuation of agricultural operations, with residential uses being permitted only as ancillary to agricultural uses, and to accommodate those individuals who understand and desire to live in an agricultural environment. Minimum lot size is 20,000 sq. ft.

commercial

- C-1 The purpose and intent of the C-1A, C-1 and C-2 districts is to regulate the continuance of commercial and select residential land uses and structures lawfully existing in the C-1A, C-1 and C-2 districts as of August 1, 1986, and as originally permitted by the county zoning regulations of 1962, as amended, and 1978, as amended, respectively. Subsequent to February 4, 1978, no land or water shall be rezoned into the C-1A, C-1 or C-2 districts. In no case shall new development be permitted in any existing C-1A, C-1 or C-2 district which is not consistent with the Lee Plan.
- C-1A The purpose and intent of the C-1A, C-1 and C-2 districts is to regulate the continuance of commercial and select residential land uses and structures lawfully existing in the C-1A, C-1 and C-2 districts as of August 1, 1986, and as originally permitted by the county zoning regulations of 1962, as amended, and 1978, as amended, respectively. Subsequent to February 4, 1978, no land or water shall be rezoned into the C-1A, C-1 or C-2 districts. In no case shall new development be permitted in any existing C-1A, C-1 or C-2 district which is not consistent with the Lee Plan. This is generally the most restrictive district in this category.
- C-2 The purpose and intent of the C-1A, C-1 and C-2 districts is to regulate the continuance of commercial and select residential land uses and structures lawfully existing in the C-1A, C-1 and C-2 districts as of August 1, 1986, and as originally permitted by the county zoning regulations of 1962, as amended, and 1978, as amended, respectively. Subsequent to February 4, 1978, no land or water shall be rezoned into the C-1A, C-1 or C-2 districts. In no case shall new development be permitted in any existing C-1A, C-1 or C-2 district which is not consistent with the Lee Plan. This is generally the least restrictive district in this category.
- C-2A The purpose and intent of the C-2A district is to recognize and provide for the continuation of most commercial and residential uses as set forth in the C-2 zoning district use regulations but prohibiting the industrial and manufacturing uses permitted by the C-2 district. This district is not available to landowners through normal procedures, but shall be used only by the Board of County Commissioners on its own initiative to achieve the purpose stated in this subsection.

commercial parking

- CP The purpose and intent of the CP district is to facilitate the provision of automobile parking subordinate to other land uses on other parcels of land where it is not appropriate to permit the full range of uses allowed by the zoning district under which the principal use is allowed.

community commercial

- CC The purpose and intent of the CC district is to permit the designation of suitable locations for medium- to large-scale consumer-oriented commercial facilities, particularly for multiple-occupancy complexes known as community or regional shopping centers, and to facilitate their proper development and use. In addition to the retail sale of consumer goods, this district is intended to permit a wide range of services, financial and other, including business and professional offices, all arranged in discrete commercial centers or evolving business districts. Such centers or districts differ from neighborhood commercial facilities in concentrating a greater floor area of use and a broader mix of goods and services in order to serve a wider market or service area and a larger population. This is expected to create greater impact on surrounding land uses and therefore require buffering and designed gradients of intensity adjacent to less intense uses.

general commercial

- CG The purpose and intent of the CG district is to permit the designation of suitable locations for and to facilitate the proper development and use of consumer-oriented commercial facilities which are of a type or scale which are not suited for and do not generally seek locations in neighborhood, community or regional shopping centers. Such uses frequently consist of a single principal building containing sales, administration, repair services or manufacture; often rely on large ground areas for storage or display of goods; and are relatively insensitive to the impacts of adjacent land uses while generating substantial impacts on their neighbors. High visual exposure and easy accessibility, usually from arterial roads or suburban highways, are important.

highway commercial

- CH The purpose and intent of the CH district is to permit the designation of suitable locations for and to facilitate the proper development and use of land for the commercial provision of services and goods to the public using the major through highways of the county. Such uses require high visual exposure and ready access from major roads. The market of such uses is presumed to be made up of transient visitors rather than residents or long term visitors to the county.

intensive commercial

- CI The purpose and intent of the CI district is to permit the designation of suitable locations for and to facilitate the proper development and use of land for those commercial activities which are like or which have many of the same needs as industrial land uses. Intensive commercial land uses are generally services, particularly warehousing, distribution and transportation of goods. However, in type and size of buildings, relation to modes of transportation, and demands on various services, they are often indistinguishable from industrial land uses. The CI district is and is intended to be intermediate between consumer-oriented commercial and light industrial uses.

marine commercial

- CM The purpose and intent of the CM district is to permit the designation of suitable locations for and to ensure the proper development and use of land and adjacent waters for commercial marinas and other uses incidental to such facilities. The principal uses of land at these locations shall be limited to waterfront-dependent uses required for the support of recreational boating and fishing. The marina siting and design criteria to be used are those set forth under objectives 98.5 and 98.6 of the Lee Plan.

neighborhood commercial

- CN-1 The purpose and intent of the CN-1 district is to permit the designation of suitable locations for small-scale commercial facilities within or adjacent to areas or neighborhoods which are essentially residential in nature, and to facilitate their proper development and use. It is anticipated that locating small retail and service establishments in close proximity to low- to moderate-density residential land uses will encourage pedestrian activity and otherwise reduce the number and length of automobile trips, as well as providing increased convenience to all users. It is further intended that substantial buffering and other design techniques shall be used to prevent negative impacts on nearby or adjacent residential or lower-intensity land uses.

District District Purpose and Intent

- CN-2 The purpose and intent of the CN-2 district is to permit the designation of suitable locations for consumer-oriented commercial facilities of moderate scale, including neighborhood shopping centers, and to facilitate their proper development and use. Such facilities include the functions of CN-1 commercial places, but the greater floor area and the broader mix of goods and services available results in a wider market or service area, a larger population served, and a greater impact on surrounding land uses. The primary uses provided for include retail trade in food, drugs, sundries, hardware and similar items, and the provision of personal services.
- CN-3 The purpose and intent of the CN-3 district is to permit the designation of suitable intersection locations for a broad range of small-scale retail, office and personal service facilities adjacent to and within future residential neighborhoods without the need to obtain CPD (Commercial Planned Development) zoning. This district is especially suited to those portions of Lehigh Acres that meet the criteria found in Lee Plan Policy 1.8.3(2). To protect the residential character of adjoining neighborhoods, certain potentially incompatible uses such as, but not limited to, convenience stores and fuel pumps are prohibited in the CN-3 district. Hours of operation for permitted uses are restricted to minimize night-time operations.
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recreational vehicle park

- RV-2 The purpose and intent of the recreational vehicle park districts is to provide areas within the future urban areas to accommodate new developments for recreational vehicles, and to provide regulations for existing recreational parks which were lawfully established under state or county regulations prior to September 16, 1985. This district is for parks established between 1968 and 1978, and has a minimum lot size of 1200 sq. ft.
- RV-3 The purpose and intent of the recreational vehicle park districts is to provide areas within the future urban areas to accommodate new developments for recreational vehicles, and to provide regulations for existing recreational parks which were lawfully established under state or county regulations prior to September 16, 1985. This is for parks established between 1978 and July 31, 1986, and has a minimum lot size of 2000 sq. ft.
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rural commercial

- CR The purpose and intent of the CR district is to designate and to facilitate the proper development and use of land for limited commercial purposes in the nonurban areas of the county. In addition to the neighborhood scale provision of basic goods and services, it is the intent that the rural commercial district be used to provide other goods and services, specific to rural productive activities, such as farming or ranching, and for the rural lifestyle in general. The standard of physical development shall be or shall closely approximate that of a minor commercial place as set forth in standard 13.1(2) of the Lee Plan.
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special commercial office

- CS-1 The purpose and intent of the CS-1 district is to permit the designation of suitable locations for and to facilitate the proper development and use of land for standard office space for various purposes, and a minimum level of retail sales and personal services required to provide convenient access to goods and services for the workforce and clientele. While it is recognized that such uses will demand easy access from arterial or high-volume collector roads, this district is intended to be used to separate and buffer residential and other low- or medium-intensity land uses, such as schools or parks, from higher-intensity commercial and light industrial land uses.
- CS-2 The purpose and intent of the CS-2 district is to permit the designation of suitable locations for the proper development of standard office space for various purposes, as well as a number of other low-impact uses that can be allowed by special exception in particular circumstances. This district is intended to be used to separate and buffer residential and other low- or medium- intensity land uses, such as schools or parks, from higher-intensity commercial and light industrial land uses.
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tourist commercial

- CT The purpose and intent of the CT district is to permit the designation of suitable locations for and to facilitate the proper development and use of land for the commercial provision of accommodations and services for tourists and other visitors and shortterm or seasonal residents. The term "accommodations," as used in this subsection, is intended to include housing, various amenities including recreational facilities, and local retail trade in goods and service, both general and specific to the locality or attractor or principal activities. Areas designated tourist commercial are expected to be located near or adjacent to an attractor of tourism such as gulf beach frontage, theme parks, major public or private parks and other recreational or scenic resources.
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environmentally critical

- EC (a) The purpose and intent of the EC environmentally critical district is to preserve and protect certain land and water areas in the unincorporated area of the county which have overriding ecological, hydrological or physiographic importance to the public at large.
- (b) The application of the EC district is intended to prevent a public harm by precluding the use of land for purposes for which it is unsuited in its natural state and which injures the rights of others or otherwise adversely affects a defined public interest. The EC district shall be applied to an area of land or water only upon a recommendation by the hearing examiner and a finding by the Board of County Commissioners in their respective public hearings that the use or conversion of the property may create a public harm or a public need.
- (c) Lands or waters to which this district may be applied include those areas that would fit the criteria of wetlands.
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general industrial

- IG The purpose and intent of the IG district is to permit the designation of suitable locations for and to facilitate the proper development and use of areas devoted to various heavy industrial uses which have the potential of producing extensive adverse impacts on surrounding land uses or resources. Such uses include those which produce noise, odors or increased hazards of fire, or are generally incompatible with lower-intensity land uses.
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light industrial

- IL The purpose and intent of the IL district is to permit the designation of suitable locations for and to facilitate the proper development and use of areas devoted to various light industrial and quasi-industrial commercial uses. While it is presumed that most industrial processes will take place within enclosed buildings, any activity not taking place within a building shall take place within a yard enclosed by an opaque wall or fence.
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marine industrial

- IM The purpose and intent of the IM district is to permit the designation of suitable locations for and to ensure the proper development and use of land and adjacent waters for commercial and industrial waterfront-dependent land uses. Such uses are more intense than those normally encountered in a recreational marina, yet fall short of the intensity of use represented by the storage and commodity handling facilities and equipment attendant to the waterborne commerce movement facilities which are the principal focus of the PORT district. The marine industrial district is intended to accommodate such uses as boatbuilding, major hull and engine maintenance and repair, landing, icing and shipping of fish and seafood (fish and seafood processing requires a special exception), and other uses of similar scope and scale. The marina siting and design criteria to be used are those set forth under objectives 98.5 and 98.6 of the Lee Plan.
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rural industrial

- IR The purpose and intent of the IR district is to designate and to facilitate the proper development and use of land of suitable character for limited industrial purposes in the nonurban area of the county. In the IR district, the uses of land are limited to industrial uses having a close or organic relation to the production of agricultural commodities and products, or which produce goods or provide services essential to agricultural activities.
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community facilities

District**District Purpose and Intent**

CF The purpose and intent of the community facilities districts is to accommodate and provide opportunities for the suitable location of community services and facilities which are not approved as part of a planned development.

port

PORT The purpose and intent of the PORT district is to designate and facilitate the proper development and use of land and adjacent waters in a suitable location and of appropriate characteristics for use in support of waterborne commerce movement. Such uses include wharfs and docks for sea- and river-going bulk carriers (ships and barges), bulk storage of commodities, warehousing for goods received or awaiting shipment, and other uses of similar scope and scale, including such accessory uses as are necessary for the competent administration of a port facility.

mobile home conservation residential

- MHC-1 (1) The purpose and intent of the MHC mobile home conservation residential district is to recognize and protect existing mobile home developments lawfully developed under either the 1962 zoning regulations (MHC-1) or the 1968 zoning regulations (MHC-2) that do not conform to the regulations set forth in this chapter for modern mobile home residential districts. It is intended through these mobile home conservation residential districts to accommodate lots, structures and residential uses which were legal under the previous zoning regulations but are nonconforming under the present regulations. This district is not available for new developments, but may be used only by property owners in existing developments that comply with the property development regulations or by the Board of County Commissioners upon its own initiative to achieve the purpose mentioned in this section.
- (2) Mobile home developments constructed prior to the 1962 zoning regulations are required to apply for and be approved as a mobile home planned development (MHPD) district designation if owners do not want to be designated as nonconforming uses. Procedures for the MHPD designation for existing developments are set forth in section 34-373(b)(3). This district has a 2800 sq. ft. minimum lot size and a maximum of 65% lot coverage.
- MHC-2 (1) The purpose and intent of the MHC mobile home conservation residential district is to recognize and protect existing mobile home developments lawfully developed under either the 1962 zoning regulations (MHC-1) or the 1968 zoning regulations (MHC-2) that do not conform to the regulations set forth in this chapter for modern mobile home residential districts. It is intended through these mobile home conservation residential districts to accommodate lots, structures and residential uses which were legal under the previous zoning regulations but are nonconforming under the present regulations. This district is not available for new developments, but may be used only by property owners in existing developments that comply with the property development regulations or by the Board of County Commissioners upon its own initiative to achieve the purpose mentioned in this section.
- (2) Mobile home developments constructed prior to the 1962 zoning regulations are required to apply for and be approved as a mobile home planned development (MHPD) district designation if owners do not want to be designated as nonconforming uses. Procedures for the MHPD designation for existing developments are set forth in section 34-373(b)(3). This district has a 7500 sq. ft. minimum lot size and a maximum of 60% lot coverage

mobile home residential

- MH-1 The purpose and intent of the MH-1 and MH-2 mobile home residential districts is to accommodate the housing needs of those residents who prefer mobile home living and of those who desire an alternative to conventional dwellings, and to provide for properly located, equipped and designed mobile home residential developments within the future urban areas. This district has a minimum lot size of 7500 sq. ft.
- MH-2 The purpose and intent of the MH-1 and MH-2 mobile home residential districts is to accommodate the housing needs of those residents who prefer mobile home living and of those who desire an alternative to conventional dwellings, and to provide for properly located, equipped and designed mobile home residential developments within the future urban areas. This district has a minimum lot size of 5000 sq. ft.
- MH-3 The purpose and intent of the MH-3 and MH-4 mobile home residential districts is to accommodate the housing needs of those residents who desire mobile home living as an alternative to conventional dwellings and who prefer a community with larger lot sizes, to provide for other compatible uses, and to provide amenities and living conditions comparable to those of conventional residential neighborhoods. This district has a minimum lot size of 21,000 sq. ft.
- MH-4 The purpose and intent of the MH-3 and MH-4 mobile home residential districts is to accommodate the housing needs of those residents who desire mobile home living as an alternative to conventional dwellings and who prefer a community with larger lot sizes, to provide for other compatible uses, and to provide amenities and living conditions comparable to those of conventional residential neighborhoods. This district has a minimum lot size of 40,000 sq. ft.

residential multiple-family

- RM-10 (a) The purpose of the RM multiple-family districts is to designate suitable locations for residential occupancy of various types of conventional residential buildings for projects which are not already approved planned unit developments or which fall below the criteria for residential planned developments, and for facilitating the proper development and protecting the subsequent use and enjoyment thereof.
- (b) Except for the RM-3 district, which may be permitted in nonurban areas, the RM districts are intended for use only within the future urban areas as designated by the Lee Plan and are subject to the range of densities for each land use category accommodating residential uses.
- (c) There are five RM districts: RM-2, RM-3, RM-6, RM-8 and RM-10. This district requires a minimum lot area of 4000 sq. ft. per unit.
- RM-2 (a) The purpose of the RM multiple-family districts is to designate suitable locations for residential occupancy of various types of conventional residential buildings for projects which are not already approved planned unit developments or which fall below the criteria for residential planned developments, and for facilitating the proper development and protecting the subsequent use and enjoyment thereof.
- (b) Except for the RM-3 district, which may be permitted in nonurban areas, the RM districts are intended for use only within the future urban areas as designated by the Lee Plan and are subject to the range of densities for each land use category accommodating residential uses.
- (c) There are five RM districts: RM-2, RM-3, RM-6, RM-8 and RM-10. RM-2 is unique among the other residential multiple-family districts in that it allows timeshares and hotels/motels. This district requires a minimum lot area of 3000 sq. ft. per unit.
- RM-3 (a) The purpose of the RM multiple-family districts is to designate suitable locations for residential occupancy of various types of conventional residential buildings for projects which are not already approved planned unit developments or which fall below the criteria for residential planned developments, and for facilitating the proper development and protecting the subsequent use and enjoyment thereof.
- (b) Except for the RM-3 district, which may be permitted in nonurban areas, the RM districts are intended for use only within the future urban areas as designated by the Lee Plan and are subject to the range of densities for each land use category accommodating residential uses.
- (c) There are five RM districts: RM-2, RM-3, RM-6, RM-8 and RM-10. This district requires a minimum lot area of 14,500 sq. ft. per unit.
- RM-6 (a) The purpose of the RM multiple-family districts is to designate suitable locations for residential occupancy of various types of conventional residential buildings for projects which are not already approved planned unit developments or which fall below the criteria for residential planned developments, and for facilitating the proper development and protecting the subsequent use and enjoyment thereof.
- (b) Except for the RM-3 district, which may be permitted in nonurban areas, the RM districts are intended for use only within the future urban areas as designated by the Lee Plan and are subject to the range of densities for each land use category accommodating residential uses.
- (c) There are five RM districts: RM-2, RM-3, RM-6, RM-8 and RM-10. This district requires a minimum lot area of 6,500 sq. ft. per unit.

District District Purpose and Intent

- RM-8 (a) The purpose of the RM multiple-family districts is to designate suitable locations for residential occupancy of various types of conventional residential buildings for projects which are not already approved planned unit developments or which fall below the criteria for residential planned developments, and for facilitating the proper development and protecting the subsequent use and enjoyment thereof.
- (b) Except for the RM-3 district, which may be permitted in nonurban areas, the RM districts are intended for use only within the future urban areas as designated by the Lee Plan and are subject to the range of densities for each land use category accommodating residential uses.
- (c) There are five RM districts: RM-2, RM-3, RM-6, RM-8 and RM-10. This district requires a minimum lot area of 5000 sq. ft. per unit.

residential single-family

- RS-1 The purpose and intent of the RS residential single-family district is to provide opportunities for the suitable location of detached, conventionally built single-family dwelling units and for facilitation of the proper development and protection of the subsequent use and enjoyment thereof. This district has a minimum lot size of 7500 sq. ft.
- RS-2 The purpose and intent of the RS residential single-family district is to provide opportunities for the suitable location of detached, conventionally built single-family dwelling units and for facilitation of the proper development and protection of the subsequent use and enjoyment thereof. This district has a minimum lot size of 12,500 sq. ft.
- RS-3 The purpose and intent of the RS residential single-family district is to provide opportunities for the suitable location of detached, conventionally built single-family dwelling units and for facilitation of the proper development and protection of the subsequent use and enjoyment thereof. This district has a minimum lot size of 20,000 sq. ft.
- RS-4 The purpose and intent of the RS residential single-family district is to provide opportunities for the suitable location of detached, conventionally built single-family dwelling units and for facilitation of the proper development and protection of the subsequent use and enjoyment thereof. This district has a minimum lot size of 40,000 sq. ft.
- RS-5 The purpose and intent of the RS residential single-family district is to provide opportunities for the suitable location of detached, conventionally built single-family dwelling units and for facilitation of the proper development and protection of the subsequent use and enjoyment thereof. This district has a minimum lot size of 2 acres.
- RSA The purpose and intent of the RS residential single-family district is to provide opportunities for the suitable location of detached, conventionally built single-family dwelling units and for facilitation of the proper development and protection of the subsequent use and enjoyment thereof. This district has a minimum of 6500 sq. ft., and allows a lot coverage of up to 45% (compared to 40% in the RS-1 through RS-5 districts).

residential single-family conservation

- RSC-1 The purpose and intent of the RSC-1 residential single-family conservation district is to recognize and protect existing single-family residential developments, lots, structures and uses, previously permitted but not conformable to the regulations for other single-family residential districts set forth in this chapter, and to accommodate residential use of lawfully existing lots nonconforming under previous zoning regulations. This district may be applied to any land use category allowing residential uses set forth under the Lee Plan. This district is not available for new developments, but may be used only by property owners in existing developments that comply with the property development regulations or by the Board of County Commissioners upon its own initiative to achieve the purpose mentioned in this section.

residential single-family estate

- RSC-2 (1) The purpose of the RSC-2 residential single-family estate district is to provide for a continuation of the uses created by Resolution No. Z-70-78, adopted June 2, 1970. This resolution created an estate category (EU-1) with minimum lot size of one acre, but also allowed a guest house and servants' quarters. All property on Captiva Island formerly zoned RS-2 and subject to Resolution No. Z-70-78 has been converted to RSC- 2. Other existing developments in the unincorporated area of the county may also request to be rezoned to RSC-2, provided it is appropriate.
- (2) Since this district is intended to continue the provisions of Resolution No. Z-70-78, certain use regulations and definitions will be somewhat different from the regulations found elsewhere in this chapter. For purposes of this district only, the term " family" is defined as one or more persons occupying a dwelling unit and living as a single nonprofit housekeeping unit, provided that a group of three or more persons who are not related by blood, marriage or adoption shall not be deemed to constitute a family, and further provided that domestic servants may be housed on the premises without being counted as a separate or additional family. The term "family" shall not be construed to mean a fraternity, sorority, club, monastery, convent or institutional group.

residential two-family

- TF-1 The purpose and intent of the TF-1 two- family district is to designate suitable locations for residential occupancy of conventionally built duplex, two-family and single-family dwelling units and to facilitate the proper development and to protect the subsequent use and enjoyment thereof. The TF district is intended for use only within the future urban areas as designated by the Lee Plan and subject to the range of densities for each land use category accommodating residential uses.

residential two-family conservation

- TFC-1 The purpose and intent of the TFC residential two-family conservation district is to recognize and protect existing two-family residential developments, lots, structures and uses, previously permitted but not conformable to the regulations for the other two-family residential district set forth in this chapter, and to accommodate residential use of existing lots that were nonconforming under previous zoning regulations. This district is not available for new developments, but may be used only by property owners in existing developments that comply with the property development regulations or by the Board of County Commissioners upon its own initiative to achieve the purpose mentioned in this section. This district has a minimum lot size of 6000 sq. ft., and allows substantially narrower lots than the TFC-2 district.
- TFC-2 The purpose and intent of the TFC residential two-family conservation district is to recognize and protect existing two-family residential developments, lots, structures and uses, previously permitted but not conformable to the regulations for the other two-family residential district set forth in this chapter, and to accommodate residential use of existing lots that were nonconforming under previous zoning regulations. This district is not available for new developments, but may be used only by property owners in existing developments that comply with the property development regulations or by the Board of County Commissioners upon its own initiative to achieve the purpose mentioned in this section. This district has a minimum lot size of 7500 sq. ft.

Planned Development

commercial planned development

- CPD (1) The intent of the CPD district is to further the general purpose of planned developments set forth in section 34-612(2), as it relates to commercial development.
- (2) The principal uses of any commercial planned development are generally the retail sale and distribution of consumer goods and services, or the provision of standard office space for various purposes, including the delivery of professional services (including health care, short of inpatient facilities), or financial services, or for the administration of business and general business purposes.
- (3) Ancillary uses which may be permitted in the commercial planned development district include permanent human habitation in multiple-family buildings and townhouses, transient housing in hotel or motel rooms, health care facilities, and other limited institutional uses and selected light industrial uses.

compact planned development

- CCPD The Compact PD district is intended for compact neighborhoods with shopping and workplaces nearby. Specific land development regulations are provided in chapter 32

mixed use planned development

- MPD To permit planned developments with a mixture of uses in accordance with subsection 34-612(2) as set forth in this chapter and Objective 4.1 of the Lee Plan in order to reduce the number of vehicular trips on the county's arterial and collector road network. This is the least restrictive of all planned development districts.

planned unit development

- PUD It is the intent of this subdivision to establish a planned unit development (PUD) zoning district in an effort to:
- (1) Encourage developers to exercise greater ingenuity and imagination in the planning and development or redevelopment of tracts of land under unified control than generally is possible under this chapter;
- (2) Allow a diversification of uses, structures and open areas in a manner compatible with both the surrounding existing and approved development of land surrounding and abutting the PUD site;
- (3) Provide a means for land to be used more efficiently, and for utilization of smaller networks of utilities and streets;
- (4) Retain the natural amenities of land by encouraging scenic and functional open space within the PUD; and
- (5) Give the developer reasonable assurance of approval of a PUD application before he expends complete design monies, while providing the county with assurances that the PUD will be developed according to approved specifications.

recreational vehicle planned development

- RVPD (1) The purpose and intent of the RVPD district is to further the general purpose of planned developments set forth in section 34- 612(2) as it relates to recreational vehicle developments.
- (2) It is the intent of this chapter that all new recreational vehicle developments and any expansion to an existing recreational vehicle development shall only be permitted if first rezoned into the RVPD district.
- (3) The principal use of a recreational vehicle planned development is recreational vehicle emplacement, although some ancillary commercial uses for the convenience of the development guests may also be permitted.

industrial planned development

- IPD (1) The intent of the IPD district is to further the general purpose of planned developments set forth in section 34-612(2) as it relates to industrial development.
- (2) The principal use of any industrial planned development is the manufacture of goods and materials, and the storage and wholesale distribution of such goods and materials. However, for the welfare of the public and for the efficiency of the local economic structure, the IPD district permits many services and activities not allowed elsewhere and a limited number of commercial uses intended to serve principally the employees or patrons of businesses within the IPD.

mine excavation planned development

- MEPD The MEPD district is intended to accommodate and regulate mining activities and to provide specific land development regulations that allow resource extraction activity consistent with the provisions set forth in chapter 12

airport operations planned development

- AOPD The purpose and intent of the AOPD district is to accommodate and regulate those lands where public airports and ancillary facilities are conducted.

community facilities planned development

- CFPD The purpose of the CFPD district is to accommodate those governmental, religious and community service activities which frequently complement and are necessary to the types of activities permitted in other zoning districts, but which, due to the size, intensity or nature of the use and the potential impact on adjacent land uses, roads or infrastructure, should not be permitted as a use by right in those districts.

private recreational facilities planned development

- PRFPD The private recreational facilities planned development (PRFPD) district option may only be requested and approved in those areas depicted on the Lee Plan Private Recreational Facilities Overlay Map (Map 4)

mobile home planned development

District **District Purpose and Intent**

MHPD

- (1) The intent of the RPD and MHPD districts is to further the general purpose of planned developments set forth in section 34- 612(2) as it relates to residential areas.
- (2) It is also the intent of these districts to provide a property owner or land developer with a development technique that can increase residential density and its ancillary development in areas designated by the Lee Plan as being in the rural or outer island categories, provided that the proposed development shall be completely independent of county-subsidized facilities and services, and that the project will not have an adverse economic, environmental, fiscal or social impact to its surrounding environs or to the county.
- (3) The principal use of any residential or mobile home planned development is human habitation in permanent yearround dwelling units. However, the RPD and MHPD districts permit some limited nonresidential uses for the convenience of the residents and the welfare of the public.

residential planned development

RPD

- (1) The intent of the RPD and MHPD districts is to further the general purpose of planned developments set forth in section 34- 612(2) as it relates to residential areas.
- (2) It is also the intent of these districts to provide a property owner or land developer with a development technique that can increase residential density and its ancillary development in areas designated by the Lee Plan as being in the rural or outer island categories, provided that the proposed development shall be completely independent of county-subsidized facilities and services, and that the project will not have an adverse economic, environmental, fiscal or social impact to its surrounding environs or to the county.
- (3) The principal use of any residential or mobile home planned development is human habitation in permanent yearround dwelling units. However, the RPD and MHPD districts permit some limited nonresidential uses for the convenience of the residents and the welfare of the public.