

Continue



The city's official zoning map is a collection of computer-generated section maps that depict zoning information adopted by the board of county commissioners between 1991 and 1994. The map shows areas within the corporate boundaries of the city, including Range 26E, 25E, and 24E. Public records indicate the map is on file in the clerk's office and available for public viewing. In cases where errors are discovered, a replacement page may be adopted by resolution after a public hearing. The city council also has the authority to adopt new official zoning maps periodically, but no less than once every ten years. Additionally, records management requirements dictate that the department of community development retain copies of official zoning maps. Unauthorized changes to the map are prohibited and may not be used to acquire interests or rights in property or personally. The current zoning map will display each district symbol to represent each area. For mapping purposes, boundaries can be drawn along streets, streams, rivers, or shorelines without detailed street or waterway descriptions. Official changes to the map will be entered into a computer database, including new designations and additional information such as ordinance numbers and special conditions. When reviewing zoning maps, certain rules apply: boundaries following centerlines of streets, lot lines, municipal boundaries, railroad lines, or shorelines are considered to follow those lines. However, if there's uncertainty about the boundaries, they will be interpreted based on aerial photography from 1984 for shoreline changes. If land is created through accretion due to natural causes, it may automatically be classified as EC until a zoning change is applied and approved. ****Zoning Maps and Regulations**** * If no distance is specified on the zoning maps, the scale shown will be used to determine the dimension. * Vacated public roads, streets, alleys, or other right-of-way areas will be subject to the regulations applicable to the property they attach to. ****Excluded Areas**** * Parcels of land and water areas that have been annexed or reverted to the city in any manner will be classified according to Section 171.062 of the Florida Statutes, unless rezoned pursuant to current regulations. * Land that accretes through natural processes will be classified as an EC zoning district unless rezoned pursuant to current regulations. ****Uncertainties**** * If physical or cultural features on the ground conflict with those shown on the official or current zoning map, the director will interpret the intent of the map to determine the proper location of district boundaries. ****Zoning Ordinance History**** * The 1986 zoning ordinance contained a conversion chart that converted existing zoning districts and some select areas to new districts. * Changes were made to zoning designations in subsequent ordinances, including: + Ordinance No. 93-24 (September 27, 1993): Land currently zoned RM-14 was converted to RM-2. + Ordinance No. 96-17 (September 27, 1996): Specific land areas were converted from MH-1 to MHC-2. ****Zoning District Conversions**** * A table is provided showing the conversions made in 1986 between different zoning districts, including RE, AG-1, AG-2, RPD, RS, and others. C-1 C-2 (612) 462.03 C-2 C-2 (3) (612) 462.035 C-2A CN (613) 462.04 CN-1 None 462.05 CN-2 CC (614) 462.06 CC CG (615) 462.07 CG CS (616) 462.08 CS-1 None 462.085 CS-2 None 462.09 CH CT (617) 462.10 CT None 462.11 CP None 462.12 CA CM-1 (618) 462.13 CM None 462.14 CI None 462.15 CR IPD (626.3) 471 IPD None 472.01 IS IL (620) 472.02 IL IG (621) 472.03 IG None 472.04 IT CM-2 (619) 472.05 IM None 472.06 RI PORT (624) 472.07 PORT PR (622) 481 EC None 482 AOPD AH (623) 483 AH PUD (606) 484 PUD The city's comprehensive plan focuses on maintaining a healthy balance between growth and resource protection through adequate public services and sustainable natural resource management. This plan outlines specific goals, objectives, and policies for each state-mandated element, including service standards to ensure that development remains concurrent with the adopted standard. The Bonita Plan and Future Land Use Map can be accessed via our maps menu. To differentiate between conventional homes, modular homes, and mobile homes: A conventional home is a site-built structure constructed from basic materials like wood or metal, adhering to local building codes. Modular homes are manufactured off-site, transported to the property, and anchored with no intention of relocation, while also conforming to specific regulations. Mobile homes, on the other hand, are built in accordance with federal standards and can be relocated at a later date. A dwelling unit is defined as an independent living space consisting of connected rooms with sleeping, sanitary facilities, and one kitchen, physically separated from other units within the same structure. Fencing regulations for residential areas dictate that fences along property lines or on zoned properties should not exceed specific height restrictions, particularly near streets, water bodies, or traffic access points. Determining grade for residential fences involves measuring the existing elevation of the lot, unless the fence is part of a larger project. The city's fencing regulations and other related guidelines can be found in local ordinances. Lots with a grade exceeding the average street grade will be factored into determining maximum fence height; refer to our Fence Construction Standards for more details. Measuring lot depth involves calculating the distance between the midpoints of straight lines connecting the foremost points of side lot lines at the front and rear. For lots created before January 28, 1983, this is done by drawing a line perpendicular to the midpoint of the curved line where it intersects with the side lot lines. For later-created lots, depth is measured between the front lot line and the rear lot line. The rear lot line is defined as the one parallel or concentric to and most distant from the front lot line; for irregular or triangular lots, a 20-foot line within the lot serves as the rear lot line. Corner lots have their rear lot line as the one most nearly parallel to or concentric with and most distant from the front lot line prevalent along the block. A "lot of record" refers to a lawfully recorded plat or parcel of land in compliance with F.S. ch. 177, or one whose deed was recorded on or before January 28, 1983. Lot width is measured as the average distance between straight lines connecting front and rear lot lines at each side for pre-1983 lots, and as the distance between side lot lines along the minimum required street setback line for later-created lots. A medical office denotes standard office space for dispensing medical and health-related services, including outpatient care. Incidental to such offices, users may include medical professionals, osteopaths, chiropractors, naturopaths, nurse practitioners, healthcare organizations, psychiatrists, clinical psychologists, counselors, and other licensed practitioners. However, this shall not include small animal hospitals or veterinary clinics. Regarding metal buildings in residentially zoned districts, LDC Sec. 4-2225 states that buildings with corrugated steel surfaces exceeding 240 square feet or 12 feet in height are prohibited unless approved as a special exception in certain residential districts. To determine if a structure is considered metal, please visit our office with drawings and/or product approval sheets. Note that this does not apply to Commercial, Agricultural, Recreational Vehicle, and Mobile Home zoning. Pet services refer to establishments providing grooming, obedience training, and other services for pets without requiring veterinary services. Planned Development (PD) zoning allows for flexibility in building placement, land use, and environmental resource protection. For property development questions, contact our Planner on Call service at (239) 444-6166 or planning@cityofbonitaspringscd.org. Religious Facilities refer to related facilities and activities, including places of worship, bus storage areas, convents, monasteries, retreats, church ministries involving classes for over 100 children during the week, and homes for the aged. Places of Worship are structures designed primarily for religious worship, instruction, or other sponsored functions. Setbacks refer to the minimum horizontal distance required between a specified line and the nearest point of a building or structure. A property's setback refers to the distance from its boundary where a new structure can be placed. This is measured from the edge of an existing street right-of-way or proposed easement, whichever is larger. There are different types of setbacks: side setback is the distance between the required street setback and the rear lot line; rear setback is the distance across the rear of a property; and waterbody setback is the distance from the mean high water line of a water body. A site-plan is a necessary document for proposed developments, showing where the structure will be placed. It should include the property boundary, setbacks from the property line to the structure, and other relevant information. A variance allows for deviations from building codes or regulations regarding setbacks, lot dimensions, and other structural elements. However, variances do not affect actual use of the property or structures, procedural requirements, or definitions. The city manager or designee can render decisions on interpretations of code provisions, including determining proper zoning classifications, applying code provisions in unusual circumstances, and following procedures for policy issues. Meeting of the city council may render decisions involving clarification of legislative intent or policy issues. Decisions must be made with consideration for potential conflicts with comprehensive plans, scheduled for public hearings. City council annotations on impact decisions will be periodically printed and made available to the public. The difference between a DCI (Development of City Impact) and a DRI (Development of Regional Impact) lies in their impact scope. DCIs affect local health, safety, and welfare, while DRIs have a broader regional impact affecting multiple jurisdictions. To determine zoning classifications for properties, use the Zoning Map book or contact our Planner on Call service at (239) 444-6166 or planning@cityofbonitaspringscd.org. The LDC Chapter 4 regulates property development standards. For expedited customer service, courier services must follow specific procedures when submitting and picking up permits from the City of Bonita Springs Building Department. They must provide project names, permit types, and applicable fees, waiting until applications are checked for intake. Outstanding fees can be viewed through the Community Development ePortal. An ordinance interpretation is necessary for commercial use permit applications when proposed uses are not specifically addressed in governing documents but have similar characteristics to other uses in that zoning district or planned development's schedule of uses. Businesses seeking standard office space for non-principal uses can request a permit for clerical and administrative functions. The occupancy is restricted to staff only, without equipment or storage. Other businesses with outdoor storage needs must provide off-site storage proof. This ordinance interpretation process ensures the USE functions as an approved administrative office and complies with Land Development Code regulations. The City of Bonita Springs' Zoning Chapter can be found in their Land Development Code (LDC) 4, accessible on MuniCode Online. Zoning refers to dividing land into districts with uniform regulations regarding land use, building height, setbacks, lot size, density, and coverage. The online zoning map helps determine property zoning. Proper zoning is essential for development, ensuring the city's growth and public safety are managed and predictable.

City of bonita springs zoning department. Is bonita springs in a flood zone. City of bonita springs boundary map. City of bonita springs zoning map.