



# MIXED USE OVERLAY

## BENEFITS OF MIXED USE OVERLAY



- ▶ No maximum lot coverage
- ▶ More flexibility
- ▶ Less regulations
- ▶ Simplified site plan requirements
- ▶ Bonus density
- ▶ Increased height potential

**40% – 60%**



**REDUCTION IN  
PARKING REQUIREMENTS**



**50%**

**LESS**

**OPEN SPACE REQUIREMENTS**



**33% – 50%**



**REDUCTION IN  
DEVELOPMENT TIME SAVINGS\***



\* Based on conventional vs. planned development rezoning



**MINIMUM  
LOT SIZE**

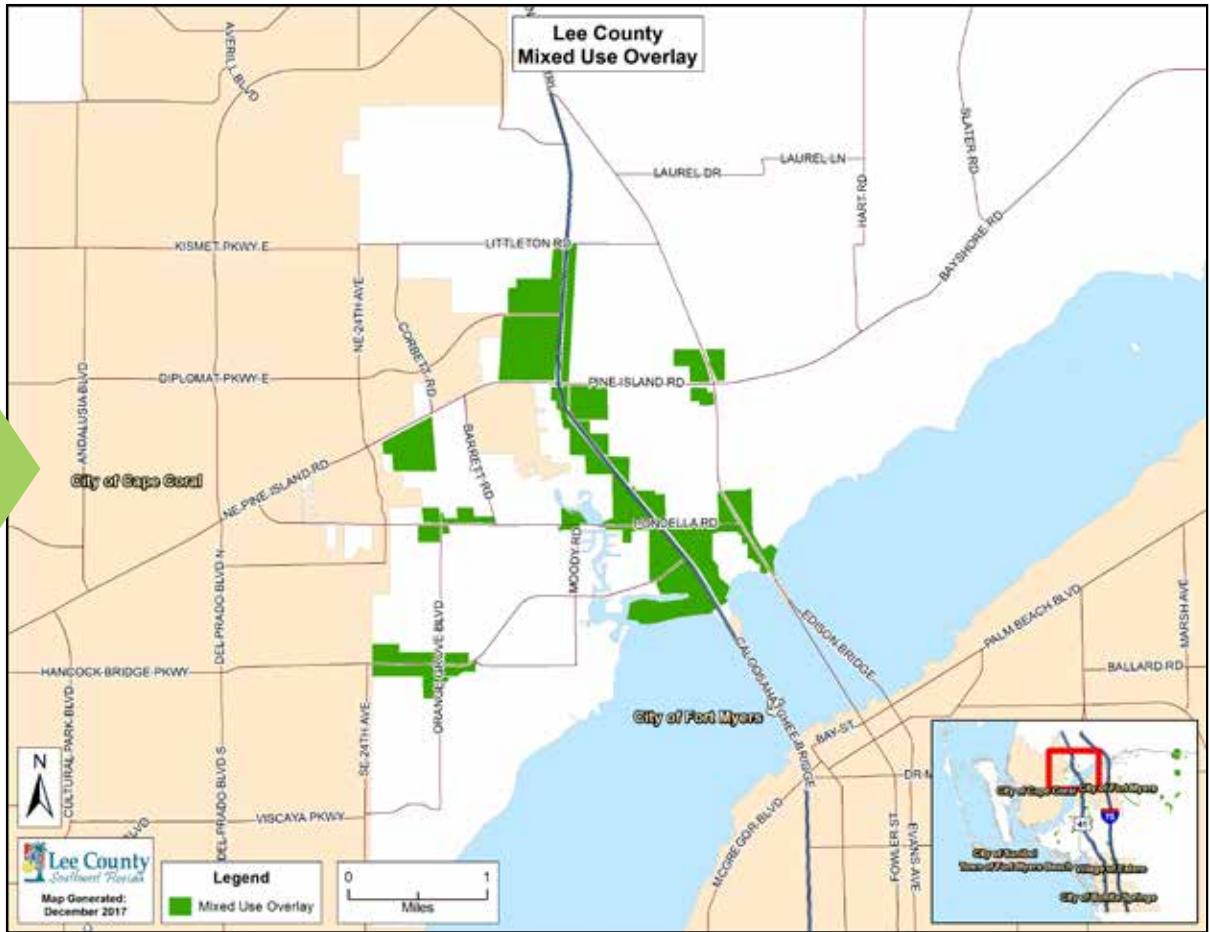
**MINIMUM  
SETBACKS**



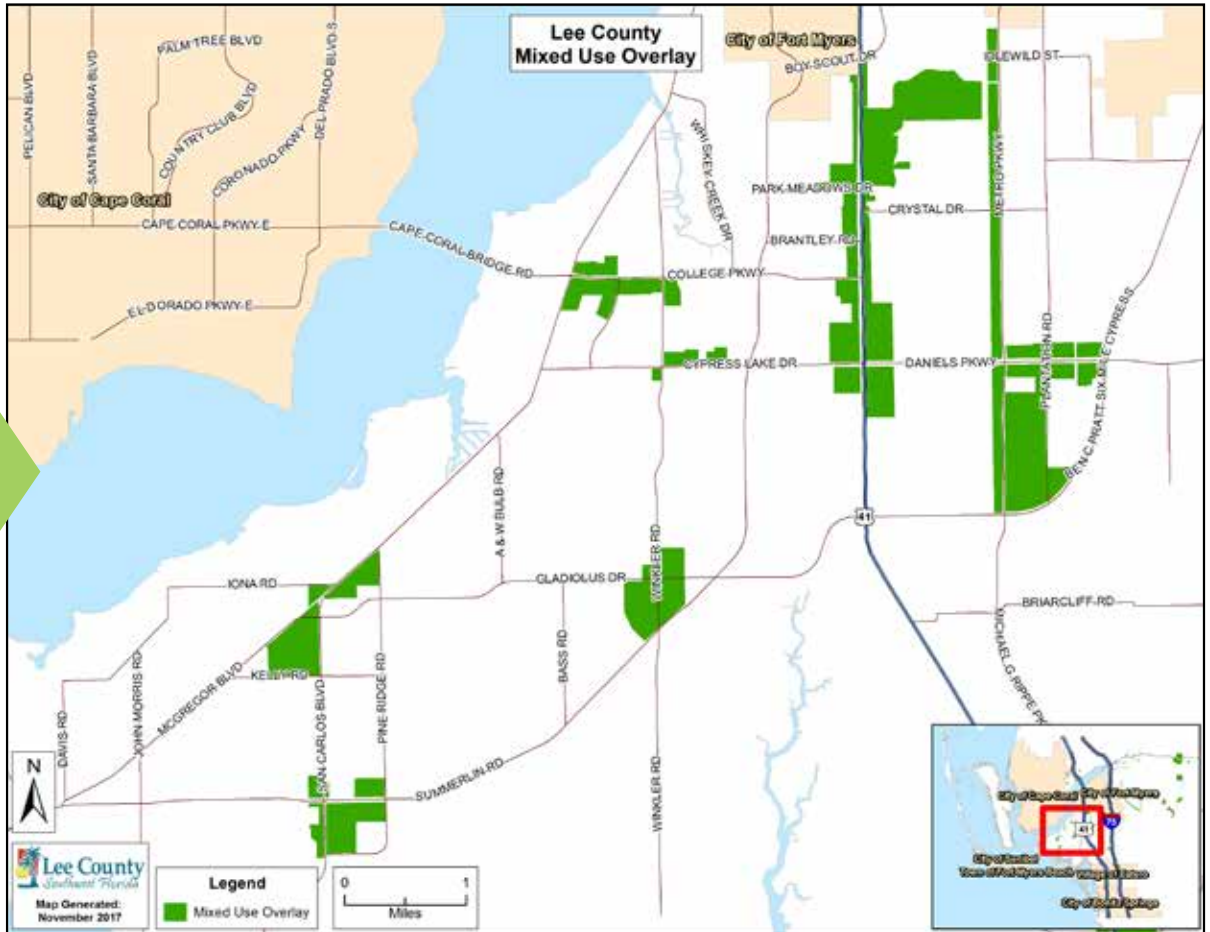
**LOWER  
FEES**

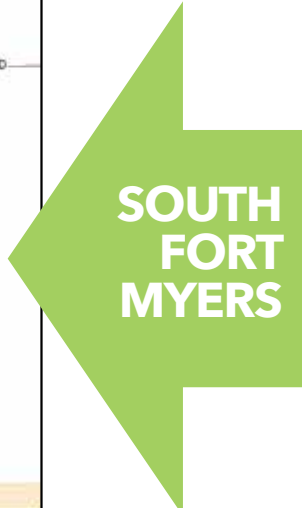
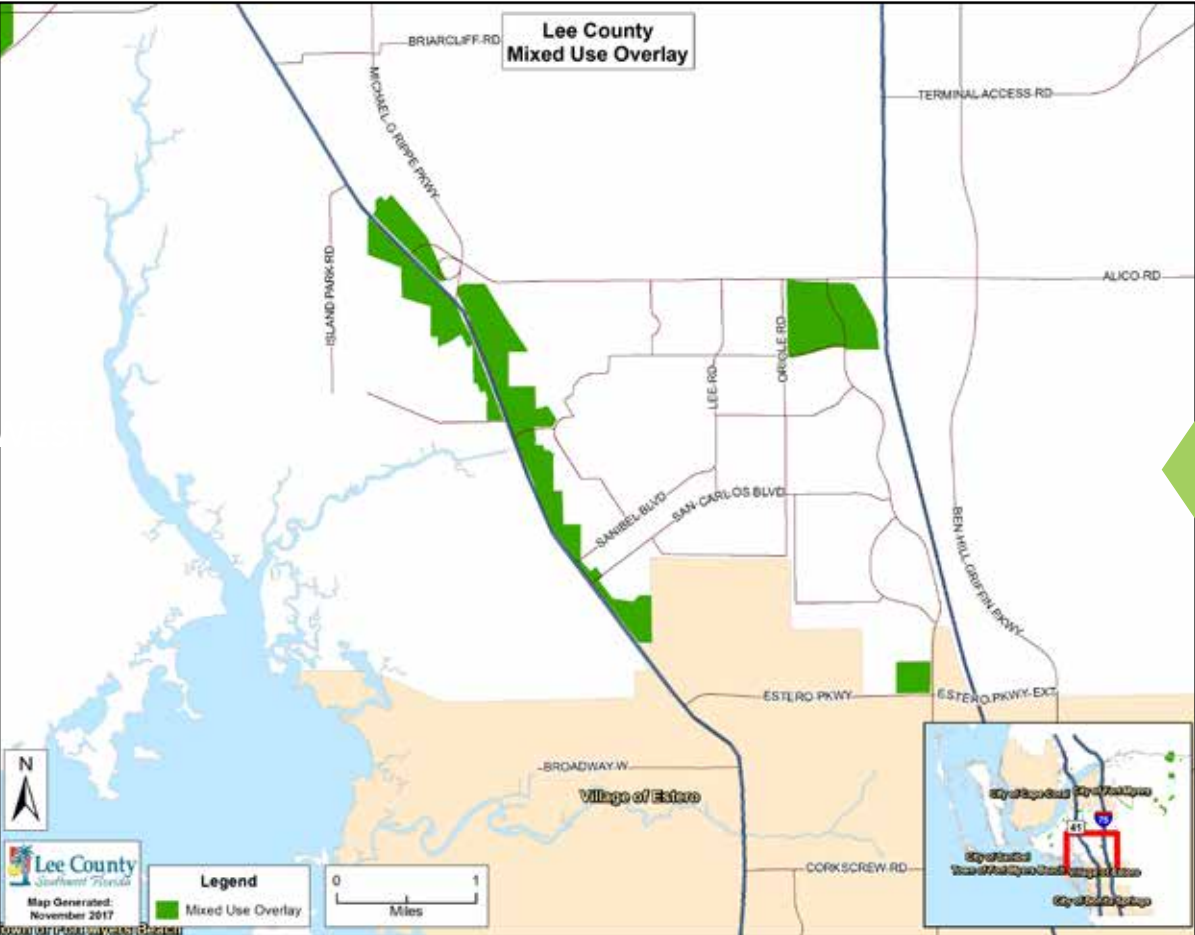
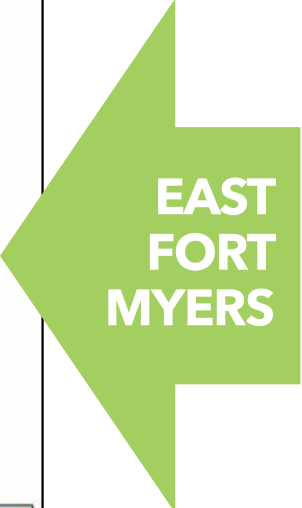
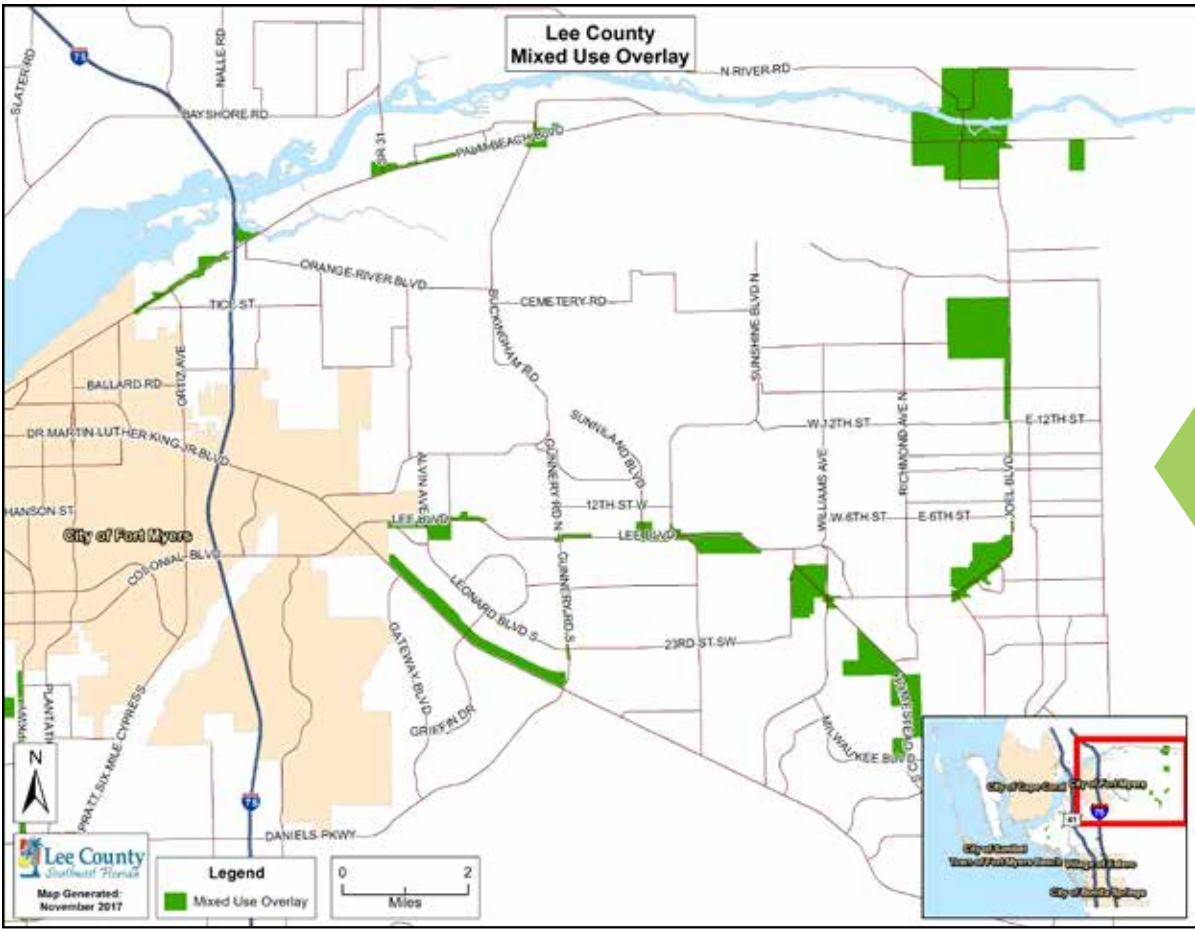
**For more information go to [muo.developlee.com](http://muo.developlee.com)**

**NORTH  
FORT  
MYERS**



**SOUTHWEST  
FORT  
MYERS**







# Mixed Use Overlay - Encouraging investment in Lee County

## BEFORE MUO

### SITE DATA / DEVELOPMENT PARAMETERS

#### SETBACKS:

- 25' Front
- 25' Rear
- 15' Side

#### BUFFERS:

- 15' wide Type D- Right of Way Buffer
- 5' Type A - Commercial to Commercial Buffer

#### MAXIMUM LOT COVERAGE:

- 40%

#### PARKING SPACES:

- 1 space per 250 SF (63 spaces)

#### MAXIMUM ATTAINABLE BUILDING AREA:

- 15,800 SF

#### MAXIMUM BUILDING HEIGHT:

- 35'



## AFTER MUO

### SITE DATA / DEVELOPMENT PARAMETERS

#### SETBACKS:

- 5' Front
- 5' Rear
- 0' Side

#### BUFFERS:

- 5' wide Type D- Right of Way Buffer
- N/A - Commercial to Commercial Buffer

#### MAXIMUM LOT COVERAGE:

- No Maximum

#### PARKING SPACES: (50% reduction)

- 1 space per 500 SF Retail (50 spaces)
- 1 space per 700 SF Office (29 spaces)
- 1 space per Multi-Family Unit (36 spaces)
- Total Parking Spaces: 115 spaces*

#### MAXIMUM ATTAINABLE BUILDING AREA:

- 25,000 SF Retail
- 20,000 SF Office
- 36 Multi-Family Units

#### MAXIMUM BUILDING HEIGHT:

- 135'



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**For more information go to [muo.developlee.com](http://muo.developlee.com)**