

DIMENSIONAL STANDARDS AND REGULATIONS

Maximum density:

- RSF-2: 2 dwelling units per gross acre
- RSF-3: 3 dwelling units per gross acre
- RSF-4: 4 dwelling units per gross acre

Minimum lot width:

- RSF-2: 120 feet
- RSF-3: 95 feet (corner lots) or 80 feet (interior lots)
- RSF-4: 75 feet (corner lots) or 70 feet (interior lots)

Minimum lot area:

- RSF-2: 20,000 square feet.
- RSF-3: 10,000 square feet.
- RSF-4: 7,500 square feet.

Minimum floor area:

1,500 square feet

Principal Structure Setbacks:

- Front yard: 25 feet
(In the case of irregularly shaped lots, including cul-de-sacs, the depth may be measured at right angles to a straight line joining the foremost points of the side lot lines, provided the depth of the front yard at any point is never less than 18 feet).
- Rear yard: 25 feet
- Side yard:
 1. Lots with less than 100 feet of street frontage: 7.5 feet
 2. Lots with 100 feet or greater of street frontage: 8 feet
 3. Corner lots with frontage of 100 feet or more on one public street: 8 feet
- Waterfront yard on corner lots: 10 feet from the wet-side of the seawall.

****NOTE:** Deed restrictions may be more restrictive than City setback requirements. Contact MICA (Marco Island Civic Association) at 239-642-7778 for more information.

Accessory Structure Setbacks (Section 30-1002):

Structure	Front	Rear	Side	Structure to Structure (if detached)
Garage or carport (non-waterfront)	SPS	10 feet	SPS	10 feet
Garage or carport (waterfront)	SPS	SPS	SPS	10 feet
Swimming pool and/or screen enclosure	SPS	10 ² feet	SPS	N
Tennis courts (private)	SPS	15 feet	SPS	10 feet
Utility buildings	SPS	10 feet	SPS	10 feet
Chickee & barbecue areas (non-waterfront)	SPS	10 feet	SPS	10 feet
Chickee & barbecue areas (waterfront)	SPS	10 feet	SPS	N
Attached screen porch	SPS	SPS	SPS	N/A
Satellite dish antenna	NP	15 feet	SPS	10 feet
Davits, hoists and lifts	N/A	N/A	7.5 or 15 feet	SPS
Boat slips and ramps	N/A	N/A	7.5 feet	N/A
Unlisted accessory	SPS	SPS	SPS	10 feet

LEGEND:

- N: None
- N/A: Not applicable
- NP: Structure allowed in rear of building only
- SPS: Calculated same as principal structure

²Swimming pool decks within an AE flood zone may be constructed to a maximum height not to exceed either the adopted or recommended (best available data) finished floor elevation for the property, with a maximum of four feet of stem wall exposure, with a rear setback of ten feet.

*Accessory structures must be constructed simultaneously with or following the construction of the principal structure.

**Limitations as to size of accessory buildings and structures. Accessory buildings shall not occupy an area greater than five percent of the total lot area in all residential zoning districts, or occupy an area greater than 40 percent of any building envelope (i.e., area of lot remaining for building purposes after accounting for required setbacks), whichever is the lesser, provided the total maximum coverage provision of this article for all principal and accessory buildings is not exceeded.