

**Attachment C**

**Collier County RLSA Overlay**

**Stewardship Receiving Area Characteristics**

| <b>Typical Characteristics</b>                      | <b>Town*</b>  | <b>Village</b>   | <b>Compact Rural Development</b>  |
|---|---|--|---|
| Size (Gross Acres)                                  | 1,500-5,000 acres   | 300-1,500 acres**  | <b>300 Acres or less**</b>  |
| Residential Units (DUs) per gross acre base density | 1-4 DUs per gross acre***   | 1-4 DUs per gross acre***  | 1/2 -2 DU per gross acre***   |
| Residential Housing Styles                          | Full range of single family and multi-family housing types, styles, lot sizes   | Diversity of single family and multi-family housing types, styles, lot sizes   | <i>Single Family and limited multi-family ****</i>  |
| Maximum Floor Area Ratio or Intensity               | Retail & Office - .5<br>Civic/Governmental/Institution - .6<br><i>Manufacturing/Light Industrial - .45</i><br><i>Group Housing - .45</i><br><i>Transient Lodging - 26 upa net</i>                                 | Retail & Office - .5<br>Civic/Governmental/Institution - .6<br><i>Group Housing - .45</i><br><i>Transient Lodging - 26 upa net</i>   | Retail & Office - .5<br><i>Civic/Governmental/Institution - .6</i><br><i>Group Housing - .45</i><br><i>Transient Lodging - 26 upa net</i> |
| Goods and Services                                  | Town Center with Community and Neighborhood Goods and Services in Town and Village Centers: Minimum 170 SF gross building area per DU; <i>Corporate Office, Manufacturing and Light Industrial</i>                | Village Center with Neighborhood Goods and Services in Village Centers: Minimum 53 SF gross building area per DU   | Convenience Goods and Services: Minimum 10 SF gross building area per DU; research, education, tourism/recreation                         |
| Water and Wastewater                                | Centralized or decentralized community treatment system<br><br><i>Interim Well and Septic</i>   | Centralized or decentralized community treatment systems<br><br><i>Interim Well and Septic</i>   | Individual Well and Septic System;<br><i>Centralized or decentralized community treatment system</i>                                      |
| Recreation and Open Spaces                          | Community Parks (200 SF/DU), subject to Level of Service Requirements<br><br>Parks & Public Green Spaces w/n Neighborhoods<br><br><i>Active Recreation/Golf Courses</i><br>Lakes<br>Open Space Minimum 35% of SRA | Parks & Public Green Spaces w/n Neighborhoods (minimum 1% of gross acres)<br><br><i>Active Recreation/Golf Courses</i><br><br>Lakes<br>Open Space Minimum 35% of SRA   | Public Green Space for Neighborhoods (minimum 1% of gross acres)  |
| Civic, Governmental and Institutional Services      | Wide Range of Services - minimum 15 SF/DU of gross land area/DU<br><i>Full Range of Schools</i>   | Moderate Range of Services - minimum 10 SF/DU;<br><i>Full Range of Schools</i>   | <i>Limited Services</i><br><br><i>Pre-K through Elementary Schools</i>  |
| Transportation                                      | Auto - interconnected system of collector and local roads; required connection to collector or arterial<br><br>Interconnected sidewalk and pathway system<br><br>County Transit Station or Park and Ride Facility | Auto - interconnected system of collector and local roads; required connection to collector or arterial<br><br>Interconnected sidewalk and pathway system<br><br><i>Equestrian Trails</i><br><br><i>County Transit Station or Park and Ride Facility</i> | Auto - interconnected system of local roads<br><br>Pedestrian Pathways<br><br><i>Equestrian Trails</i><br><br>County Transit Access       |

\* - Towns are prohibited within the ACSC, per policy 4.7.1 of the Goals, Objectives, and Policies.

\*\* - Villages and Compact Rural Developments within the ACSC are subject to location and size limitations, per policy 4.21, and are subject to Chapter 28-25, FAC.

\*\*\* - Density can be increased beyond the base density through the Affordable Housing Density Bonus or through the density blending provision, per policy 4.7.

\*\*\*\* Those CRDs that include single or multi-family residential uses shall include proportionate support services.

*Italicized* uses are not required uses.