



**ORD 70-24: Amendments to the Commercial
Parking Requirements
Cape Coral City Council Meeting
December 4, 2024**

Purpose

This ordinance will amend LDC, Article 6, Chapter 2, entitled *“Truck and Vehicle Parking.”*

Background and Key Provision

- 1) Owners are prohibited from parking trailers and commercial vehicles on sites with residential buildings in residential zoning districts.
- 2) Similar protections do not exist for sites with residential buildings in other (nonresidential) zoning districts.
- 3) This amendment addresses this inconsistency by prohibiting the parking of trailers and commercial vehicles on sites with residential buildings regardless of zoning.

Agriculture (Ag) District

- 1) An exemption is proposed for the Ag District.
- 2) The Ag District is a residential district that allows a wider array of nonresidential uses than other residential districts.
- 2) Exemptions are recommended for Ag zoned properties with a single-family home with one or more of the following:
 - A) The owner has one or more horses on the site.
 - B) The site has an active agricultural operation.
 - C) The owner has an active certificate of zoning compliance that does not involve a home-based business.

Benefits of the Amendment

- 1) Provides better protection of residential areas & property values.**
- 2) Provides for consistency and predictability.**
- 3) Promotes fairness.**

Recommendations

- 1) **Staff: approval.**
- 2) **Planning and Zoning Commission: Approval (6-0). No speakers at the November 6th public hearing.**

Correspondence

None

Thank you

