

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

	<i>Residential</i>	<i>Lodging</i>	<i>Office</i>			
Restricted Ⓜ	Community residential home Dwelling unit, single-family Home care facility	P P P	Rental of any permitted dwelling unit to a single family during any one-month period, with a minimum stay of one week (see §§ 34-2391-2410 for rules and exceptions)	P	Restricted Ⓜ	
	AS ACCESSORY USES:		AS ACCESSORY USES:			AS ACCESSORY USES:
	Accessory apartment (1) (see § 34-1177)	SE				Home occupation (no outside help) P
	Accessory apartment (see § 34-1178)	EO				Home occupation (with outside help) A
	Residential accessory uses	P				
	Temporary mobile home (§ 34-3046)	TP				
Limited (plus R uses) Ⓟ	Dwelling unit: two-family (1) live/work (see § 34-1773)	P SE	Rental of any permitted dwelling unit to a single family for periods of one week or longer (see §§ 34-2391-2410 for rules)	P	Limited (plus R uses) Ⓟ	
	Mobile home or RV park (VILLAGE district only, as restricted in § 34-694)	EO	Bed-and-breakfast inn (see § 34-1801)	SE		
	AS ACCESSORY USES:		AS ACCESSORY USES:			AS ACCESSORY USES:
	Accessory apartment (1) (see § 34-1177)	P	On-premises consumption of alcoholic beverages (see division 5 of article IV)	AA/ SE		Administrative office P
Open (plus R & L uses) Ⓞ	Assisted living facility (see § 34-1411)	P	Bed-and-breakfast inn (see § 34-1801)	P	Automobile rental SE	
	Dwelling unit: multiple-family live/work (see § 34-1773)	P P	Hotel/motel (see § 34-1801)	P	Health care facility P	
	Rooming house	P	Rental of any permitted dwelling unit for periods of one day or longer	P	Offices, general or medical P	
	Timeshare units (provided these units qualify as dwelling units and meet residential density levels in § 34-632)	P	Resorts	P	Personal services P	
	AS ACCESSORY USES:		Timeshare units	P	Wholesale establishment SE	
	Golf course	EO	AS ACCESSORY USES:		AS ACCESSORY USES:	
	Recreation facility: private on-site private off-site	P SE	Resort accessory uses	P	Commercial accessory uses P	
	Subordinate commercial uses (see § 34-3021)	P	Personal services	P	Drive-through, Type 1 (2) P	
			Subordinate commercial uses (see § 34-3021)	P	Subordinate commercial uses (see § 34-3021) P	

(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(g)(1) regarding the prohibition on restaurant drive-throughs.

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

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

(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(g)(1) regarding the prohibition on restaurant drive-throughs.

Table 34-2 — Use Sub-Groups Permitted In Each Zoning District ¹						
	<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)					
<i>RS Residential Single-family</i>	Ⓡ	Ⓡ	Ⓡ	—	Ⓡ	Ⓡ
<i>RC Residential Conservation</i>	Ⓛ	Ⓛ	Ⓡ	—	Ⓡ	Ⓡ
<i>RM Residential Multifamily</i>	Ⓞ	Ⓛ	Ⓛ	Ⓡ	Ⓡ	Ⓛ
<i>CR Commercial Resort</i>	Ⓞ	Ⓞ	Ⓞ	Ⓛ	Ⓛ	Ⓛ
<i>CM Commercial Marina</i>	—	—	Ⓛ	Ⓛ	Ⓞ	Ⓛ
<i>CO Commercial Office</i>	Ⓞ	Ⓛ	Ⓞ	Ⓛ	Ⓛ	Ⓞ
<i>SANTOS</i>	Ⓛ	Ⓛ	Ⓞ	Ⓛ	Ⓛ	Ⓛ
<i>IN Institutional</i>	Ⓛ	Ⓛ	Ⓛ	Ⓡ	Ⓛ	Ⓞ
<i>CF Community Facilities</i>	Ⓡ	Ⓡ	Ⓛ	Ⓡ	Ⓛ	Ⓞ
<i>BB Bay Beach</i>	— see § 34-651(b) —					
<i>EC Environmentally Critical</i>	— see § 34-652(d) & (e) —					
<i>DOWNTOWN</i>	Ⓞ	Ⓞ	Ⓞ	Ⓞ	Ⓛ	Ⓞ
<i>SANTINI</i>	Ⓞ	Ⓞ	Ⓞ	Ⓞ	Ⓞ	Ⓞ
<i>VILLAGE</i>	Ⓛ ²	Ⓛ ²	Ⓛ ²	Ⓛ ²	—	Ⓛ
<i>CB Commercial Boulevard</i>	Ⓞ	Ⓛ	Ⓛ ³	Ⓛ ³	Ⓛ	Ⓞ
<i>RPD Residential Planned Dev. ⁴</i>	ⓇⓁⓄ	ⓇⓁ	ⓇⓁ	ⓇⓁ	ⓇⓁ	ⓇⓁ
<i>CPD Commercial Planned Dev. ⁴</i>	ⓇⓁⓄ	ⓇⓁⓄ	ⓇⓁⓄ	ⓇⓁⓄ	ⓇⓁⓄ	ⓇⓁⓄ

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.