

ESTERO CROSSING  
Schedule of Uses

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**Parcel C (Commercial)**

Accessory Uses and Structures

Administrative Offices

Animals: Clinic – no outside runs or kennel

ATM (Automatic Teller Machine)

Banks and Financial Establishments: Group I

Bar or Cocktail Lounge - only in conjunction with and accessory to a Restaurant, indoor only.  
Outdoor COP will require approval by the Planning and Zoning Board

Business Services: Group I

Cleaning and Maintenance Services

Clothing Stores, General

Convenience Food and Beverage Store – no fuel pumps

Consumption on Premises – only in conjunction with a restaurant (indoor only, outdoor COP will require approval by the Planning and Zoning Board)

Day Care Center, Child, Adult

Drive Thru – limited to two, not in conjunction with a freestanding use. Any drive-thru must be designed to accommodate pedestrian movement through the use of raised crosswalk areas

Drugstore – limited to one

Essential Service Facilities: Group I

Excavation: Water retention and dry detention

Food and Beverage Service, Limited

Food Stores: Group I

Gift and Souvenir Shop

Hardware Store (less than 20,000 square feet)

Health Care Facilities: Group III

Hobby, Toy and Game Shops

Household and Office Furnishings, Group I

Insurance Companies

Laundry or Dry Cleaning: Group I

Medical Office

Package Store – limited to one

Parking Lot: Accessory

Paint, Glass and Wallpaper

Personal Services: Groups I, II (beauty and health spa only), III and IV (no escort services, palm readers or tattoo parlors)

Pet Services

Pet Shop

Pharmacy

Post Office

Real Estate Sales Office

Recreation Facilities: Commercial: (gymnasium or athletic club only)

Restaurant, Fast Food (no stand-alone fast food with drive thru)

Restaurants: Groups I, II and III

Schools: Commercial

Signs in accordance with Chapters 30 and 33

Specialty Retail Shops: Groups I, II, III (excluding firearms) and IV

Temporary Uses – in compliance with LDC 34-3041, limited to Christmas Tree Sales (LDC 34-3043), Temporary Contractors Office (LDC 34-3044) and Seasonal Farmers Market (LDC 34-3048)

Variety Store

### **Parcel R (Residential)**

Accessory Structures – detached garages, maintenance building, storage shed (architecture must match primary structure)

Administrative Offices

Rental Leasing Office

Club, Private

Dwelling Units, Multi-family

Entrance Gates and Gatehouse (per Pattern Book)

Excavation: water retention and dry detention

Fences and Walls

Recreational Facilities – personal, private on-site

Residential Accessory Uses – including but not limited to fountain, pool, car wash station, playground, dog park, BBQ, gazebo, etc.

Signs, in accordance with Chapters 30 and 33

Temporary Uses – in compliance with LDC 34-3041, limited to Temporary Contractors Office and Equipment Storage (LDC 34-3044) in conjunction with construction of the residential portion of the project

**Parcel H/R (Hotel/Residential)**

All uses listed under Parcel R

Bar or cocktail lounge, only in conjunction with and accessory to a hotel, indoor only. Outdoor COP will require approval by the Planning and Zoning Board

Hotel/Motel, with maximum 120 rooms/units, in accordance with LDC 34-1802(d)

Retail and restaurant uses subordinate to and inside hotel

*Note: Parcel can only be used for hotel, or residential, not both uses*

**Preserve Areas**

Passive Recreation Facilities\* (hiking trails, nature study, outdoor education, boardwalk, etc.)

\* Such facilities and improvements shall obtain applicable permits that are reviewed and coordinated with Village of Estero staff