

ORDINANCE NO. 24-24

AN ORDINANCE OF THE TOWN OF FORT MYERS BEACH, FLORIDA AMENDING 1) TABLE 34-3 TITLED "DIMENSIONAL REGULATIONS IN CONVENTIONAL ZONING DISTRICTS" IN CHAPTER 34, ARTICLE III, DIVISION 4 TO CREATE NOTE (10) TO PROVIDE THAT DETACHED SINGLE-FAMILY AND TWO-FAMILY HOMES WITHOUT A COMMERCIAL USE, IN ANY CONVENTIONAL ZONING DISTRICT WHERE THAT USE IS ALLOWED, MAY BE EVALUATED BY BUILDING COVERAGE RATHER THAN FAR; 2) SECTION 34-675(C) IN CHAPTER 34, ARTICLE III, DIVISION 5 TO PROVIDE THAT BUILDING INTENSITY OF COMMERCIAL AND MIXED-USE BUILDINGS SHALL BE EVALUATED USING FLOOR AREA RATIO (FAR) AND DETACHED SINGLE-FAMILY AND TWO-FAMILY RESIDENCE INTENSITY SHALL BE EVALUATED USING BUILDING COVERAGE NOT TO EXCEED 40% IN THE DOWNTOWN ZONING DISTRICT; 3) SECTION 34-683 IN CHAPTER 34, ARTICLE III, DIVISION 5 RELATED TO THE CREATION OF NEIGHBORHOOD CENTERS IN THE SANTINI ZONING DISTRICT TO PROVIDE THAT DETACHED SINGLE-FAMILY AND TWO-FAMILY RESIDENCE BUILDING COVERAGE SHALL NOT EXCEED 40%; 4) SECTION 34-693 IN THE VILLAGE ZONING DISTRICT REGULATIONS TO PROVIDE THAT COMMERCIAL AND MIXED-USE BUILDING INTENSITY SHALL BE EVALUATED USING FLOOR AREA RATIO (FAR) AND DETACHED SINGLE-FAMILY AND TWO-FAMILY RESIDENCE INTENSITY SHALL BE EVALUATED USING BUILDING COVERAGE AND SHALL NOT EXCEED 40%; 5) SECTION 34-705 IN THE CB ZONING DISTRICT TO PROVIDE THAT FOR COMMERCIAL AND MIXED-USE DEVELOPMENTS FLOOR AREA RATIOS SHALL NOT EXCEED 1.0 AND BUILDING COVERAGE FOR DETACHED SINGLE-FAMILY AND TWO-FAMILY RESIDENCES, BUILDING COVERAGE SHALL NOT EXCEED 40%; PROVIDING FOR SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS; CONFLICTS OF LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Florida Statutes provide that municipalities shall have the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal service, and exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, Article X of the Town Charter of the Town of Fort Myers Beach empowers the Town to adopt, amend, or repeal such ordinances and resolutions as may be required for the proper governing of the Town; and

WHEREAS, the Town recognizes that redevelopment of the Town, following hurricane Ian requires evaluation and updates to the Land Development Code; and

WHEREAS, the Town Council desires updates to the Fort Myers Beach Land Development Code to clarify, improve and create consistency among sections; and

WHEREAS, a public hearing was held before the Local Planning Agency (LPA) on August 23, 2024, at time which the LPA gave full and complete consideration of the request, recommendations by staff, the documents in the record, and the testimony of all interested persons, and the LPA voted 7-0, to recommend approval of this Ordinance; and

WHEREAS, on September 9, 2024, the Town Council held a first reading of the proposed Ordinance and gave full and complete consideration to the recommendation of the LPA, the recommendation of staff, the documents in the record, and the testimony of all interested persons to adopt Ordinance 24-24 as provided herein and approved scheduling an adoption public hearing; and

WHEREAS, a Business Impact Estimate was prepared and posted on the City's website on the 30th day of August, 2024, as required by Section 166.041(4), Florida Statutes; and

WHEREAS, an advertisement of the public hearing for adoption of the Ordinance was published in the News-Press on the 31st day of August, 2024, which is 10 days prior to the second reading of the proposed Ordinance as required by Section 166.041; and

WHEREAS, on the 23rd day of September 2024, the Town Council held a second reading of the Ordinance; at which time the Town Council gave full and complete consideration to the recommendations of staff and the LPA, and the testimony of all interested persons; and

WHEREAS, the Town finds that it is in the best interests of the health, safety, and welfare of the Town's business owners, residents, and visitors to adopt the proposed change.

NOW THEREFORE IT IS HEREBY ORDAINED BY THE TOWN OF FORT MYERS BEACH, FLORIDA:

Section 1. The above recitals are true and correct, and incorporated herein by this reference and are hereby adopted as the legislative and administrative findings of the Town Council.

Section 2. Table 34-3 Dimensional Regulations in Conventional Zoning Districts, in Chapter 34, Article III, Division 4 and Sections 34-675, 34-683, 34-693, and 34-705 in Subdivisions in Division 5 are hereby amended to read as provided in Exhibit A.

Section 3. The Town Council intends that the provisions of this ordinance be made a part of the Fort Myers Beach Code of Ordinances, and that sections herein may be renumbered or re-lettered and the words or phrases herein may be changed to accomplish codification; regardless, typographical errors that do not affect intent may be corrected with notice to and authorization of the Town Manager without further process.

Section 4. Whenever the requirements or provisions of this ordinance conflict with the requirements or provisions of any other lawfully adopted ordinance or statute, the most restrictive shall apply.

Section 5. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason, declared by a court of competent jurisdiction to be unconstitutional or invalid, such decision will not affect the validity of the ordinance, or any part thereof, other than the part so declared.

Section 6. This ordinance shall become effective upon adoption by the Town Council.

The foregoing Ordinance was adopted by the Town Council upon a motion by Councilmember Safford and seconded by Council Member Woodson and upon being put to a roll call vote, the result was as follows:

Dan Allers, Mayor	Aye
Jim Atterholt, Vice Mayor	Aye
John R. King, Council Member	Aye
Scott Safford, Council Member	Aye
Karen Woodson, Council Member	Aye

ADOPTED this 23rd day of September 2024, by the Town Council of the Town of Fort Myers Beach, Florida.

TOWN OF FORT MYERS BEACH

Dan Allers
Dan Allers (Jan 14, 2025 11:49 EST)
Dan Allers, Mayor

ATTEST:

Amy Baker
Amy Baker (Jan 14, 2025 16:34 EST)
Amy Baker, Town Clerk

**APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE
AND RELIANCE OF THE TOWN OF FORT MYERS BEACH ONLY:**

Nancy Stuparich
Nancy Stuparich (Jan 14, 2025 20:55 EST)
Vose Law Firm, Town Attorney

The foregoing Ordinance was filed in the Office of the Town Clerk on the 13th day of January 2025.

Exhibit A - Amended Building Intensity for Detached Single and Two-Family Residences

Table 34-3— Dimensional Regulations in Conventional Zoning Districts														
	street	side - waterfront lot	side - non-waterfront	rear	water body (1)	Gulf of Mexico (2)	area	width	depth	ratio	percentage		feet	stories
ZONING DISTRICT	Setbacks (see § 34-638 for explanations and exceptions)						Lot size (see § 34-637 for explanations and exceptions)			F.A.R. §34-633	Building Coverage § 34-634	Density § 34-632	Height (see § 34-631)	
<i>RS Residential Single-family</i>	25(8)	6.5, 7.5 or 10 (9)	6.5, 7.5 or 10 (9)	20	25	50	7,500	75	100	-	40%	(3), (4)	30	3
<i>RC Residential Conservation</i>	25(9)	6.5, 7.5 or 10 (9)	6.5, 7.5 or 10 (9)	20	25	50	4,000	45	80	-	40%	(3), (4), (5)	30	3
<i>RM Residential Multifamily</i>	25(8)	20 (6)	20 (6)	20	25	50	7,500	75	100	1.2	40% (10)	(3), (4), (5)	35	3

Exhibit A - Amended Setback Regulations

<i>CR Commercial Resort</i>	10	20	15	20	25	50	20,000	100	100	1.2	<u>40%</u> <i>(10)</i>	(3)	30	3
<i>CM Commercial Marina</i>	20	20	20	20	0	50	20,000	100	100	1.0	<u>40%</u> <i>(10)</i>	-	35	3
<i>CO Commercial Office</i>	10	10	7	20	25	50	7,500	75	100	1.2	<u>40%</u> <i>(10)</i>	(3), (4), (5)	30	3
<i>Santos</i>	10	7	5	20	25	50	5,000	50	100	0.6	<u>40%</u> <i>(10)</i>	(3), (4), (5)	25	3
<i>IN Institutional</i>	20	10	7	20	25	50	7,500	75	100	0.8	<u>40%</u> <i>(10)</i>	(3)	35	3
<i>CF Community Facilities</i>	20	15	10	20	25	50	N/A	N/A	N/A	0.1	<u>40%</u> <i>(10)</i>	(3)	35	3
<i>BB Bay Beach</i>	— see § 34-651(b) —													
<i>EC Environmenta lly Critical</i>	20	25	-	25	20	50	(7)	N/A	N/A	0.01	-	(3), (7)	25	2

Exhibit A - Amended Setback Regulations

Note (1): An additional wetland buffer is required for new development; see § 34-638(c).

Note (2): See § 34-638(d)(3)a.

Note (3): Maximum densities are established by the Fort Myers Beach Comprehensive Plan; see Section 34-632

Note (4): Accessory apartments are allowed in owner-occupied homes under certain conditions; see Section 34-1178.

Note (5): A second dwelling unit or accessory apartment may be allowed on larger lots; for details, see Section 34-632, 34-1177, and 34-1178

Note (6): Single-family and two-family homes in the RM zoning district must maintain a 6.5-foot side setback for lots less than 50 feet wide, 7.5-foot side setback for lots 50 feet wide up to 75 feet wide, and 10 feet for lots wider than 75 feet.

Note (7): See Section 34-652(e)(3).

Note (8): Maximum 65 feet of house may be built to the 25-foot front setback. Any house frontage exceeding 65 feet in length shall be subject to additional setbacks from the street property line. See Section 34-638(d)(5)a.

Note (9): Each side setback shall be 6.5 feet for lots less than 50 feet wide, 7.5 feet for lots 50 feet wide to 75 feet or less wide, and 10 feet for lots wider than 75 feet.

Note (10): Detached single-family and two-family homes without a commercial use, in any conventional zoning district where that use is allowed, may be evaluated by building coverage rather than FAR.

Downtown Zoning

Sec. 34-675. - Building size.

- (a) *Building frontage.* Building frontage limits (see § 34-663 of this chapter) vary according to the street types designated on Figure 34-7:
- (1) For pedestrian plazas and primary streets except for Crescent Street and for Fifth Avenue east of the Sky Bridge, building frontages shall be at least 70 percent of the lot frontage.
 - (2) For all other streets, building frontages shall be at least 35 percent of the lot frontage.
 - (3) For multiple adjoining lots under single control, or for a single lot with multiple buildings, the percentages above apply to the combination of lot(s) and building(s).
 - (4) *Exception for properties between Estero Boulevard and the Gulf:* The required building frontage percentage may be reduced to 35 percent for properties between Estero Boulevard and the Gulf of Mexico provided that the open space thus created allows open views to the Gulf of Mexico.
- (b) *Building height.* Building heights (see § 34-631 of this chapter) shall be limited to:
- (1) For properties that front on the following streets, a maximum of 30 feet above base flood elevation and no taller than three stories:
 - a. Times Square and Bayfront pedestrian plazas (see Figure 34-7);
 - b. North side of First Street;
 - c. South side of Estero Boulevard between Old San Carlos Boulevard and the main pedestrian crossing;
 - d. Carolina Avenue.
 - (2) For properties that front on the following streets, a maximum of 30 feet above base flood elevation and no taller than three stories, elevated building are encouraged to limit enclosed space on the first story:
 - a. Lagoon Street;
 - b. Crescent Street;
 - c. First, Second, Third, and Fifth (east of the Sky Bridge only);
 - d. North side of Estero Boulevard west of Old San Carlos Boulevard and east of Crescent Street;
 - e. Primo Drive;
 - f. Palermo Circle;

Downtown Zoning

- g. Miramar Street, north of Estero;
- h. Ohio Avenue;
- i. Virginia Avenue.

(3) For properties that front on the following streets, a maximum of 40 feet above base flood elevation and no taller than three stories:

- a. Old San Carlos Boulevard between Fifth and First Streets;
- b. South side of First and both sides of Second and Third (west of the Sky Bridge only);
- c. South side of Estero Boulevard east of the main pedestrian crossing;
- d. Canal Street;
- e. Avenues A, C, E, and I;
- f. Alva Drive;
- g. Miramar Street, south of Estero;
- h. Palm Avenue.

(c) *Building intensity. Commercial and mixed-use building intensity shall be evaluated using floor area ratio (FAR). Detached single-family and two-family residence intensity shall be evaluated using building coverage (see § 34-634 of this chapter).*

(1) Floor area ratio (FAR). Floor area ratios (see § 34-633 of this chapter) shall not exceed:

- a.* 1.8 for properties fronting on Old San Carlos between Fifth and First Streets and fronting on the Times Square pedestrian plaza (see Figure 34-7).
- b.* 1.4 for properties fronting on Estero Boulevard and fronting on the Bayfront pedestrian plazas.
- c.* 1.0 for all other properties in the Downtown district.

(2) Building coverage. Building coverage (See § 34-634 of this chapter) for detached single-family and two-family residences shall not exceed 40%.

(d) *Hotel rooms.*

(1) Along both sides of Old San Carlos Boulevard (properties between Fifth and First Streets that lie within 200 feet east and west of the centerline of Old San Carlos only), a property owner may substitute hotel rooms for allowable office space on upper floors without the limitations otherwise provided by the hotel-room

Downtown Zoning

equivalency factor found in § 34-1802 of this chapter. However, these hotel rooms must have at least 250 square feet per rentable unit.

(2) In all other properties in the Downtown district, the number of hotel rooms are limited by the hotel-room equivalency factor found in § 34-1802 of this chapter.

(Ord. No. 24-08, § 2(Exh. A), 5-6-2024)

Sec. 34-683. - Creation of neighborhood center.

- (a) *Purpose.* This section provides detailed regulations for the transformation of existing businesses into a neighborhood center.
 - (1) This transformation may be required by § 34-682(3) of this chapter or may be chosen by any landowner in the Santini district.
 - (2) Once this option is chosen or required, all subsections of this § 34-683 become mandatory requirements, except where they are clearly inapplicable to a given portion of the property.
- (b) *Agreement for streetscape improvements.* Landowners who choose to partially or fully develop their land in the Santini district into a neighborhood center may simultaneously request public streetscape improvements by entering into a development agreement with the town (see §§ 2-91—2-102 of this LDC).
 - (1) This agreement would establish a public/private partnership for the necessary improvements, identifying responsibilities, timing, approximate costs, and funding.
 - (2) This agreement would also contain a detailed plan for the redevelopment of the property consistent with the regulations in the remainder of this section.
- (c) *Allowable uses.* Allowable uses for the Santini zoning district are defined in Tables 34-1 and 34-2.
- (d) *Streets.* Secondary streets and alleys shall be laid out and dedicated to the public generally in accordance with Figure 34-17 to improve circulation for vehicles and pedestrians.
- (e) *Plazas.* An urban plaza at least one-half acre in size shall be provided along Estero Boulevard as a focal point for mixed-use buildings and as a public gathering place. This plaza may also be used for overflow parking.
- (f) *Build-to lines established.* Build-to lines (see § 34-662 of this chapter) vary according to the streets and street types designated on Figure 34-17.
 - (1) Build-to lines for all primary streets and streets surrounding the plaza are 0 feet to five feet.
 - (2) Build-to lines for all secondary streets are 0 feet to ten feet.
 - (3) Awnings, canopies, and marquees over sidewalks and pedestrian walkways are encouraged by the commercial design standards (§§ 34-991—34-1010 of this chapter), especially along Estero Boulevard.
 - (4) Compliance with build-to lines is not required for buildings that are used for the storage of boats or for marina accessory uses, or for any buildings extend closer than 40 feet to the waterfront.
 - (5) Buildings used for the storage of boats or cars must be separated from Estero Boulevard by a liner building that provides usable building space at least 20 feet deep (see example in Figure 34-8).
 - a. This requirement applies to all buildings that extend closer than 75 feet to Estero Boulevard.
 - b. Liner buildings must be two stories or more in height.
 - c. Liner buildings may be detached from or attached to building space used for the storage of boats or cars.
 - d. Liner buildings must be constructed simultaneously with those portions of buildings that are subject to this requirement.
 - e. Liner buildings and any visible portions of the principal facade of buildings that are used for the storage of boats or cars must meet the commercial design standards (see §§ 34-991—34-1010 of this chapter).
- (g) *Setback lines.* No minimum setbacks are required (see § 34-662 of this chapter).

- (h) *Building frontage.* Building frontage limits (see § 34-663 of this chapter) vary according to the street types designated on Figure 34-17:
 - (1) For primary streets and streets surrounding the plaza, building frontages shall be at least 70 percent of the lot frontage.
 - (2) For secondary streets, building frontages shall be at least 35 percent of the lot frontage.
 - (3) For multiple adjoining lots under single control, or for a single lot with multiple buildings, the percentages above apply to the combination of lot(s) and building(s).
 - (4) Phased redevelopment is permitted provided that a site plan is provided showing how the building frontage percentages will be met upon completion of the redevelopment
- (i) *Building height.* Building heights (see § 34-631 of this chapter) shall be limited to:
 - (1) For parcels immediately abutting a plaza of at least one-half acre in size and for parcels immediately abutting canals, a maximum of 40 feet above base flood elevation and no taller than three stories.
 - (2) For all other parcels, a maximum of 30 feet above base flood elevation and no taller than two stories.
- (j) *Floor area ratio (FAR).* Floor area ratios shall not exceed 1.0 (see § 34-633 of this chapter).
- (k) *Residential density.* Residential units can be constructed in the Santini district up to the maximum density allowed by the Fort Myers Beach Comprehensive Plan.
- (l) *Residential intensity. Detached single-family and two-family residence building coverage shall not exceed 40%.*
- (l m) *Guest units.* Guest units may be substituted for dwelling units in accordance with the equivalency factors found in § 34-1802 of this chapter.
- (m n) *Reductions to minimum parking requirements.* Neighborhood centers are "park-once" districts with preference given to pedestrian movement. The number of parking spaces normally required by § 34-2020 of this chapter shall be multiplied by 67 percent to determine the adjusted parking requirement for the Santini district. Adjoining on-street parking spaces may be counted toward this parking requirement.
- (n o) *Parking location.* Off-street parking may be provided under commercial or mixed-use buildings provided that:
 - (1) All under-building parking spaces must be separated from primary streets and the plaza by usable commercial space at least 20 feet deep that meets all commercial design guidelines; and
 - (2) Driveways leading to under-building parking spaces must connect to a driveway, secondary street, or alley, and may not be accessed from a primary street or pedestrian plaza.
- (e p) *Commercial design standards.* The commercial design standards (§§ 34-991—34-1010 of this chapter) shall apply to all commercial and mixed-use buildings, or portions thereof, that are being newly built, and to "substantial improvements" to such buildings as defined in § 6-405 of this LDC.

Village Zoning

Sec. 34-693. Regulations to obtain development order for pre-approved redevelopment option.

- (a) *Purpose.* This section provides detailed regulations for the pre-approved redevelopment option if that option is chosen by landowners, as described in § 34-692(3) of this chapter.
- (b) *Allowable uses.* Allowable uses in the Village district are defined in Tables 34-1 and 34-2. If a development order is issued pursuant to § 34-692(3) of this chapter, the additional uses in the "Open" subgroup of Table 34-1 for the residential, lodging, office, and retail groups will be permitted on property that is subject to the development order.
- (c) *Streets.* Secondary streets shall be laid out and dedicated to the public generally in accordance with Figure 34-18 to improve circulation for vehicles and pedestrians.
 - (1) Figure 34-18 provides two acceptable options for the new network of secondary streets.
 - (2) Under either option, the street design must incorporate the extension of a through street from Donora Boulevard to Lovers Lane that will be permanently accessible by the public.
- (d) *View corridor.* A view corridor at least 50 feet wide shall be provided between Estero Boulevard and the Gulf as a focal point for abutting buildings and as part of a prominent visual corridor to the water. This view corridor need not be available for public use.
- (e) *Build-to lines established.* Build-to lines (see § 34-662 of this chapter) for all streets shall be 0 feet to ten feet.
- (f) *Setback lines established.* Setback lines (see § 34-662 of this chapter) are established as follows:
 - (1) For principal buildings, minimum setbacks are as follows:
 - a. Rear setbacks: 20 feet.
 - b. Waterbody setbacks: see § 34-638(d)(3) of this chapter.
 - (2) For accessory structures, minimum setbacks are set forth in §§ 34-1171—34-1176 of this chapter.
- (g) *Building frontage.* Building frontage limits (see § 34-663 of this chapter) vary according to the street types designated on Figure 34-18:
 - (1) For primary streets, building frontages shall be at least 50 percent of the lot frontage. This percentage may be reduced to 35 percent for properties between Estero Boulevard and the Gulf of Mexico provided that the open space thus created allows open views to the Gulf.

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- (2) For multiple adjoining lots under single control, or for a single lot with multiple buildings, the percentages above apply to the combination of lot(s) and building(s).
- (h) *Building height.* Building heights (see § 34-631 of this chapter) shall be limited to:
 - (1) For properties that front on the bay side of Estero Boulevard and all streets other than Estero Boulevard, a maximum of 30 feet above base flood elevation and no taller than two stories. However, for mixed-use buildings and for elevated buildings without enclosed space on the first story, the maximum height is three stories (but still limited to 30 feet above base flood elevation).
 - (2) For properties that front on the beach side of Estero Boulevard, a maximum of 40 feet above base flood elevation and no taller than three stories.
- (i) *Building intensity. Commercial and mixed-use building intensity shall be evaluated using floor area ratio (FAR). Detached single-family and two-family residence intensity shall be evaluated using building coverage (see § 34-634 of this chapter).*
 - (1) Floor area ratio (FAR).* Floor area ratios shall not exceed 1.2.
 - (2) Building coverage. Building coverage (See § 34-634 of this chapter) for detached single-family and two-family residences shall not exceed 40%.*
- (j) *Residential density.* Policy 4-F-2-iii of the Fort Myers Beach Comprehensive Plan allows up to 15 dwelling units per acre for redevelopment in accordance with this section. Any land used for roadway or access purposes may be included in this density computation.
- (k) *Guest units.* Guest units may be substituted for dwelling units in accordance with the equivalency factors found in § 34-1802 of this chapter.
- (l) *Circulation and parking.* Off-street parking may be provided under commercial or mixed-use buildings provided that:
 - (1) All under-building parking spaces must be separated from primary streets and the plaza by usable commercial space at least 20 feet deep that meets all commercial building design guidelines; and
 - (2) Driveways leading to under-building parking spaces must connect to a secondary street or an alley and may not be accessed from a primary street or pedestrian plaza.
- (m) *Commercial design standards.* The commercial design standards (§§ 34-991—34-1010 of this chapter) shall apply to all commercial and mixed-use buildings that are visible from Estero Boulevard, or portions thereof, that are being newly built, and to "substantial improvements" to such buildings as defined in § 6-405 of this LDC.

CB Zoning

Sec. 34-705. - Building size.

- (a) *Building frontage.* Building frontage limits (see § 34-663 of this chapter) are established as follows:
- (1) For Estero Boulevard, building frontages shall be at least 50 percent of the lot frontage. This percentage may be reduced to 35 percent for properties between Estero Boulevard and the Gulf of Mexico provided that the open space thus created allows open views to the Gulf of Mexico.
 - (2) For multiple adjoining lots under single control, or for a single lot with multiple buildings, the percentages above apply to the combination of lot(s) and building(s).
- (b) *Building height.* Building heights (see § 34-631 of this chapter) shall be limited to:
- (1) For properties that front on the bay side of Estero Boulevard and all streets other than Estero Boulevard, a maximum of 30 feet above base flood elevation and no taller than two stories, except that an elevated building without enclosed space on the first story may be three stories tall (but still limited to 30 feet above base flood elevation).
 - (2) For properties that front on the beach side of Estero Boulevard, a maximum of 40 feet above base flood elevation and no taller than three stories.
- (c) *Floor area ratio (FAR).* For commercial and mixed-use developments Floor area ratios (see § 34-633 of this chapter) shall not exceed 1.0.
- (d) *Building coverage.* For detached single-family and two-family residences, building coverage (see § 34-634 of this chapter) shall not exceed 40%.