

Sec. 126-961. Setbacks for Front Porches

(a) Applicability.

This section applies exclusively to properties located within the Town Center Limited and Town Center General Commercial Districts, as defined by the Sanibel Plan and regulated under Chapter 126, Article VIII, Divisions 2 and 3.

(b) Purpose.

The purpose of this section is to encourage pedestrian-friendly development and promote the incorporation of front porches as an integral architectural feature consistent with Sanibel's "Island Style" character, as identified in the Architectural Design Standards of the Land Development Code.

(c) Special Front Setback.

Notwithstanding the minimum front setback requirements established in Section 126-514 (c) and 126-534 (c), open-air or screen-enclosed porches may be constructed to a minimum setback of 10 feet from the front property line, subject to the following design requirements:

1. The porch must be attached to the principal structure and open on at least three sides (excluding structural columns or railings).
2. The porch shall not be enclosed by wall(s) or glass and shall not be designed or subsequently converted to conditioned space.

Sec. 126-514. - Required conditions.

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(c) Front yard setback. For principal structures in the TCG town center general commercial district there shall be a minimum front yard setback of 20 feet from the front property line but see also section 126-961.

Sec. 126-534. - Required conditions.

...

(c) Front yard setback. For principal structures in the TCL town center limited commercial district there shall be a minimum front yard setback of 20 feet from the front property line but see also section 126-961.

Sec. 122-48. - Location and size of required vegetation buffers

. . .

(6) The minimum size of a vegetation buffer required by subsection (1) of this section may be reduced to at least 10 feet in depth provided that:

- (a) The buffer size is necessary to authorize development approved pursuant to Sec. 126-961 for a property located within the TCG – Town Center General or TCL – Town Center Limited Commercial District; and
- (b) The landscaping within this area complies with the intent of the buffer standards in terms of visual and audio screening and maintaining the natural environment.

Sec. 126-961. - Outdoor seating setbacks.

(a) *Generally.* Outdoor dining approved by conditional use permit and/or bonus outdoor seating approved by development permit shall be located no less than:

- (1) Fifteen feet from any side or rear property line; or
- (2) Twenty feet measured from the right-of-way line of any street.

(b) *Town Center Limited and Town Center Commercial Districts.* Outdoor dining approved by conditional use permit and/or bonus outdoor seating approved by development permit may be located no less than ten feet from the front property line in accordance with section 126-961(c).

Commented [SW1]: This implies that this provision is not limited to new development and redevelopment.