

Sec. 126-33. - Institutional uses.

- (a) Institutional uses shall be permitted as a conditional use subject to the following conditions:
 - (1) There shall be a landscaped buffer strip between the subject use and adjoining residential zones. Such buffer strip shall provide adequate screening of the proposed facility from residentially zoned property. Such screening shall be appropriately planted as approved by the planning commission.
 - (2) The lot shall be otherwise appropriately landscaped.
 - (3) No institutional use shall be permitted on the parcel except those principal and accessory uses specifically identified in the conditional use approval.
 - (4) Regardless of the regulations and required conditions set forth for the applicable district, the planning commission may authorize an institutional use to be developed with up to 45 percent coverage with impermeable surfaces, and with up to 50 percent vegetation clearance and developed area, for lands located in the altered land, mid-island ridge, or upland wetland zones, whenever:
 - a. The institutional use requires more than 50 parking spaces;
 - b. The planning commission finds that the majority of the required parking spaces will be used only infrequently; and
 - c. The lot or parcel on which the institutional use is to be developed fronts on an arterial or collector road.
- (b) Institutional uses may be permitted to integrate dwelling units that are incidental to the primary institutional use (e.g., employee housing), consistent with residential densities permitted by sections 86-91 and 86-92, rate of occupancy by section 86-71, and pursuant to applicable conditions provided in section 126-1032.

(Ord. No. 85-26, § 1(I.I.3(b)), 11-27-1985; Ord. No. 86-11, § 1, 4-15-1986; Ord. No. 86-41, § 1, 10-7-1986; Ord. No. 87-03, § 1, 2-17-1987; Ord. No. 89-23, § 50, 8-15-1989; Ord. No. 24-005, § 2, 3-5-2024)

Sec. 126-855. - Inter- and intra-connectivity.

- (a) In the interest of public safety and the general welfare, providing inter-connectivity and intra-connectivity is encouraged and shall be accommodated. To that end, the city manager or the manager's designee is authorized to approve deviations from limits on coverage with impermeable surfaces and developed area and from vegetation buffer requirements to facilitate the issuance of a development permit for inter-connectivity and intra-connectivity. Such deviations may be issued only upon a finding by the city manager, or the manager's designee, that the following standards have been met:
 - (1)

Alternatives to avoid the need for the deviation have been explored and found to be impracticable.

- (2) The deviation is the minimum necessary to provide inter-connectivity and intra-connectivity.
 - (3) The inter-connection or intra-connection path is located, designed and constructed in a safe, practical and convenient manner such that the public interest is served.
 - (4) The inter-connection or intra-connection path meets all requirements of article XV, division 4 of chapter 126 of the Sanibel Code.
 - (5) The inter-connection or intra-connection path meets all drainage standards of article IV of section 118 of the Sanibel Code.
 - (6) The inter-connection or intra-connection path meets all signage standards of chapter 106 of the Sanibel Code.
 - (7) The vegetation impacted by an inter-connection or intra-connection path has been included in a mitigation plan that identifies the treatment, relocation, replacement or removal of any such plants.
- (b) The city manager or the manager's designee is authorized to attach conditions to the approval, as necessary, to assure compliance with the standards set out above.
 - (c) In addition to the standards set out above, in considering applications for deviations under this section, no deviation approved under this section shall frustrate the underlying purpose and intent of this section or policies of the city, including the Sanibel Code and Sanibel Plan.
 - (d) City council may adopt and, from time to time, amend an illustrated guide of inter-connectivity and Intra-connectivity guidelines to aid in the administration and interpretation of the above standards.
 - (e) *Definitions:* The following words, terms and phrases when used in this section, shall have the meanings ascribed to them in this subsection:
 - (1) *Inter-connectivity* means a pedestrian and bicycle connection to the shared use path system.
 - (2) *Intra-connectivity* means a pedestrian and bicycle connection between adjacent properties.

(Ord. No. 14-001, § 1, 6-17-2014)

Sec. 126-1176. - Generally.

Home occupations shall be permitted in all lawful dwelling units. Home occupations including any lawful activity, provided that nothing shall be visible or otherwise detectable from outside the structure to indicate that the residential dwelling is being used for other than residential purposes, except that a one-foot square nameplate graphic may be attached to the residence structure at or near the appropriate entrance. No mechanical equipment which constitutes a nuisance or otherwise interferes with the normal and comfortable use of adjacent residential uses, other than customary mechanical equipment used in

connection with normal residential purposes, shall be installed or used. No home occupation shall be permitted that requires more than one parking space in addition to the parking required for the residential use.

(Ord. No. 85-26, § 1(I.I.11), 11-27-1985)