

LDC Amendment Request

ORIGIN: Zoning & Land Development Review

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DEPARTMENT: CDES

AMENDMENT CYCLE: Cycle 1, 2007

LDC PAGE: LDC2:11

LDC SECTION(S): 2.03.01 B. Estate District

CHANGE: Change citation.

REASON: Change was not made during re-codification.

FISCAL & OPERATIONAL IMPACTS: None.

RELATED CODES OR REGULATIONS: 4.02.01 Dimensional Standards for Principle Uses in Base Zoning Districts

GROWTH MANAGEMENT PLAN IMPACT: None.

OTHER NOTES/VERSION DATE: Created on March 10, 2007.

Amend the LDC as follows:

2.03.00 ZONING DISTRICTS

In order to carry out and implement the Collier County GMP and the purposes of this LDC, the following zoning districts, district purposes, and applicable symbols are hereby established:

2.03.01 Residential Zoning Districts

- A. Rural Agricultural District "A". The purpose and intent of the rural agricultural district "A" is to provide lands for agricultural, pastoral, and rural land uses by accommodating traditional agricultural, agricultural related activities and facilities, support facilities related to agricultural needs, and **conservation uses**. Uses that are generally considered compatible to **agricultural uses** that would not endanger or damage the agricultural, environmental, potable water, or wildlife resources of the County are permissible as **conditional uses** in the A district. The A district corresponds to and

implements the a land use designation on the future land use map of the Collier County GMP, and in some instances, may occur in the designated urban area. The maximum **density** permissible in the rural agricultural district within the urban mixed use district shall be guided, in part, by the **density** rating system contained in the future land use element of the GMP. The maximum **density** permissible or permitted in the A district shall not exceed the **density** permissible under the **density** rating system. The maximum **density** permissible in the A district within the agricultural/rural district of the future land use element of the Collier County GMP shall be consistent with and not exceed the **density** permissible or permitted under the agricultural/rural district of the future land use element.

B. Estate District "E". The purpose and intent of the estates district "E" is to provide lands for low **density** residential **development** in a semi-rural to rural environment, with limited agricultural activities. In addition to low **density** residential **development** with limited agricultural activities, the E district is also designed to accommodate as **conditional uses, development** that provides services for and is compatible with the low **density** residential, semi-rural, and rural character of the E district. The E district corresponds to and implements the estate land use designation on the future land use map of the Collier County GMP, although, in limited instances, it may occur outside of the estates land use designation. The maximum **density** permissible in the E district shall be consistent with and not exceed the **density** permissible or permitted under the estates district of the future land use element of the Collier County GMP or as provided under the Golden Gate Master Plan.

1. Minimum **yard** Requirements. See the subsection 4.02.01 A, Table 2.1 in Chapter 2.07.00 for the general requirements. The following are exceptions to those requirements:

a. Conforming Corner **lots**. Conforming corner **lots**, in which only one full depth **setback** shall be required along the shorter **lot line** along the **street**. the **setback** along the longer **lot line** may be reduced to 37.5 feet, so long as no **right-of-way** or **right-of-way** easement is included within the reduced **front yard**. (See Exhibit A)

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