

Table 4.1.3.A. Zoning District Density Standards

ZONING DISTRICTS AND DENSITY			
Zoning District	Minimum Density or # of Units	Maximum Density or # of Units	
R-1	N/A	4.4/acre	
RML	N/A	16/acre	
RMM	N/A	25/acre	
RE	N/A	1.1/acre	
A	N/A	2.2/acre	
CC	10 or 50 units	25/acre	
NC	12 or 50 units (75 units > 20 ac)	16/acre	
MXB	N/A	125/acre	
MX7	N/A	995 units	
SC	N/A	125/acre	

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63 **Section 4.1.2. Establishment of Zoning Districts**

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65 For regulating and restricting the use of land and the erection, construction, reconstruction, altering,  
66 moving, or use of buildings and structures, the City of Cape Coral is divided into zoning districts. The City  
67 zoning districts are classified as follows:

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69 **A. Residential Zoning Districts**

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71 1. Residential Single Family (R-1). This district is established to encourage and protect single-family  
72 development and to permit other uses generally compatible with single-family residential uses.  
73  
74 2. Residential Multi-Family Low (RML). This district is to accommodate multi-family housing to  
75 meet the needs of a diverse community, while ensuring that there is a transition to single-family  
76 neighborhoods which protects the integrity of those neighborhoods. The RML district acts as a  
77 transition zone from lower density residential to higher density residential or non-residential uses  
78 or zoning districts. The RML zoning district should only be established where City water and sewer  
79 services are available.  
80  
81 3. Residential Multi-Family Medium (RMM). This zoning district is to accommodate multi-family  
82 housing at a higher density than RML to meet the needs of a diverse community. The RMM  
83 district also acts as a transition zone from lower density residential areas to non-residential land  
84 uses or zoning districts.  
85  
86 4. Residential Estate (RE). This district is established to provide areas for single-family dwellings  
87 typically on parcels of 40,000 square feet or more in areas of the city that are rural in character.  
88 The RE district permits the keeping of some domesticated livestock for use by the occupants.