



Meeting Type City Council – Regular Meeting
Meeting Date September 2, 2026

Agenda Request Form

City of Cape Coral

Title

Ordinance 45-26 (TXT26-000010) Public Hearing

Ordinances and Resolutions

An Ordinance of the Mayor and City Council of the City of Cape Coral, Florida, amending the City of Cape Coral, Florida, Land Development Code, by amending Section 5.2.1., General Requirements, and Section 5.2.4., Attached and Detached Garages, as set forth within Article 5, Development Standards, Chapter 2, Accessory Structures, regarding attached and detached garages; providing for severability and an effective date.

Planning Staff Recommendation: Approval

Planning and Zoning Commission Recommendation: Approval.

Requested Action Approve or Deny

Summary Explanation and Background

An Ordinance of the Mayor and City Council of the City of Cape Coral, Florida, amending the City of Cape Coral, Florida, Land Development Code, by amending Section 5.2.1., General Requirements, and Section 5.2.4., Attached and Detached Garages, as set forth within Article 5, Development Standards, Chapter 2, Accessory Structures, regarding attached and detached garages; providing for severability and an effective date.

Strategic Plan Alignment

Is this a Strategic Decision? NO

If No, will it harm the intent or success of the Strategic Plan?

If Yes, Priority Goals Supported are listed below, place an **X** on all that apply:

- ☐ CITY SERVICES AND AMENITIES: DELIVER EXCEPTIONAL CITY SERVICES AND HIGH-QUALITY AMENITIES
- ☐ COMMUNICATION: CULTIVATE AN ENGAGED AND INFORMED COMMUNITY AND WORKFORCE
- ☐ ECONOMY, EDUCATION, AND WORKFORCE: CREATE A COMMUNITY OF PROSPEROUS RESIDENTS, THRIVING NEIGHBORHOODS, AND SUCCESSFUL BUSINESSES
- ☐ FISCAL SUSTAINABILITY: MAINTAIN A FINANCIALLY SOUND GOVERNMENT AND HIGH-PERFORMING ORGANIZATION

INFRASTRUCTURE : INVEST IN RESILIENT INFRASTRUCTURE

ENVIRONMENTAL SUSTAINABILITY: PRESERVE CAPE CORAL'S NATURAL RESOURCES
FOR CURRENT AND FUTURE GENERATIONS

Is this a Consultant recommendation? NO

Is this contained in a Master Plan? NO

If yes to either question, please provide details of the name of consultant or name of the Master Plan when applicable: N/A

Recommendations:

Planning Staff Recommendation: Approval

Planning and Zoning Commission Recommendation: Approval

Source of Additional Information:

Brett Limbaugh, Development Services Director (239) 242-3050

Fiscal Impact/Funding Sources(s)/Budget Consideration:

N/A

Will this action result in a Budget Amendment? NO

Prepared By: Janna Balsley, Planning Technician

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF CAPE CORAL, FLORIDA, AMENDING THE CITY OF CAPE CORAL, FLORIDA, LAND DEVELOPMENT CODE, BY AMENDING SECTION 5.2.1., GENERAL REQUIREMENTS, AND SECTION 5.2.4., ATTACHED AND DETACHED GARAGES, AS SET FORTH WITHIN ARTICLE 5, DEVELOPMENT STANDARDS, CHAPTER 2, ACCESSORY STRUCTURES, REGARDING ATTACHED AND DETACHED GARAGES; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

NOW, THEREFORE, THE CITY OF CAPE CORAL, FLORIDA, HEREBY ORDAINS THIS ORDINANCE AS FOLLOWS:

SECTION 1. The City of Cape Coral, Florida Land Development Code, Article 5, Development Standards, Chapter 2, Accessory Structures, Section 5.2.1., General Requirements, is hereby amended as follows:

Section 5.2.1. General requirements.

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Table 5.2.1.A. Setback Requirements for Accessory Structures.

Residential Accessory	Setback—measured from property line			Maximum Building Height	Separation Distance
	Front Yard	Side Yard	Rear Yard		
Arbors, trellises, pergolas	Sec 5.17	7.5 ft.	10 ft.	14 ft.	N/A
Courts and Playing Surfaces	X	7.5 ft.	10 ft.	N/A	N/A
Decks, unenclosed	X	7.5 ft.	10 ft.	30 inches	N/A
Detached Garage	X	SAP	10 20 ft.	14 16 ft.	5 ft.
Fences and Walls	Per Sec 5.1.12				N/A
Flagpoles	15 ft.	7.5 ft.	10 ft.	35 ft.	N/A
Fountains and Sculptures	15 ft.	10 ft.	10 ft.	Per sec 5.1.15	N/A
Gazebo	X	7.5 ft.	10 ft.	10 ft.	5 ft.
Greenhouse	X	SAP	SAP	15 ft.	5 ft.
Detached guesthouse	X	SAP	SAP	14 ft.	5 ft.
Swing sets and similar play structures	X	7.5 ft.	6 ft.	8 ft.	N/A
Solar Photovoltaic (PV) Arrays, at grade	X	7.5 ft.	10 ft.	9 ft.	N/A
Sheds	X	7.5 ft.	10 ft.	14 ft.	5 ft.
Sunshelter	X	7.5 ft.	6 ft. or over a dock	14 ft.	5 ft.
Swimming pools and reflecting pools	X, RE≥3 acres SAP	7.5 ft., RE≥3 acres SAP	10 ft., RE≥3 acres SAP	30 inches	N/A
Swimming Pool Screen enclosure	X, RE≥3 acres SAP	7.5 ft., RE≥3 acres SAP	10 ft., RE≥3 acres SAP	SAP	N/A

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SECTION 2. The City of Cape Coral, Florida Land Development Code, Article 5, Development Standards, Chapter 2, Accessory Structures, Section 5.2.4., Attached and Detached Garages, is hereby amended as follows:

Section 5.2.4. Attached and detached garages.

- A. All single-family detached and single-family semi-detached dwelling units and each unit of a duplex structures shall include a garage with minimum dimensions of 14 feet in width by 20 feet of depth of unobstructed space. Carports are prohibited on single-family detached, single-family semi-detached, and duplex residential properties requiring a garage.
- B. For attached garages, the following shall apply:
1. A garage shall be considered attached if:
 - a. It shares at least a five-foot length of common wall with the principal structure; or
 - b. It is connected to and accessible from the principal structure by a roofed breezeway with minimum dimensions of 4 feet in width by 8 feet in length. For purposes of this section, a roofed breezeway means a roofed open passage that contains a floor, an access door to the garage, and an access door to the principal structure so that a person may access the garage from the principal structure via the breezeway.
 2. For purposes of this LDC, an attached garage shall be considered to be a part of the principal structure and shall comply with all district regulations for the zoning district in which it is located.
 3. An operable garage door capable of providing access to the garage by a motor vehicle is required.
 4. A driveway providing vehicular access to the garage is required and shall be constructed and maintained in a condition that is safe and free of potholes, and in accordance with the City of Cape Coral Engineering Design Standards.
 5. The garage shall not be included in determining the living area.
 6. No garage or storage area shall be used as living quarters unless another garage is constructed prior to conversion. Should a garage connected to the principal structure by a roofed breezeway be converted to living quarters, the conversion of the garage and roofed breezeway shall comply with all applicable regulations, rules, and laws for living quarters, including, but not limited to, the Florida Building Code.
 7. The exterior building materials of an attached garage shall conform to the exterior building materials of the principal structure.
- C. For detached garages, the following shall apply:
1. A detached garage shall meet all of the setback requirements of the principal structure.
 2. A detached garage shall be on the same parcel as the principal structure.
 3. The area of a detached garage shall not exceed the living area square footage of the principal structure or, if the principal structure has more than one story, the living area square footage of the first floor of the principal structure.
 4. The height of a detached garage shall not exceed 44 16 feet in height when measured according to the definition of "building height" in the Land Development Code.
 5. An operable garage door capable of providing access to the garage by a motor vehicle is required.
 6. The maximum size and height restrictions shall not apply in the RE district or A district.
 7. No plumbing shall be allowed in a detached garage except that a utility sink and one bathroom consisting of a toilet and a sink shall be allowed.
 8. The exterior building materials of a detached garage shall conform to the exterior building materials of the principal structure.
 9. A parcel may contain both an attached and detached garage, but only one detached garage shall be permitted.
 10. Except on a corner lot, the driveway to a detached garage shall connect the garage exclusively to the street that the principal structure faces. On a corner lot, the driveway to

the detached garage may connect the garage to the street that intersects with the street that the principal structure faces.

11. When a property, including but not limited to a parcel or a double frontage lot, has frontage on a street other than the street that the principal structure faces, no detached garage or any portion thereof shall be located farther than 115 feet from the property line abutting the street that the principal structure faces.

SECTION 3. Severability. In the event that any portion or Section of this ordinance is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or Sections of this ordinance which shall remain in full force and effect.

SECTION 4. Effective Date. This ordinance shall become effective immediately after its adoption by the Cape Coral City Council.

ADOPTED BY THE MAYOR AND COUNCIL OF THE CITY OF CAPE CORAL, FLORIDA,
AT THEIR REGULAR SESSION THIS _____ DAY OF _____, 2026.

JOHN GUNTER, MAYOR

VOTE OF MAYOR AND COUNCILMEMBERS:

GUNTER _____
STEINKE _____
LEHMANN _____
DONNELL _____

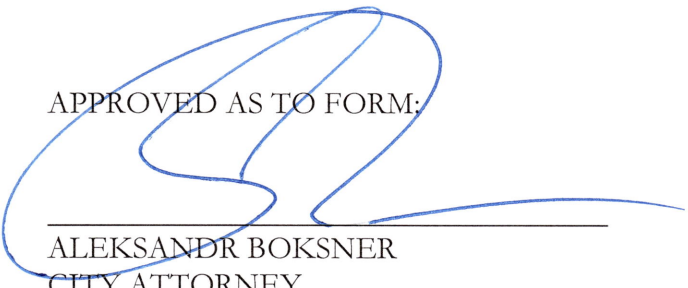
LAstra _____
KILRAINE _____
LONG _____
KADUK _____

ATTESTED TO AND FILED IN MY OFFICE THIS _____ DAY OF _____,
2026.

KIMBERLY BRUNS
CITY CLERK

APPROVED AS TO FORM:

ALEKSANDR BOKSNER
CITY ATTORNEY
Ord/Attached-Detached Garages






ORDINANCE 45-26
CAPE CORAL CITY COUNCIL – SEPTEMBER 16TH, 2026
LDC SECTION 5.2.4: ATTACHED AND DETACHED
GARAGES

Sections Affected:

Section 5.2.1.A Setback Requirements for Accessory Structures

- A. Fix internal inconsistency with rear yard setback for detached garage.
- B. Allow additional height for detached garages.

Section 5.2.4 Attached and Detached Garages

- A. Clarify breezeway width and length.
- B. Allow additional height for detached garages.

Section 5.2.1.A

Table 5.2.1.A Setback Requirements

- A. Fixes internal inconsistency within the LDC by requiring 20-ft. rear yard setback for detached garages.
- B. Increases height for detached garages to 16 ft.

Residential Accessory	Setback—measured from property line			Maximum Building Height	Separation Distance
	Front Yard	Side Yard	Rear Yard		
Detached Garage	X	SAP	10 <u>20</u> ft.	14 <u>16</u> ft.	5 ft.

Additional Height

- A. Average height for most RVs is 11-13 feet.
- B. 14-ft. max height would not allow for RV clearance.
- C. Additional two feet for detached garage should allow for detached garages to accommodate most RVs.

RV Type	Height (ft)	Weight (lbs)	Width (ft)	Length (ft)
Travel Trailer	7 - 12	500 - 10,000	7 - 8.5	8 - 40
Fifth Wheel	11.5 - 13.5	5,000 - 20,000	8 - 8.5	25 - 45
Motorhome (Class A)	11 - 13.5	13,000 - 30,000	8 - 8.5	26 - 45
Motorhome (Class B)	8.75 - 11	6,000 - 11,000	6 - 7.5	18 - 24
Motorhome (Class C)	10 - 11	10,000 - 20,000	8 - 8.5	25 - 35
Pop-Up Camper	4.5 - 5	1,400 - 4,000	7 - 7.5	8 - 16

Section 5.2.4. Attached and detached garages.

- A. All single-family detached and single-family semi-detached dwelling units and each unit of a duplex structures shall include a garage with minimum dimensions of 14 feet in width by 20 feet of depth of unobstructed space. Carports are prohibited on single-family detached, single-family semi-detached and duplex residential properties requiring a garage.

This clarifies the width and depth of garages where previously the dimensions could be misinterpreted.

Section 5.2.4 Attached and detached garages

B. For attached garages, the following shall apply:

1. A garage shall be considered attached if:

...

b. It is connected to and accessible from the principal structure by a roofed breezeway with minimum dimensions of 4 feet in width by 8 feet in length. For purposes of this section, a roofed breezeway means a roofed open passage that contains a floor, an access door to the garage, and an access door to the principal structure so that a person may access the garage from the principal structure via the breezeway.

Discussion / Direction



Business Impact Estimate

Proposed ordinance's title/reference:
Ordinance 45-26 Attached and Detached Garages

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Cape Coral hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):
Amends the Land Development Code for dimensional regulations for Attached and Detached Garges.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Cape Coral, if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur;
N/A
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
N/A
(c) An estimate of the City of Cape Coral's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.
N/A

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:
0

4. Additional information the governing body deems useful (if any):