

**ESTERO CROSSING MPD  
 SITE DEVELOPMENT REGULATIONS:**

<b>Site Development Regulations</b>			
	<b>C</b> <b>(Commercial)</b>	<b>R</b> <b>(Residential)</b>	<b>R/H</b> <b>(Residential/ Hotel)</b>
<b>Development Criteria</b>			
Minimum Setback from Corkscrew Road Right-of-Way	20-foot Min.	N/A	N/A
Minimum Setback from Corkscrew Woodlands Road EOP	20-feet	N/A	N/A
Minimum Setback from 'Main Street' Roadway	5-feet	5-feet	5-feet
Min. Setback from Internal Private Roadways/Accessways	N/A	5-feet	5-feet
Minimum Setback from Other Perimeter Boundaries	20-feet	20-feet	20-feet
Minimum Setback from other Internal Boundaries	5-feet	5-feet	5-feet
Minimum Separation between Buildings	20-feet Min.	30-feet Min.	30-feet Min.
Maximum Building Height	3-stories (45 feet)	4-stories (55 feet)	4-stories (55 feet)
Maximum Lot Coverage	45 percent	45 percent	45 percent
Waterbody Setback (To Edge of Water/Control Elev.)	N/A	20-feet <sup>1</sup>	N/A
Preserve Area Setback(principle and accessory)	N/A	30-feet	30-feet
<b>Minimum Lot Area and Dimensions</b>			
Area	20,000 SF	N/A	20,000 SF
Width	100-feet	N/A	100-feet
Depth	200-feet	N/A	200-feet

**Notes:**

1. A 0-foot setback is permitted for accessory uses (i.e. pool decks, amenity areas, etc.) when constructed in conjunction with a bulkhead/sea wall.