

Municode Codification City of Fort Myers, FL

Urban Center Zoning District Regulations. The urban center zoning areas are established to protect the pedestrian-friendly fabric of the historic downtown core and the center of each surrounding neighborhood.

Nonconforming uses. Those properties shown on map C-2 of the future land use element of the comprehensive plan, which were designated light industrial (I-1) as of April 30, 2003, shall have legal non-conforming status that allows existing light industrial uses to continue, except as noted herein.

All light industrial principal and accessory uses shall be permitted on the properties shown on map C-2 of the future land use element of the comprehensive plan, *except* as follows: outdoor storage, contractor storage outdoor (indoor allowed), crematorium, detention center, jail, prison, labor pool, blood plasma donation or Plasmapheresis centers, social service facility, pawnshop, and trade school for heavy equipment/truck operators. *Automotive uses* and services shall be permitted but must be wholly contained within a building with limited outdoor storage permitted with appropriate screening.

10. Conditional uses. Conditional uses in urban center are as follows:

- a. Institutional uses.
- b. Public or private surface parking lots and public or private parking structures.
- c. Parking garages without liner buildings on all A Streets (primary grid).
- d. Adult congregate living facilities (ACLF), also known as assisted living-facilities (ALF). Density shall be limited according to the definition of density under section [118.8.1\(B\)](#).
- e. Indoor/outdoor recreation.
- f. Drive-through service, when located adjacent to an arterial, and when a traffic analysis conducted in conformance section [134.2.29](#) indicates that no adverse traffic impacts will be created.
- g. Food truck parks per section 118.3.5.F.7.

11. Prohibited uses. Uses not expressly permitted in urban center are prohibited as follows:

- a. Automotive sales, service, and repair.
- b. Kennels and animal husbandry.
- c. Depots for large-scale storage and distribution.
- d. Pole signs and billboards.
- e. Service stations.
- f. Golf courses and nurseries.
- g. Labor pool, halfway houses and food pantries.
- h. Landfills and dumps.
- i. Mineral extraction areas.
- j. Outdoor storage.
- k. Prisons, except as accessories to police stations.
- l. Scrap yards for the processing and storage of waste and recyclable materials.
- m. Transportation terminals, except bus depots, rail stations, and ferry terminals.

118.2.3 - Industrial Districts.

A. Intent statements.

1. Industrial Light (IL). By virtue of its location as designated in the comprehensive plan, and because of the existing and proposed development around the area, and because of the present and anticipated accessibility to transportation facilities and utilities and other public services, the IL District is established in order to:

- a. Protect light industrial uses.
- b. Promote and protect future development of the district in light industrial usage.
- c. Exclude incompatible uses, such as residences, heavy industry, and commercial enterprises not directly serving the light industrial uses, which would preempt land intended to be preserved for industrial uses to achieve a favorable balance of land uses within the city.
- d. Ensure the ultimate stabilization of the district in light industrial usage.
- e. Encourage further development within the district similar in character and appearance to a planned modern industrial district.

f. Permitted uses

- 1) Alcohol and drug rehabilitation treatment or clinic, detoxification centers.
- 2) Alternative-or post-incarceration facility, transitional home, half-way house.
- 3) Animal boarding, animal shelter, kennel, doggy day care (See 118.3.3.C.2).
- 4) Animal hospital, veterinary clinic (See 118.3.3.C.2).
- 5) Armory, brewery, winery, bottling plant, bulk mailing service, movie production facility.
- 6) Art studio, gallery (See 118.3.3.C.3).
- 7) Auction room, auction house.
- 8) Bank.
- 9) Blood plasma donation center.
- 10) Bus and train passenger terminal, taxi dispatch, limo service.
- 11) Call center.
- 12) Car wash full or self-service.
- 13) Carpentry, lumberyard and wood products.
- 14) College/university, trade schools, enrichment classes such as dance or martial arts.
- 15) Convenience store with or without gas pumps, gas stations (See 118.3.3.C.4).
- 16) Commercial packing for fruits and vegetables.
- 17) Contractor office with storage (indoor/outdoor) - perform services off-site, but store equipment and materials or perform fabrication or similar work on-site (See 118.3.3.D).
- SEE LINK BELOW
- 18) Copy, print, pack and ship, publishing, post office, and other office type services.
- 19) Detention center, jail, prison.
- 20) Drive-in theater.
- 21) Fabrication and manufacturing of fabrics and materials (See 118.3.3.D). SEE LINK BELOW
- 22) Flea market (See 118.3.3.C.5).
- 23) Funeral home or mortuary, crematorium.
- 24) Greenhouse or nursery, commercial, garden center.
- 25) Health club.
- 26) Indoor commercial recreation.
- 27) Labor pool.
- 28) Laundromat, dry-cleaning and carpet cleaning plants and drop-off, diaper service, linen supply.

- 29) Lodge, membership club (See 118.3.3.C.1).
 - 30) Machine shop, light manufacturing or assembly.
 - 31) Manufactured housing sales.
 - 32) Medical and dental laboratory.
 - 33) Offices governmental or operational.
 - 34) Outdoor recreation.
 - 35) Park, recreation field, beaches.
 - 36) Parking: surface or garage, as accessory or primary use.
 - 37) Pawnshop (See 118.3.3.C.7).
 - 38) Pharmacy (stand-alone).
 - 39) Police, fire, EMS substation.
 - 40) Psychiatric institution.
 - 41) Radio, telephone and television transmission towers and facilities (commercial).
 - 42) Radio, TV or recording studio.
 - 43) Research, testing, and development laboratory.
 - 44) Restaurant/food service establishment, with or without sale of alcoholic beverages (See 118.3.3.C.1).
 - 45) Retail, wholesale, or rental store.
 - 46) Self-storage: fully enclosed indoor multi-story or mini storage (See 118.3.3.C.9). SEE LINK BELOW
 - 47) Social service facility, soup kitchen, transient lodging or shelter for the homeless.
 - 48) Stone, clay, concrete products.
 - 49) Tattoo shop, body piercing, palmist, psychic, medium.
 - 50) Truck, bus, rail or motor freight terminal, service facility, drop yard.
 - 51) Vehicle service and repair (See 118.3.3.C.9). SEE LINK BELOW
 - 52) Vehicle sales, lease, or rental (See 118.3.3.C.10). SEE LINK BELOW
 - 53) Warehouse, freight, cartage, distribution facility, parcel service (See 118.3.3.D). SEE LINK BELOW
 - 54) Water management structures, wells, reservoirs.
- Conditional uses**
- 55) Airport, heliport.
 - 56) Auditorium, Arena, stadium, indoor athletics, tennis, swim club.
 - 57) Major utilities.
 - 58) Outdoor shooting range.
 - 59) Recycling drop-off facility.
 - 60) Religious assembly.

Follow this link for more detailed information-

[Chapter 118 - LAND USE REGULATIONS | Code of Ordinances | Fort Myers, FL | Municode Library](#)

Call Fort Myers City Planning for more information...

239-321-8329 –

[Planning | Fort Myers, FL - City Government](#)
(<https://fortmyers.gov/1296/Planning>)